

SEALED BID

LAND AUCTION



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

LE SUEUR COUNTY, MN
THURSDAY, DECEMBER 18 • ENDS 5PM

507-382-6669 • 28 S BROADWAY WELLS, MN 56097

TERMS: 10% down upon signing purchase agreement with balance due at closing. Full terms & conditions can be found on our website.
Listing Agent: Bryce Brunz RE LIC #4440878294 | Registered MN Auctioneer/Broker Jacob Hart RE LIC #55-11001/55-74 Phone # 319-559-2345



77.86+/- ACRES
LE SUEUR COUNTY, MN



507-382-6669 • 28 S BROADWAY WELLS, MN 56097
HIGHPOINTLANDCOMPANY.COM



77.86+/- ACRES
LE SUEUR COUNTY, MN





77.86+/- ACRES LE SUEUR COUNTY, MN



DESCRIPTION:

Le Sueur County, MN – 77.86± Acres Offered via One Chance Sealed Bid Auction

Available to the public via sealed bid auction with bids due at 5pm on Thursday, December 18th, this high-quality 77.86± acre Le Sueur County property offers exceptional productivity, strong location advantages, and valuable long-term potential. Situated 5 miles northeast of Le Center, MN and 5 miles west of Montgomery, MN, the land is conveniently located on paved County Road 5, ensuring dependable year-round access.

The farm includes 66.87± tillable acres boasting a strong 86.2 CPI, supported by highly productive soil types such as Hamel loam, Le Sueur loams, and Canisteo loams. The field is partially tiled, enhancing drainage and improving overall yield performance.

The remaining acres offer recreational opportunities, including wildlife habitat and hunting potential. For buyers interested in expanding tillable acreage, selective tree removal may provide additional farmable land (subject to local regulations).

Adding to its versatility, the property also features building site eligibility, making it an excellent opportunity for those seeking a future country home, farmstead, or machine shed site.

A rare chance to purchase a premium Le Sueur County tract through a public sealed bid auction—ideal for farmers, investors, or individuals seeking productive land with development flexibility.



77.86+/- ACRES LE SUEUR COUNTY, MN

PROPERTY FEATURES:

- 77.86± total acres with 66.87± tillable
- Strong 86.2 CPI with highly productive Hamel, Le Sueur, and Canisteo loam soils
- Partially tiled for improved drainage
- Building site eligible for home, farmstead, or shed
- Recreational opportunities: wildlife habitat and hunting potential
- Potential to expand tillable acres with selective tree removal
- Convenient access on paved County Road 5
- Located 5 miles northeast of Le Center, MN, and 5 miles west of Montgomery, MN
- Offered via public sealed bid auction

PROPERTY ADDRESS:

TBD 211th Ave, Le Sueur, MN 56058

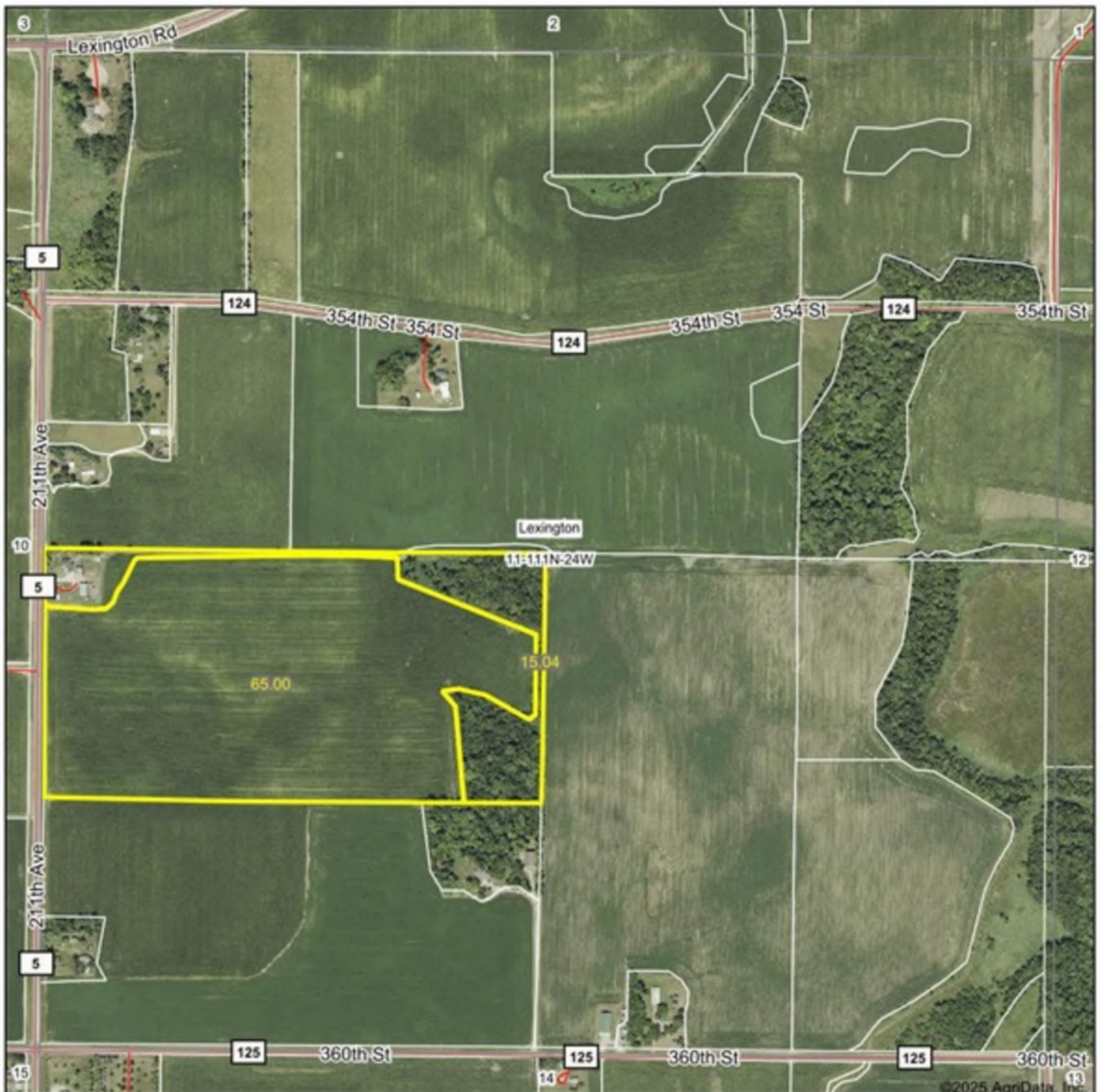
DRIVING DIRECTIONS:

From Montgomery, MN travel west on County Road 26 for 5.25 miles, Turn left on County Road 5, travel for .7 mile farm is located on east side of the road.



AERIAL MAP

Aerial Map



Boundary Center: 44° 25' 59.97, -93° 40' 54.26

0ft 822ft 1643ft

11-111N-24W
Le Sueur County
Minnesota



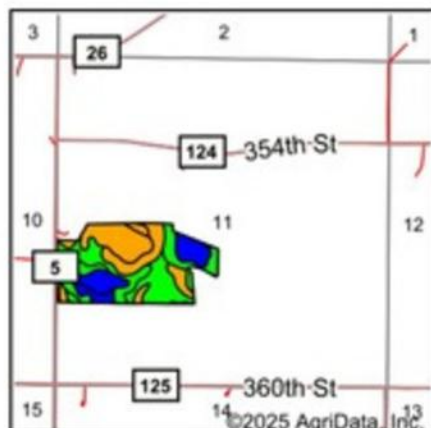
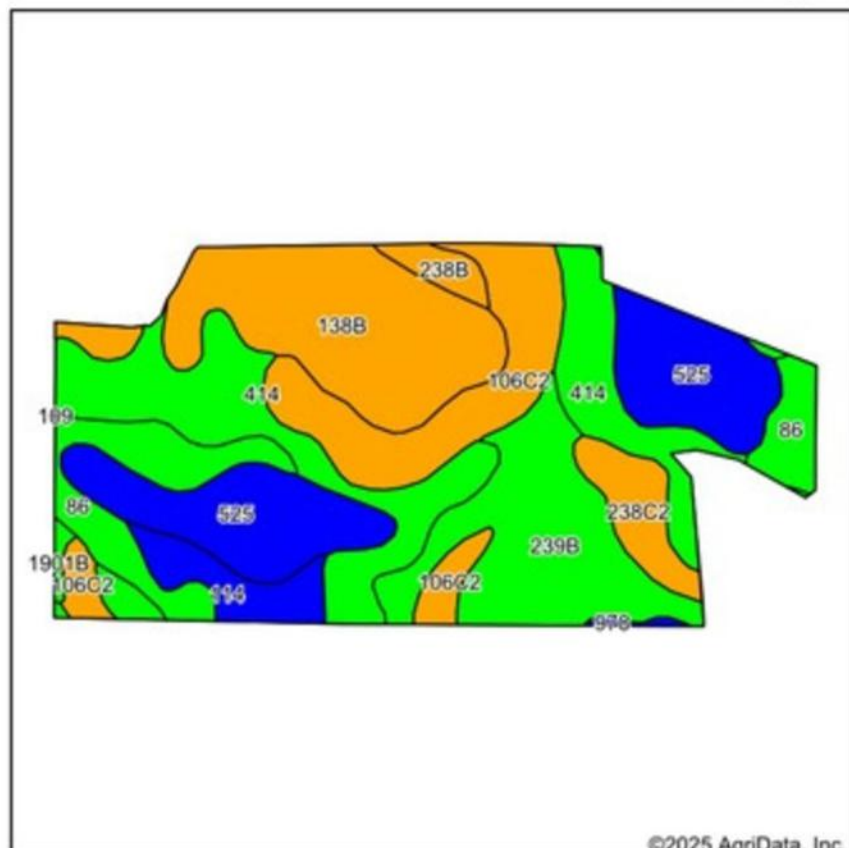
11/21/2025

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP

Soils Map



State: **Minnesota**
 County: **Le Sueur**
 Location: **11-111N-24W**
 Township: **Lexington**
 Acres: **65**
 Date: **11/21/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: MN079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
414	Hamel loam, 0 to 2 percent slopes	12.77	19.5%		> 6.5ft.	Poorly drained	IIw	94	88
525	Muskego soils, 0 to 1 percent slopes	10.82	16.6%		> 6.5ft.	Very poorly drained	IIIw	81	58
138B	Lerdal clay loam, 2 to 6 percent slopes	10.63	16.4%		> 6.5ft.	Somewhat poorly drained	Ile	80	81
239B	Le Sueur loam, 1 to 3 percent slopes	9.71	14.9%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	8.42	13.0%		> 6.5ft.	Well drained	IIle	76	77
86	Canisteo clay loam, 0 to 2 percent slopes	5.96	9.2%		> 6.5ft.	Poorly drained	IIw	93	81
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.38	3.7%		> 6.5ft.	Moderately well drained	IIle	74	79
114	Glencoe clay loam, 0 to 1 percent slopes	2.35	3.6%		> 6.5ft.	Very poorly drained	IIIw	86	77
238B	Kilkenny clay loam, 2 to 6 percent slopes	1.53	2.4%		> 6.5ft.	Moderately well drained	Ile	79	84
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	0.24	0.4%		> 6.5ft.	Somewhat poorly drained	Ile	95	86
978	Cordova-Rolfe complex, 0 to 2 percent slopes	0.19	0.3%		> 6.5ft.	Poorly drained	IIw	86	84
Weighted Average							2.22	86.2	*n 79.3

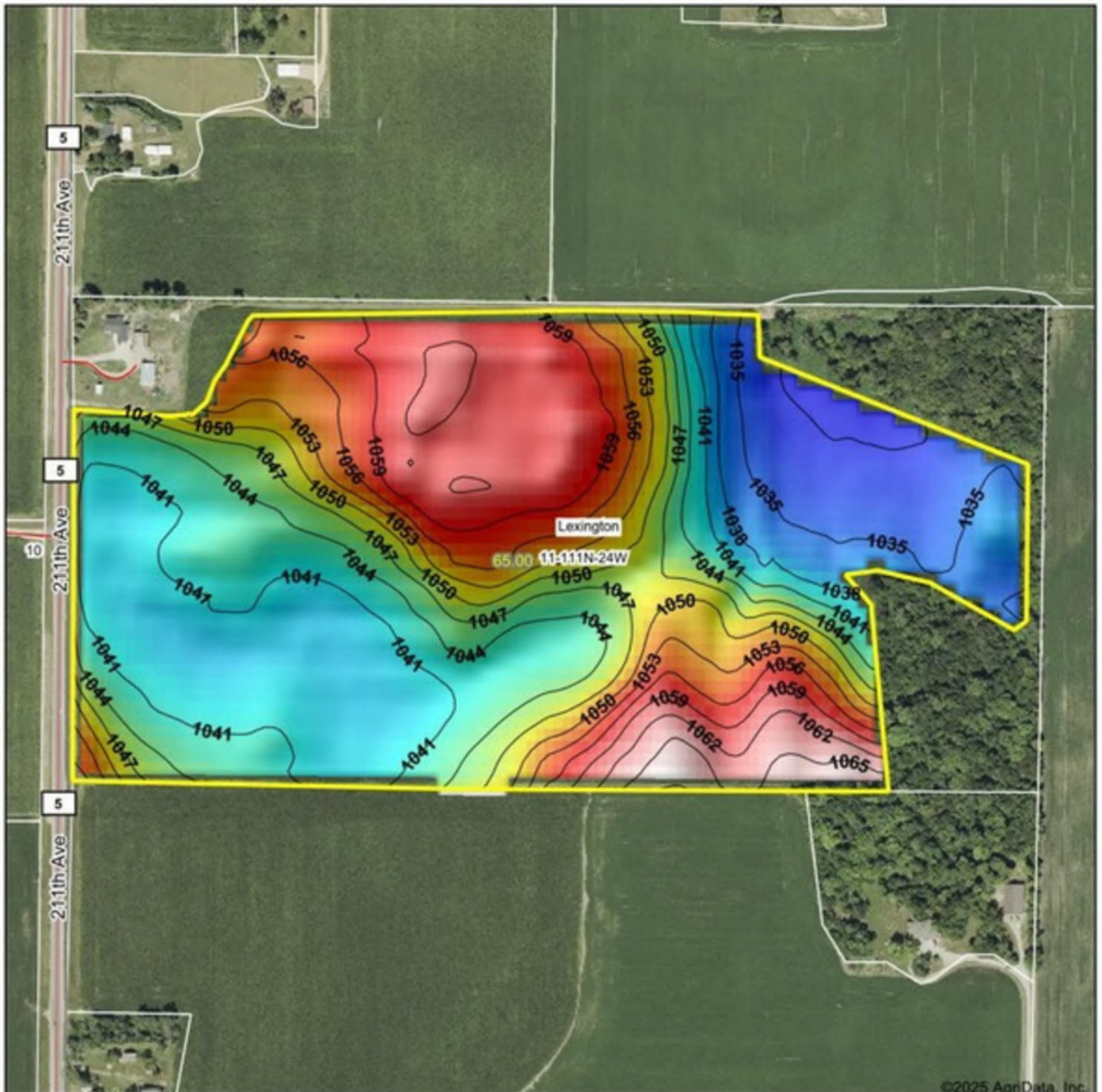
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

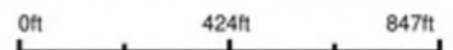
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,031.4
Max: 1,068.2
Range: 36.8
Average: 1,047.3
Standard Deviation: 9.48 ft



11-111N-24W
Le Sueur County
Minnesota

Boundary Center: 44° 25' 59.84, -93° 40' 54.53

WEST TILE MAP

SYSTEM	* TILE SUMMARY *	
	Tile Size	TOTAL IN FEET
Main - B	12"	825
Br. # 1	6"	300
Br. # 2	"	500
Br. # 3	"	1050
Br. # 3A	"	185
Br. # 3B	"	200
Br. # 3C	"	250
Total		3310

This tile drainage system was installed in year of 1959 by Roemhildt Bros. Badger trencher was used.

* NORBERT KRENIK * is Le Sueur Co. MN - SCD # 29 Cooperator, his farm is located in Sec. 10, Township - 111 - N. Range - 24 - W. Le Sueur County, Minnesota.

Surveyed by - J.L. Vosejpha, L.J. Skaife, G.J. Schloesser

LEGEND

Watershed Boundary	-----
Interior Watershed Boundary	-----
Wet Area Boundary	-----
Farm Boundary	-----
Permanent Fence	-----
Continuous Stream	Small Large
Intermittent Stream	-----
Stream Disappears on Flat	-----
Existing Tile Lines	-----
Proposed Tile Line	-----

MAIN-B
PROFILE

COOPERATOR Norbert Krenik SEC. 10. T. 111N. R. 24W.
COOPERATING WITH Le Sueur Co. MN - S.C.D. # 29
COUNTY Le Sueur STATE Minnesota
SURVEYED Joseph L. Vosejpha DATE 5-14-1959

As Built Plan OF
— Norbert Krenik —

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

Designed Lynn J. Skaife
Drawn J. L. Vosejpha
Checked J. L. Vosejpha
Approved by R. J. Skaife
Date 12-21-59
Drawing No.

STATIONS
10100

WEST TILE MAP

R. - 24 - W

T. 111 - N.

10

Clear Lake

660 1320 1980

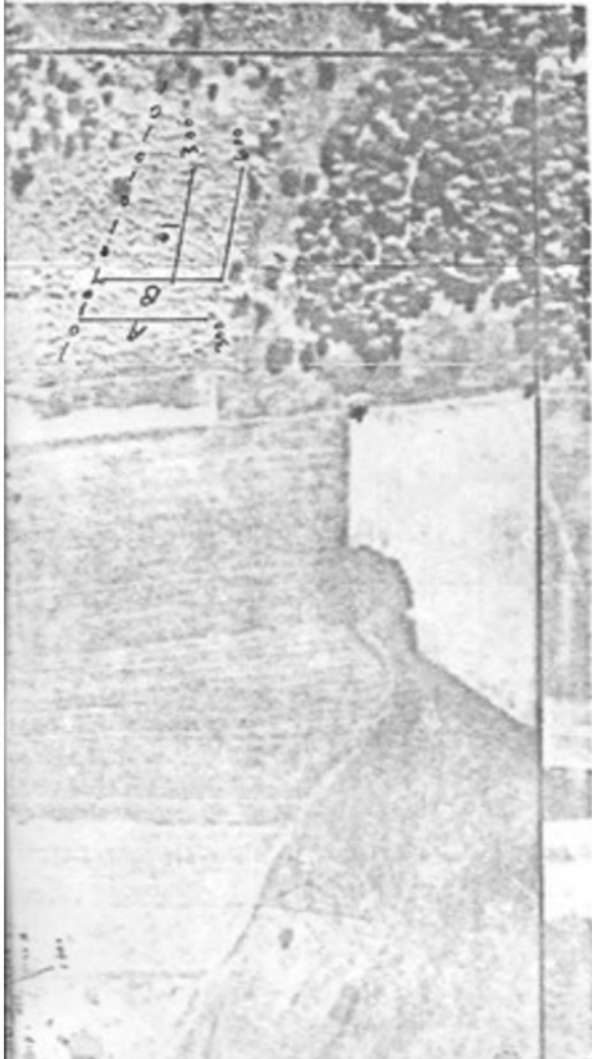
1 LE IN FEET

TILE DESIGN 1/2 - In / 24 HOURS

LINE	AC. DRAINED	GRADE	SIZE	AC. CAPACITY
Main- 1	16 Ac.	0.20%	12"	90 Ac.
Class D Job				

ELEVATION

WEST TILE MAP



TILE SUMMARY		
LINES	SIZE OF TILE	TOTAL
Line - A	6"	100
Line - B	"	100
Br. - 1	"	100
Total		300

TILE DESIGN * 3/8 * IN 24 HRS.			
LINES	TILE SIZE	GRADE	AC. CAP.
Line - A	6"	1.50%	35
Line - B	"	0.40%	30

This tile drainage system was installed during the summer of 1953 by farmer himself. Farm is located in Section 11, Lexington Township, Le Sueur County, Minnesota.

Tile added in 1975 -- 1200 ft



SCALE IN FEET

LEGEND

- Watershed Boundary.....
- Interior Watershed Boundary.....
- Wet Area Boundary.....
- Farm Boundary.....
- Permanent Fence.....
- Continuous Stream.....
- Intermittent Stream.....
- Stream Disappears on Flat.....
- Existing Tile Lines.....
- Proposed Tile Line.....

TILE LOCUS

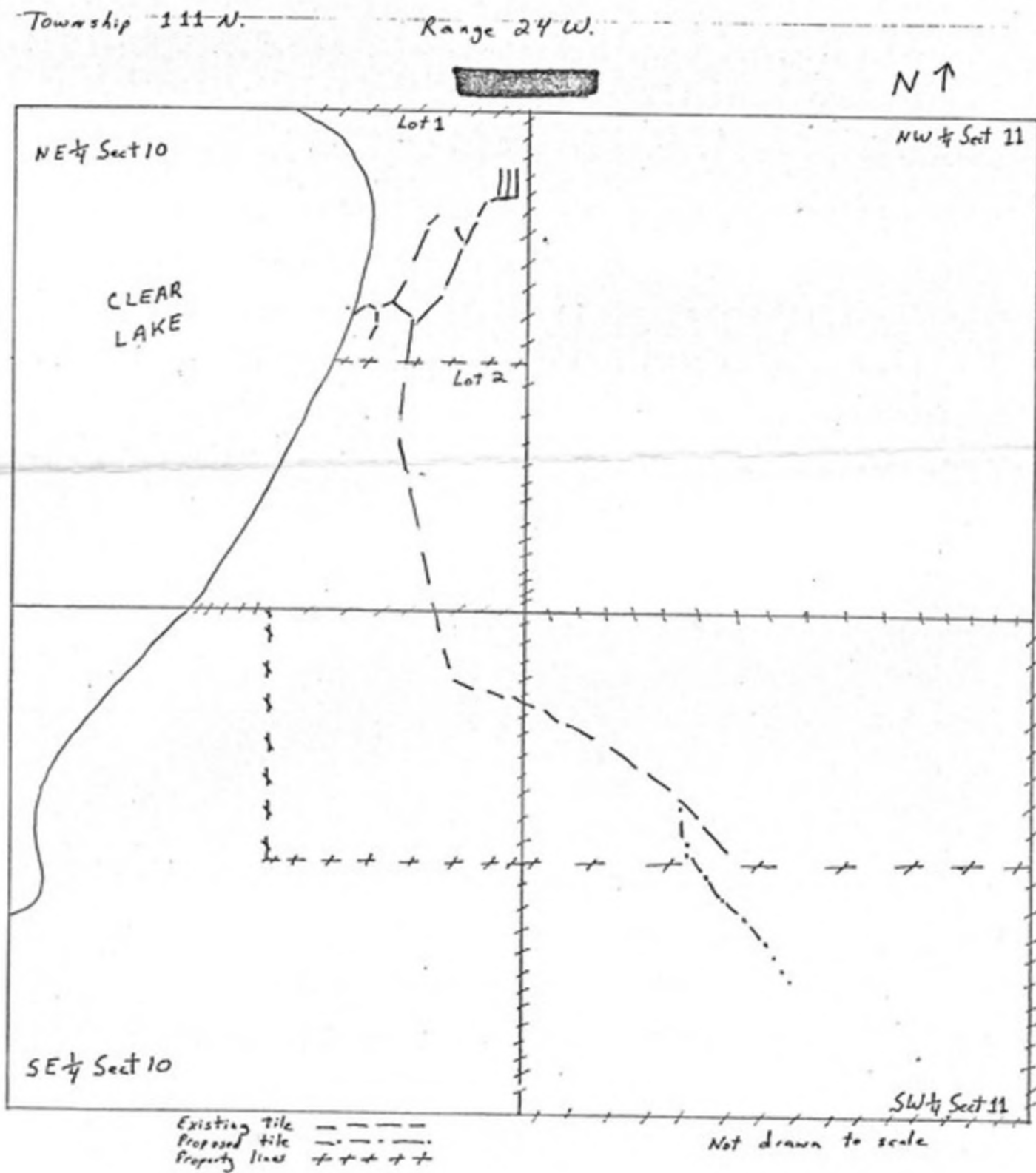
GEORGE

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

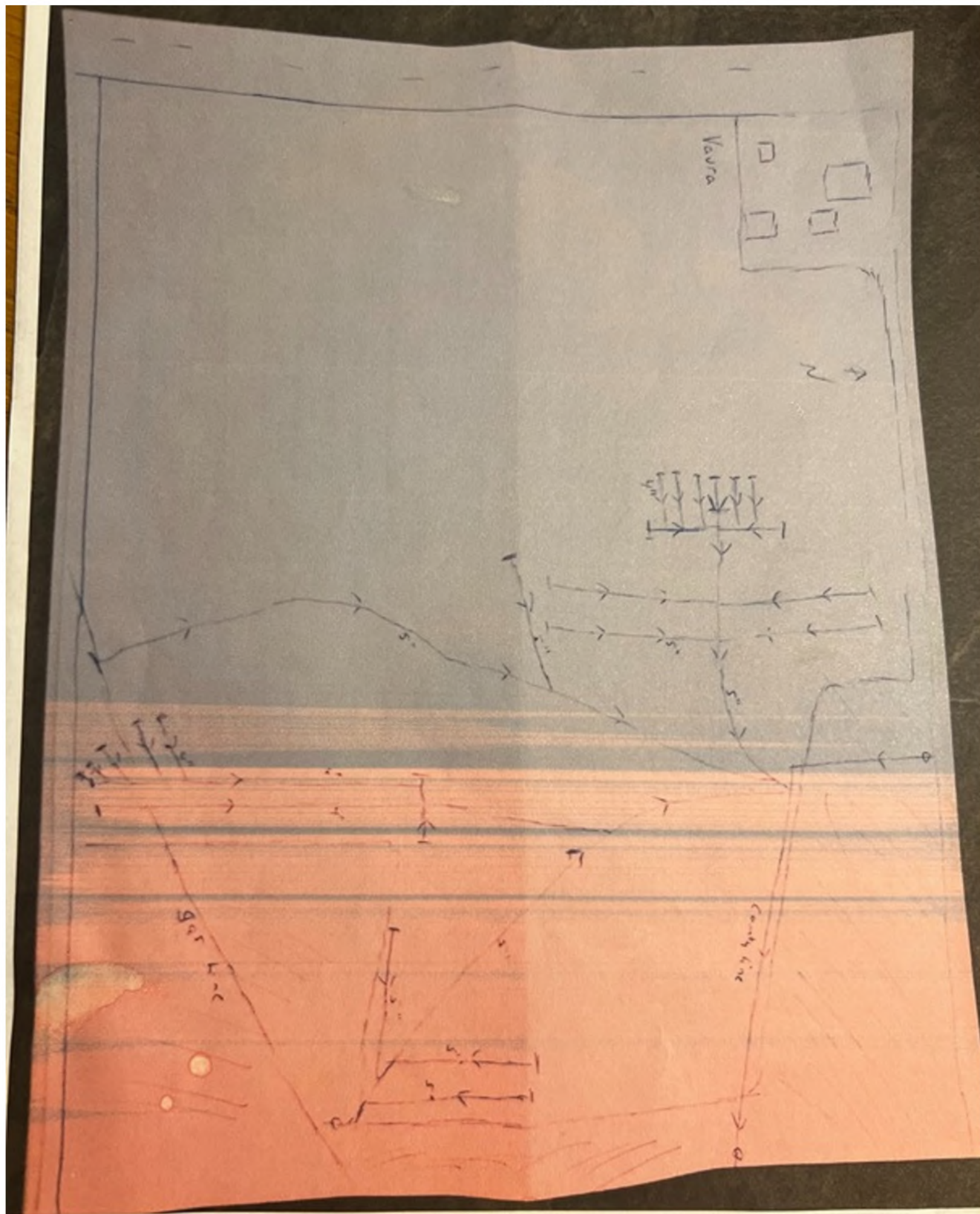
REFERENCE: Survey Index, Le Sueur
Soil Conservation Service
CARTOGRAPHIC AFFAIRS

COMPILED	TRACED	CHECKED	DATE
1/1/75	1/1/75	1/1/75	1/1/75

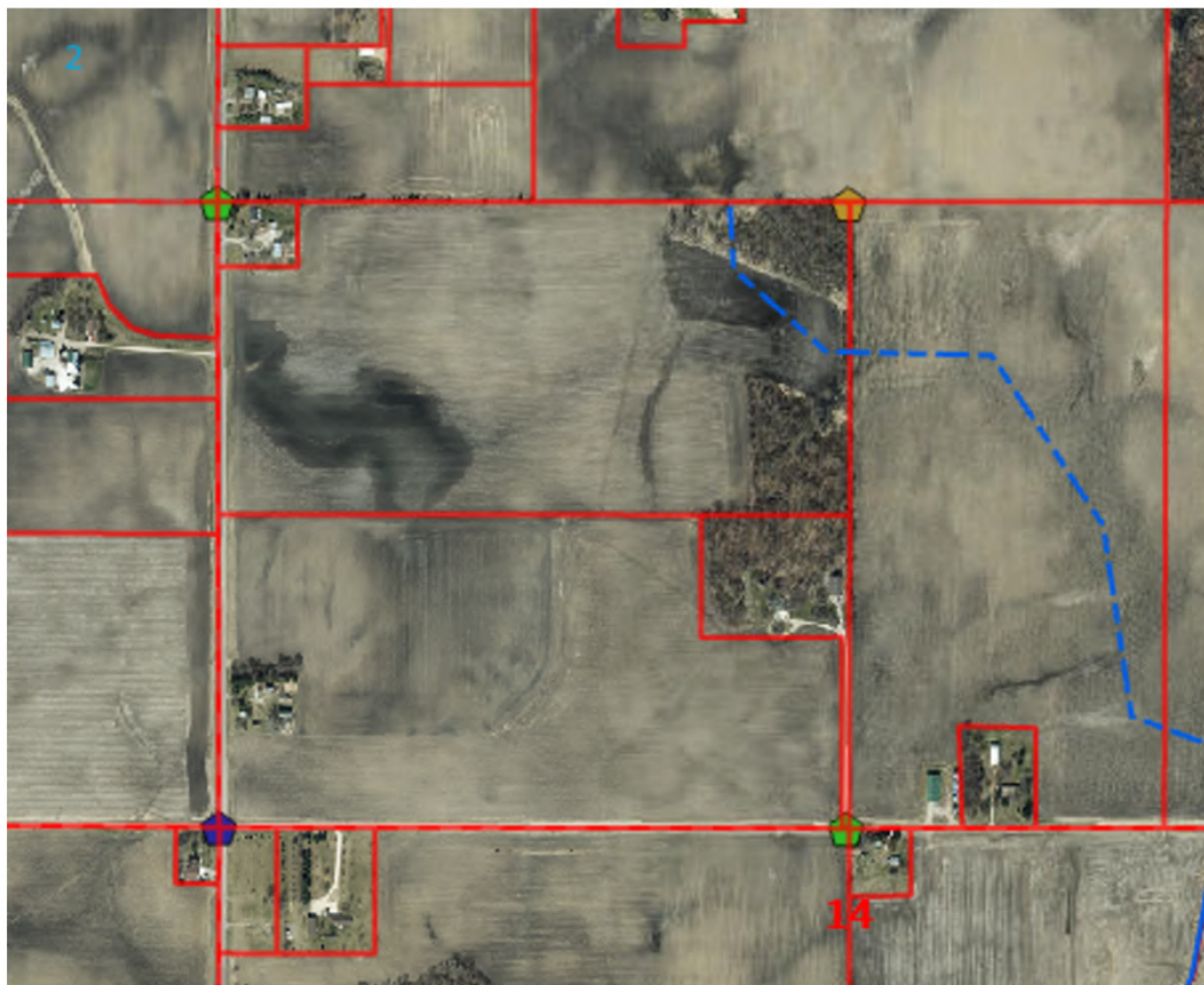
WEST TILE MAP



EAST TILE MAP



COUNTY TILE MAP



156EZ

MINNESOTA

LE SUEUR

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 667

Prepared : 11/17/25 10:27 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.10	66.87	66.87	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	66.87		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.15	0.00	160	
Soybeans	29.15	0.00	44	
TOTAL	58.30	0.00		

NOTES

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Tract Number : 839

Description : 11 LEXINGTON SW4
 FSA Physical Location : MINNESOTA/LE SUEUR
 ANSI Physical Location : MINNESOTA/LE SUEUR
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : DOROTHY VAVRA
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.10	66.87	66.87	0.00	0.00	0.00	0.00	0.0

MINNESOTA
LE SUEUR
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 667
Prepared : 11/17/25 10:27 AM CST
Crop Year : 2026

Tract 839 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	66.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

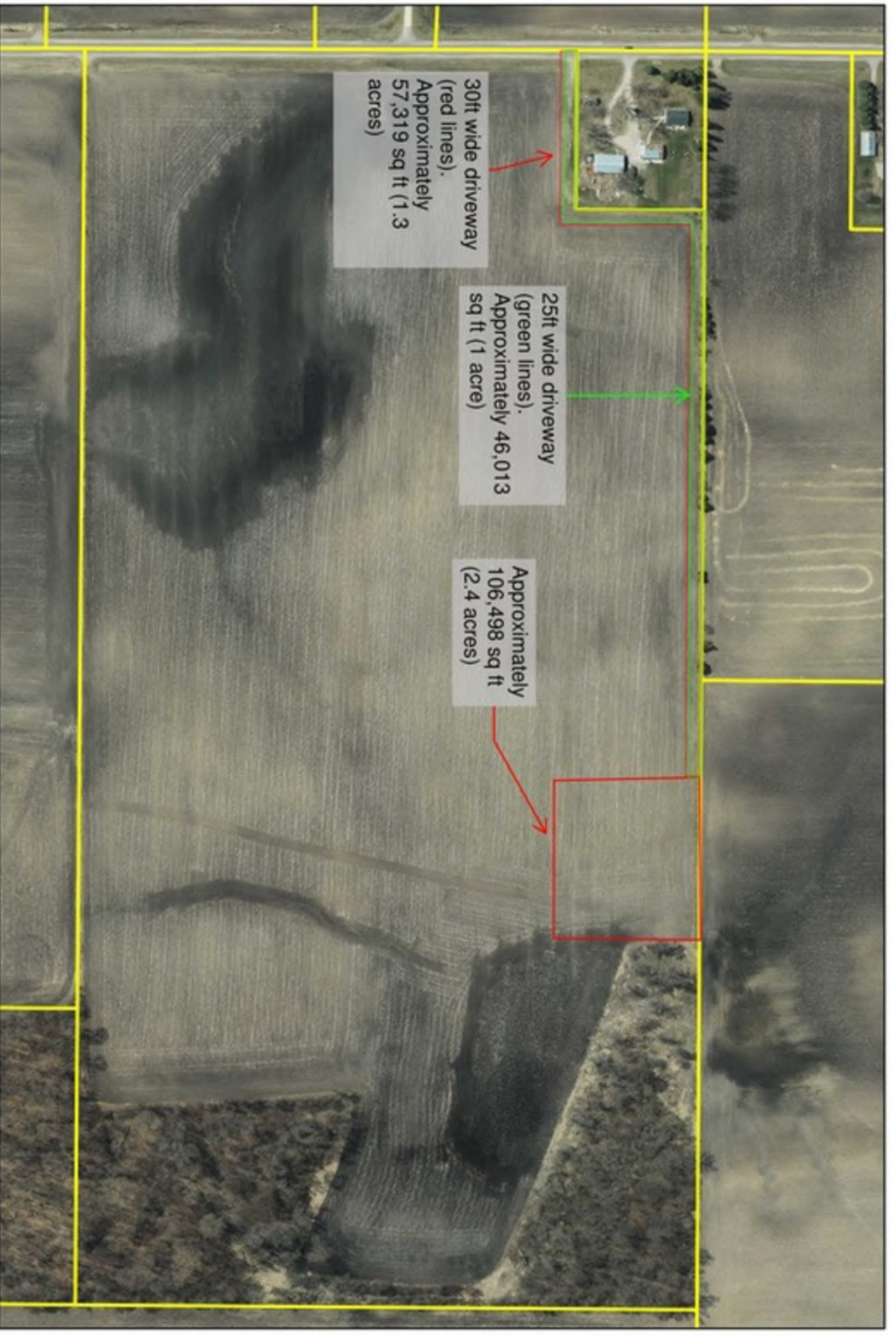
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.15	0.00	160
Soybeans	29.15	0.00	44
TOTAL	58.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances. *The maps are date specific and are intended for use only at the published scale. *These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Photo dated April/May 2021

Created By: BOM

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet



1 inch = 267 feet

LE SUEUR COUNTY
ENVIRONMENTAL SERVICES
507-357-8538

TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction, selling without Reserve" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid based auctioneer's discretion of the multi parcel auction method.

2026 taxes to be prorated to date of closing. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

SEALED BID AUCTION This auction is a one chance sealed bid auction. Buyers WILL NOT have the opportunity to increase their bid. Bids are due by December 18th, 2025 at 5pm CST and mailed-in bids shall be postmarked by Thursday, December 11th, 2025. Emailed bids can be sent to bryce@highpointlandcompany.com or sold@highpointlandcompany.com. You can mail or drop off your bids to 520 S Main St, Stewartville, MN 55976.

EASEMENTS- The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

BUYER'S PREMIUM- No buyers premium

CLOSING- The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be on or before January 22nd, 2026 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the Seller's Attorney's Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be under the supervision of Doug Christian, Christian, Keoghl and Moran, Le Center, MN..

ONLINE BIDDING- You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER- The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY SOLD WITHOUT WARRANTY- All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be sold AS IS & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is open to farm or lease for the 2026 growing season.

CRP and/or USDA Programs- Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

Preferential Tax treatment, Green Acres or Forest Reserve Programs- Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

POSSESSION- Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY- Survey will not be provided but can be requested at buyer's expense.

SELLER'S PERFORMANCE- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

MINERAL RIGHTS- All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

77.86+/- ACRES LE SUEUR COUNTY, MN
SEALED BID AUCTION FORM



Fill out your information below. Write in the total price you would like to bid. Potential buyers must have a sealed bid submitted to High Point Land Company by December 18th, 2025 at 5pm. Bids must be mailed to:

High Point Land Company
520 S Main St
Stewartville, MN 55976

or emailed to: bryce@highpointlandcompany.com
or sold@highpointlandcompany.com



Full Name:

Address:

City: State :

Zip Code : Phone :

Email:

Sealed Bid: \$ 77.86+/- Acres
per acre

Signature:

THANK YOU FOR YOUR REGISTRATION



BRYCE BRUNZ

507-382-6669

BRYCE@HIGHPOINTLANDCOMPANY.COM

Born and raised in Mankato, MN, Bryce grew up in an active family both in the gym and in the outdoors. His passion for hunting and fishing developed at a young age and has carried throughout his life. His countless hours on the basketball court paid off when he achieved much success in high school and in college. After playing two seasons at Kirkwood Community College in Cedar Rapids, Iowa, two additional seasons at University of Central Missouri in Warrensburg, Mo, and living in Perth, Western Australia, Bryce returned home to pursue a career in education and construction. During that time he developed a love for real estate, having his own home inspection business and shared investment properties. He followed his passion for outdoors and real estate, Bryce is thrilled to be working at High Point Land Company as a Minnesota Land Specialist. He lives in Le Sueur, MN with his wife Jamie, two daughters, Remi Raye and Indie Jane and son Judd. If you or someone you know is interested in buying or selling land in South Central Minnesota, Bryce serves Le Sueur, Nicollet, Sibley, Renville and Redwood counties. He would love the opportunity to assist you!

"My family would like to thank you for navigating us through the sale of our family farm. You showed us both compassion and professionalism every step of the way. We appreciate you recognizing that this sale pulled hard on our heartstrings. The communication, advertising, and auction went through without a hitch. We all were so thankful that our reserves were met, saving us having to negotiate. You were so good with timely answers prior to the day of auction. We could tell the team worked very hard the day of to bring us the best possible outcome! We will be more than happy to recommend High Point in the future to all of our family and friends in need of a land company. Thank you again."

-John & Mary Depuydt LLC

Pat, Sandra, Mona, Greg, Donald, Joanne



SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

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