

ONLINE TIMED

LAND AUCTION



(Boundary lines are approximate)



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

DAKOTA COUNTY, MINNESOTA
TUESDAY, JANUARY 13 • ENDS 1PM

319-559-2345 • 513 W BREMER AVE, WAVERLY, IA

TERMS: 10% down upon signing purchase agreement with balance due at closing. Sales includes a 2% buyers premium. Full terms & conditions can be found on our website.
Listing Agent: Trevor Glomski RE LIC #40838234 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



**113.33+/- ACRES
DAKOTA COUNTY, MN**



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**113.33+/- ACRES
DAKOTA COUNTY, MN**



DESCRIPTION:

High Point Land Company is honored to present a premier opportunity in Eureka Township of Dakota County, MN 113.33± acres positioned for strong agricultural productivity today and long-term investment upside for the future. The farm includes 89.49± FSA-certified tillable acres with a solid 69.9 CPI, supported by well-drained soils consisting primarily of Waukegan Silt Loam and Colo Silt Loam. The property has been owned and operated for many years and has followed a consistent crop rotation, contributing to its ongoing reliability and reputation as a productive tract. Access is convenient with a field drive off Highview Avenue, and the farm lays out efficiently with long, clean rows and minimal waste acreage, making it easy to operate.

Located just 7 minutes from downtown Lakeville and 5 minutes to I-35, this tract sits squarely within one of Dakota County's most desirable farming and investment corridors. Power is available at the street, and the property is shown within Lakeville's long-range planning area for future sewer and water expansion, highlighting the long-term potential for those looking to position themselves in the natural path of growth. With frontage on both Highview Avenue and 240th Street W, the visibility, access, and location create compelling advantages for operators, investors, and those with an eye toward future development possibilities.

The land is currently leased through February 28th, 2026, with the sellers retaining the 2025 lease payments. The farm is located within the Lakeville School District and sits close to restaurants, shopping, and daily conveniences—all within a 10-minute drive—adding to the desirability of this location as the south side of Lakeville continues to progress.



**113.33+/- ACRES
DAKOTA COUNTY, MN**

This property will be sold via a timed online auction, with bidding opening November 24th, 2025, and closing January 13th, 2026, at 1:00 PM CST. This is a rare opportunity to secure a large, contiguous tract of quality tillable ground in a high-demand area with exceptional proximity, proven production, and strong positioning for the future.

PROPERTY FEATURES:

- Great Farm Land
- Incredible Location
- Great Access
- In pathway of long term development
- Rare opportunity
- Great for 1031 exchange
- Huge long term potential

PROPERTY ADDRESS:

TBD Highview Ave, Lakeville, MN 55044

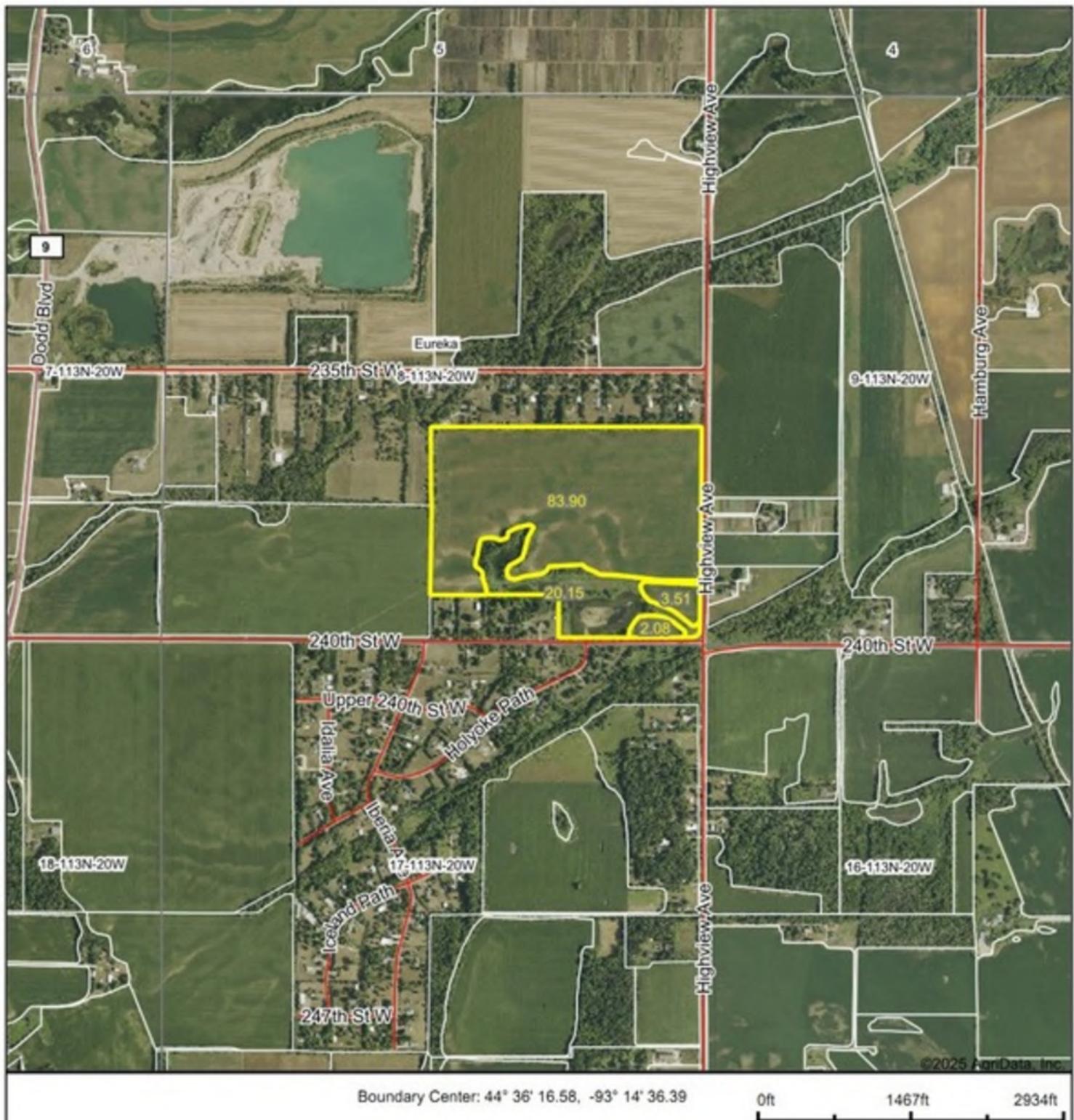
DRIVING DIRECTIONS:

From downtown Lakeville, head west on 207th Street West and turn left onto Holyoke Avenue. Continue for 0.8 miles, then turn right onto 215th Street West. After 0.2 miles, veer slightly left and then take a sharp left to remain on 215th Street West. Continue for 0.5 miles and turn right onto Highview Avenue; the property will be located on the right after approximately 2.4 miles.



AERIAL MAP

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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8-113N-20W
Dakota County
Minnesota

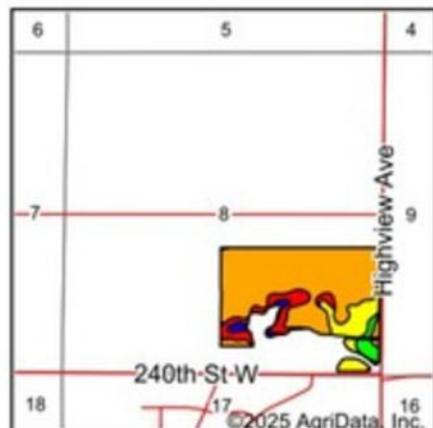
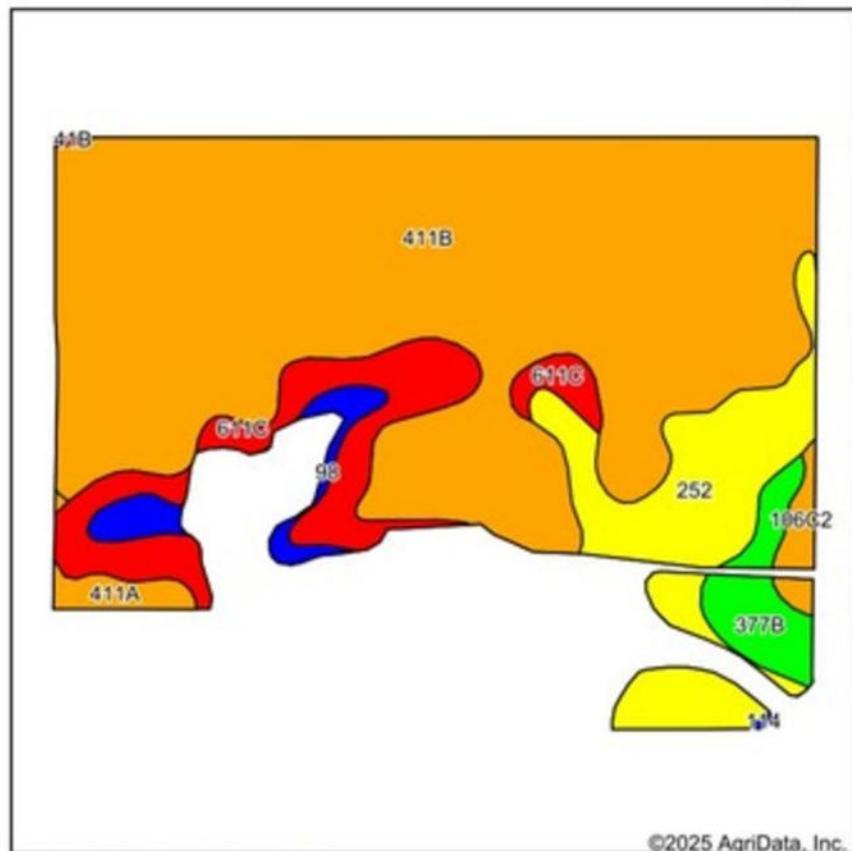


11/7/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP

Soils Map



State: Minnesota
 County: Dakota
 Location: 8-113N-20W
 Township: Eureka
 Acres: 89.49
 Date: 11/7/2025

Maps Provided By:

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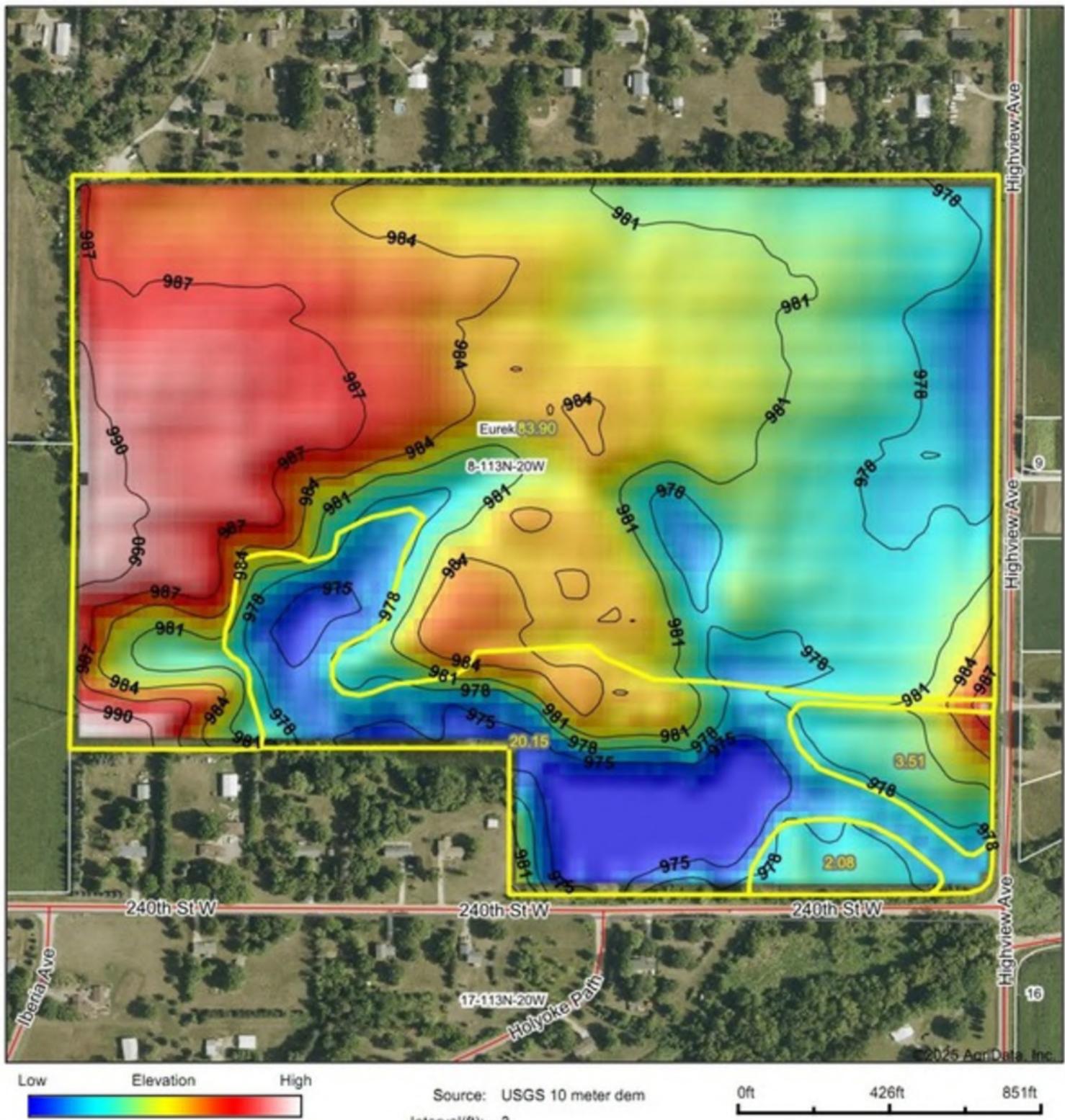
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
411B	Waukegan silt loam, 1 to 6 percent slopes	61.50	68.7%	Orange	> 6.5ft.	Well drained	IIe	75	75
252	Marshan silty clay loam	11.23	12.5%	Yellow	> 6.5ft.	Poorly drained	IIw	62	81
611C	Hawick gravelly sandy loam, 6 to 12 percent slopes	9.12	10.2%	Red	> 6.5ft.	Excessively drained	IVs	32	39
377B	Merton silt loam, 1 to 6 percent slopes	3.15	3.5%	Green	> 6.5ft.	Somewhat poorly drained	IIe	97	85
98	Colo silt loam, occasionally flooded	2.12	2.4%	Blue	> 6.5ft.	Poorly drained	IIw	81	77
411A	Waukegan silt loam, 0 to 1 percent slopes	1.22	1.4%	Orange	> 6.5ft.	Well drained	IIIs	75	76
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.09	1.2%	Yellow	> 6.5ft.	Well drained	IIIe	76	77
41B	Estherville sandy loam, 2 to 6 percent slopes	0.06	0.1%	Red	> 6.5ft.	Somewhat excessively drained	IIIs	44	49
Weighted Average							2.22	69.9	*n 72.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

Topography Hillshade



Maps Provided By:



© Agridata, Inc. 2023

Field borders provided by Farm Service Agency as of 1/1/2010

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 973.7

Max: 991.6

range: 17.9

Average: 981.6

Standard Deviation: 4.17 ft

11/7/2025

8-113N-20W
Dakota County
Minnesota

Boundary Center: 44° 36' 16.58" -93° 14' 36.39"

WETLANDS MAP

Wetlands Map



State: Minnesota
 Location: 8-113N-20W
 County: Dakota
 Township: Eureka
 Date: 11/7/2025

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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0ft 663ft 1326ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	8.23
PFO1A	Freshwater Forested/Shrub Wetland	3.93
PEM1A	Freshwater Emergent Wetland	3.56
PUBF	Freshwater Pond	2.93
PABH	Freshwater Pond	0.17
		Total Acres
		16.82

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

156EZ

MINNESOTA

DAKOTA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1882

Prepared : 11/21/25 1:45 PM CST

Crop Year : 2026

Operator Name : SOREM FARMS
 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
108.43	87.71	87.71	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	87.71		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	87.70	0.00	165	0
TOTAL	87.70	0.00		

NOTES

Tract Number : 851

Description : SE4 Sec 8 Eureka
 FSA Physical Location : MINNESOTA/DAKOTA
 ANSI Physical Location : MINNESOTA/DAKOTA
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : PAL-MAR HOLDINGS LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
108.43	87.71	87.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	87.71	0.00	0.00	0.00	0.00	0.00

156EZ

MINNESOTA

DAKOTA

Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

FARM : 1882

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Tract 851 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	87.70	0.00	165
TOTAL	87.70	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.

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.

2025 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.

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. The sellers disclose there are 3 easements (See Exhibit A). Electrical Line Easement x2 in the same location (150' wide) Gas Line Easement (60' wide) this location is an estimate and would require a survey for accuracy. For more information contact the listing agent.

BUYER'S PREMIUM- This sale includes a 2% buyer's premium to be added to final bid price to result in purchase price.

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 February 12th , 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 DCA Title.

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 currently leased through February 28th , 2026 and open for farming March 1st , 2026 and beyond.

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.

EXHIBIT A



Property Map

13-00800-75-010



12/23/2025, 8:26:58 AM

1:9,028

PLS Lines



Torrens Property

--- Section Line



Parcels

--- Quarter Line



Dedicated Right of Way

--- Sixteenth Line

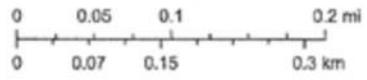


Multi-owner Parcel

Sections



Right of Way Easement



Earl, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Copyright 2018, Dakota County

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.



AUCTION BOARD & NOTES

TRACT #	ACRES	PRICE PER ACRE	PRICE	BID #
Tract 1	113.33			

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER & UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.



TREVOR GLOMSKI
651-380-0821
TREVOR@HIGHPOINTLANDCOMPANY.COM

Native of Southeast Minnesota, Trevor Glomski, grew up on the Mississippi River enjoying the great outdoors. Trevor's greatest love is walleye fishing, bowhunting whitetail in the Midwest and chasing elk out west. At an early age hard work was instilled in him by relatives and family friends who farmed and managed property. This is where he fell in love with land and the stewardship of improving a property. He devotes himself to learning and honing his skills/techniques to improve his trade, archery, family's farmland, and hunting experiences. He enjoys sharing all of these outlets to inspire and motivate people to be the very best they can be. Trevor graduated from Concordia University St. Paul in 2011 with a Bachelor's of Science degree. After a small stint playing indoor professional football and chasing after playing in the NFL, Trevor began his career in sales and operations. Trevor has been married to his wife Jacqueline for 4 years, and they have 2 children, Kynlee and Knox. Recently, Trevor has been in commercial construction project management, and is now excited to bring his skills and work ethic to High Point Land Company providing a great experience for buyers and sellers of land. If you are looking to buy or sell a farm in Western Wisconsin, Eastern MN, or Eastern Iowa, or have questions about the current market, he would love to connect with you.

"I reached out to Trevor after one of my clients, who is selling his farm, highly recommended the company. Within days of discussing our farm land and objectives, Trevor had a full presentation with drone photos of the land, soil analysis, comparable property sales and strategy. The marketing brochure he put together looked great. The sale was not without hiccups, none of which were his responsibility, yet he always took the lead in correcting the items that needed to be addressed. Trevor even worked closely with a local surveying company and the local county office to file documents on our behalf to correct old property line issues. Trevor always kept us informed and he was active in reaching out to potential buyers. I can't say enough about how easy he made a complicated situation feel. He is a true professional. He did exactly what he promised and more."

-C. P. OLSON



LIC#: MN:40838234
& WI:95483-94

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

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