

ONLINE TIMED

LAND AUCTION



MARTIN COUNTY, MN

TUESDAY, DECEMBER 2ND • ENDS 1PM

507-259-8541 • 28 S BROADWAY WELLS, MN 56097

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: Mitchell Kruger LIC #40735678 • Registered MN Auctioneer/Broker Jacob Hart RE LIC #55-11001/55-74 Phone # 319-559-2345



132.47+/- ACRES MARTIN COUNTY, MN



DESCRIPTION:

High Point Land Company is honored to present the William and David Bruce Farm, offering an excellent opportunity to acquire highly productive farmland in Martin County, MN. This exceptional property will be offered to the public via timed-online auction ending December 2nd, 2025

This highly-productive farm features 132.47 certified cropland acres with a Crop Productivity Index (CPI) of 86.4, reflecting strong fertility and long-term production potential.

A proven performer in a premier agricultural area, this well-kept Southern Minnesota farm provides strong current production with the upside of long-term appreciation for those looking to expand or strategically invest.

Property Address: TBD 110th Ave, Trimont, MN 56176

Property Features:

- 132.47 deeded acres
- 132.47 ± tillable acres
- Partially tiled and natural drainage
- Excellent average CPI of 86.4
- Excellent Access off Black top road
- Located just SE of Trimont

Driving Directions:

From Trimont MN, Head East on Main St , Head east on 170th St property is 4.1 miles south East, on the North side of 170th st. Directly N from Clam Lake

Aerial Map



Boundary Center: 43° 44' 9.9, -94° 40' 11.25

0ft	827ft	1655ft
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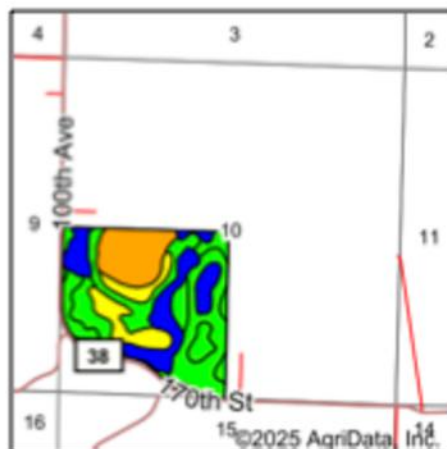
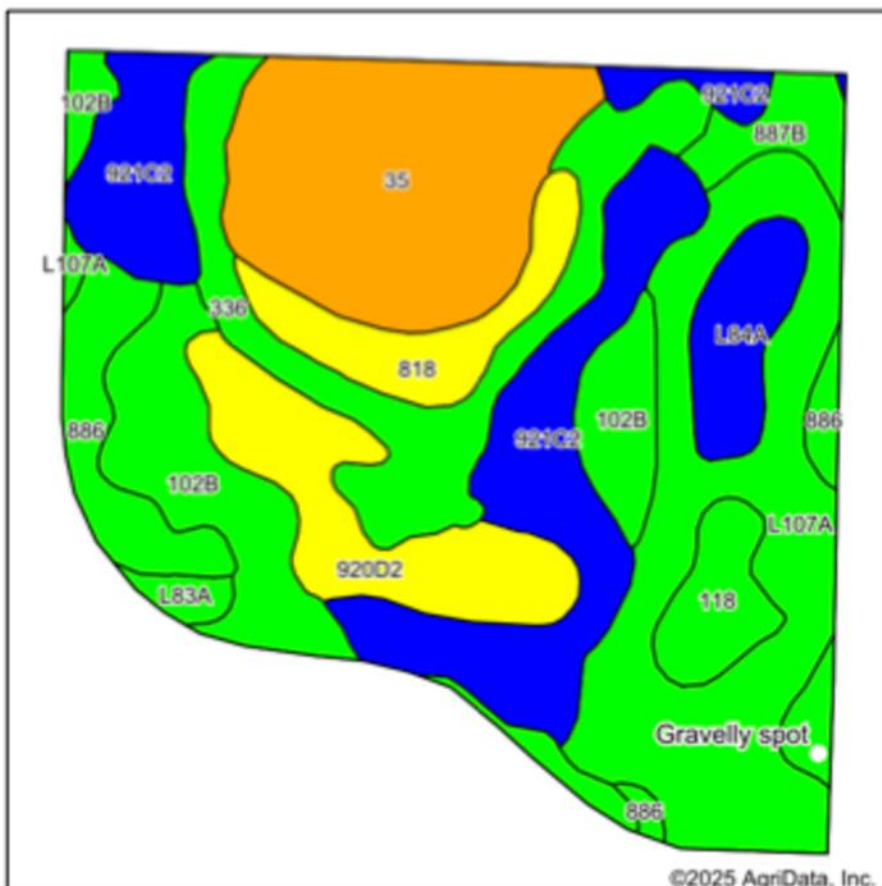
10-103N-32W
Martin County
Minnesota



10/23/2025

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

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **10-103N-32W**
 Township: **Fox Lake**
 Acres: **130.04**
 Date: **10/23/2025**

Maps Provided By: **surety**
 CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

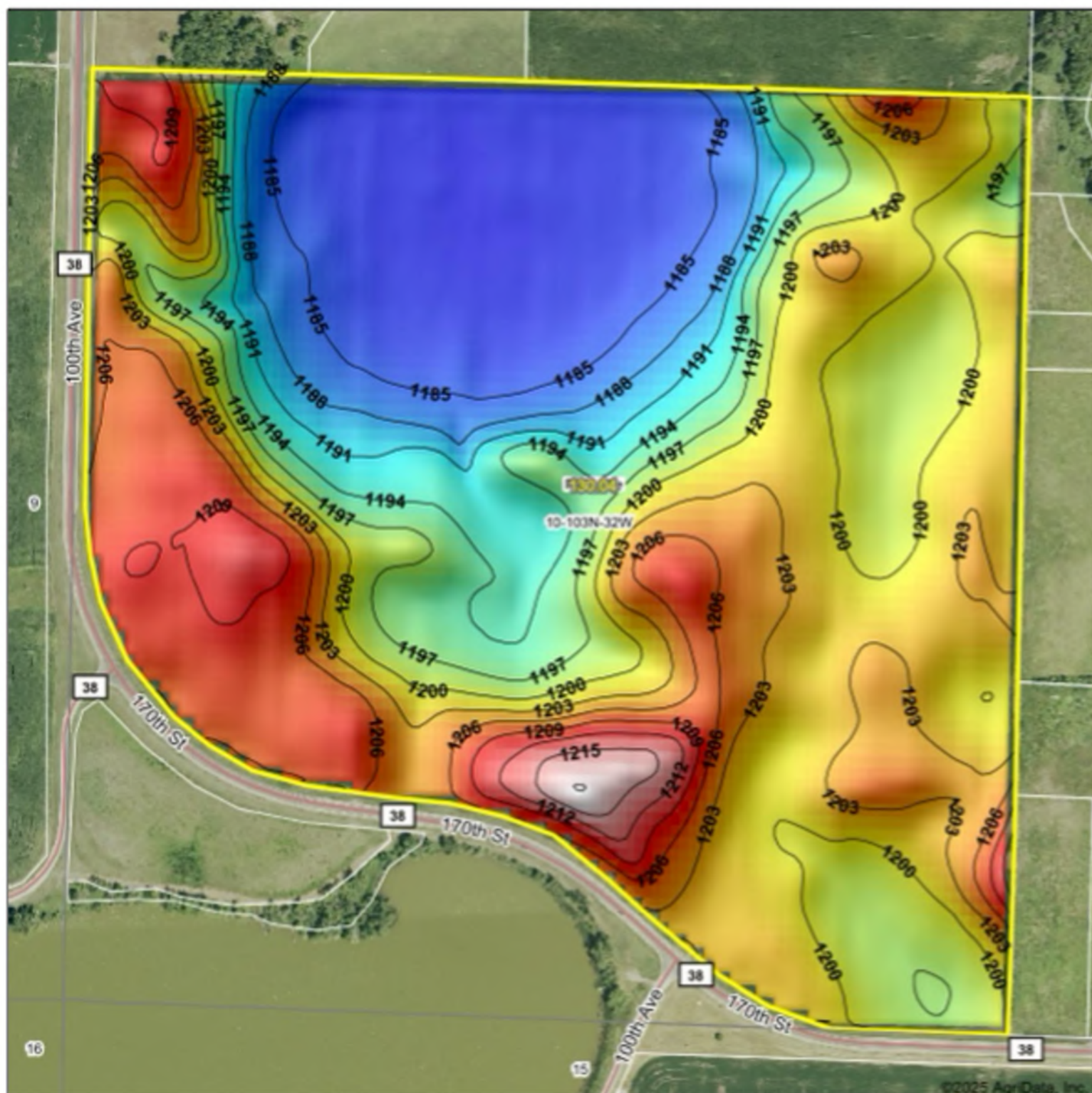
Area Symbol: MN091, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	24.19	18.6%		> 6.5ft.	Poorly drained	IIw	91	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	21.46	16.5%		> 6.5ft.	Well drained	IIIe	87	71
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	20.37	15.7%		> 6.5ft.	Very poorly drained	IIlw	77	74
102B	Clarion loam, 2 to 6 percent slopes	16.27	12.5%		> 6.5ft.	Moderately well drained	Ile	95	83
336	Delft clay loam, 0 to 2 percent slopes	12.96	10.0%		> 6.5ft.	Poorly drained	IIw	94	79
920D2	Omsrud-Storden-Pilot Grove complex, 10 to 16 percent slopes, moderately eroded	10.20	7.8%		> 6.5ft.	Well drained	IVe	65	62
886	Nicollet-Crippin complex	6.62	5.1%		> 6.5ft.	Somewhat poorly drained	I	100	83
818	Lemond-Linder complex	5.79	4.5%		> 6.5ft.	Poorly drained	IIw	66	64
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.60	3.5%		> 6.5ft.	Very poorly drained	IIlw	86	77
118	Crippin loam, 1 to 3 percent slopes	3.69	2.8%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.88	2.2%		> 6.5ft.	Moderately well drained	Ile	92	82
L83A	Webster clay loam, 0 to 2 percent slopes	1.01	0.8%		> 6.5ft.	Poorly drained	IIw	93	83
Weighted Average							2.43	86.4	*n 76.2

*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 Hillshade



Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,182.3

Max: 1,218.2

Range: 35.9

Average: 1,197.6

Standard Deviation: 8.6 ft

0ft 430ft 861ft



10/23/2025

10-103N-32W
Martin County
Minnesota

Boundary Center: 43° 44' 9.9, -94° 40' 11.25

Maps Provided By:



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

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.

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 December 30th, 2025 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 High Point Land Company.

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 free of lease and shall be open to farm or rent for the 2026 growing season 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.



AUCTION BOARD & NOTES

TRACT #	ACRES	PRICE PER ACRE	PRICE	BID #
Tract 1	132.47			

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.



MITCHELL KRUGER

507-259-8541

MITCHELL@HIGHPOINTLANDCOMPANY.COM

Growing up in Southeast Minnesota on a farm just outside of Plainview; Mitchell spent a lot of time helping out on the family farm, and enjoying the many aspects that country life had to offer! After graduating high school from Plainview-Elgin-Millville, Mitchell went to study at UW-River Falls where he played football for two years, and pursued a degree in sports management. After two years, he decided to come back home and try and give back to the farming community that he grew up with. Mitchell started working for a drainage company as a Staker/Project Designer and spent a fair amount of time in the western part of the state! Now Mitchell is turning these experiences and knowledge he's gathered into a career in real estate! His areas of service are: Freeborn, Martin, Waseca, Blue Earth, and Fairbault counties! Mitchell is excited for the opportunity to meet and work with everyone! If you have any questions, feel free to give Mitchell a call!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



LIC#:40735678

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

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