

ONLINE TIMED

LAND AUCTION

117.18
+/- ACRES



RENVILLE COUNTY, MN
TUESDAY, DECEMBER 9TH • ENDS 1PM

507-382-6669 • 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: Bryce Brunz RE LIC #4440878294 | Registered MN Auctioneer/Broker Jacob Hart RE LIC #55-11001/55-74 Phone # 319-559-2345



1 TRACT • 117.18+/- ACRES RENVILLE COUNTY, MN



DESCRIPTION:

High Point Land Company is honored to present the Matthew F & Linda K Virnig Trust Farm, offering an excellent opportunity to acquire highly productive farmland in Renville County, MN. This exceptional property will be offered to the public via timed online auction December 9, 2025, at 1:00 PM.

This highly productive farmland in the heart of Renville County, Minnesota. Offered for public sale via timed online auction, this outstanding property features:

- 117.18+/- deeded acres
- 112+/- tillable acres
- Partially tiled and natural drainage
- Outstanding Crop Productivity Index (CPI) of 94.3
- Drainage easement to County Ditch 124

With strong soils (Clarion Loam, Webster Clay Loam, Nicollet Clay Loam, Canisteo Clay Loam), excellent access, drainage easement to County Ditch 124 and a track record of performance, this land is a valuable asset to any farming operation or a solid addition to your real estate portfolio.

Location: Renville County, MN

Auction Date: Ends December 9, 2025 at 1:00 PM (CST)

Format: Timed Online Auction

Property Address: TBD 730th Ave, Olivia, MN 56277

Driving Directions:

From Morton, MN travel North on Hwy 71 for 6.6 miles, Take Right (East) on 730th ave and travel for 1 mile, Farm is located on the south side of 730th ave.



1 TRACT • 117.18+/- ACRES RENVILLE COUNTY, MN

LOCATION: RENVILLE COUNTY, MN

AUCTION DATE: ENDS DECEMBER 9, 2025 AT 1:00 PM (CST)

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DRIVING DIRECTIONS:

FROM MORTON, MN TRAVEL NORTH ON HWY 71 FOR 6.6 MILES, TAKE RIGHT (EAST) ON 730TH AVE AND TRAVEL FOR 1 MILE, FARM IS LOCATED ON THE SOUTH SIDE OF 730TH AVE.

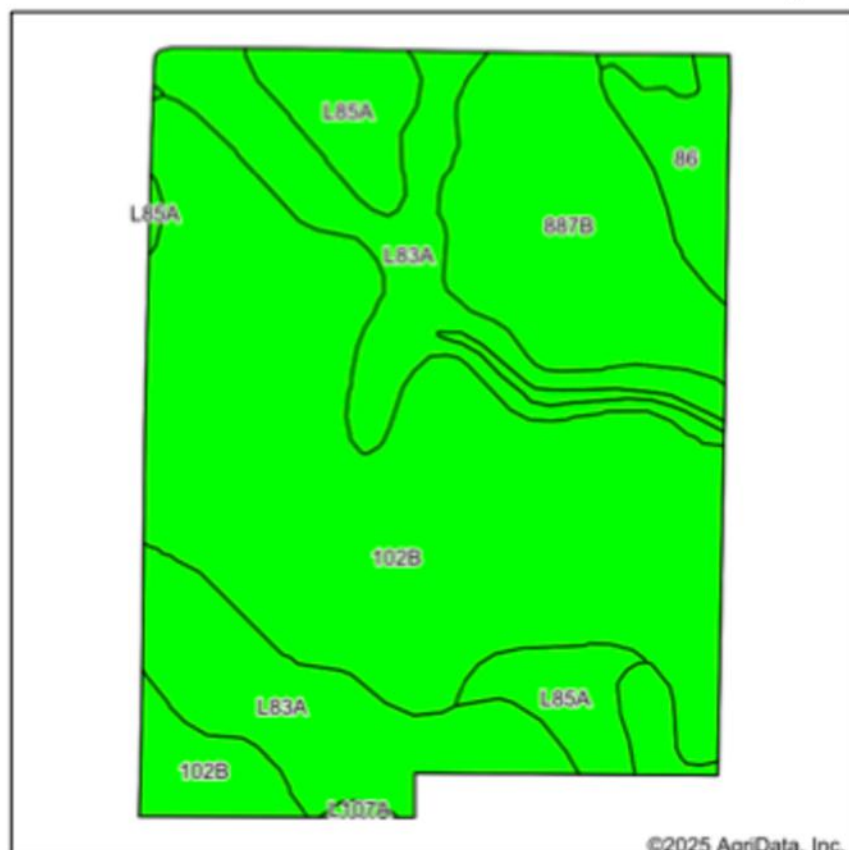


Aerial Map

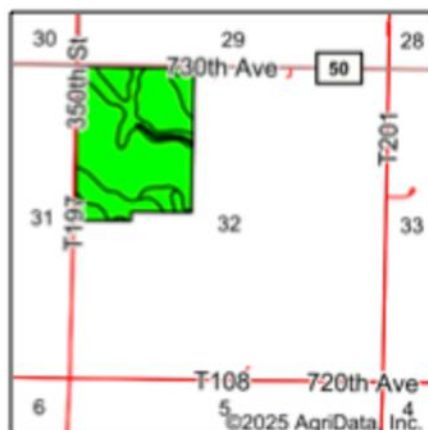


SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Renville**
 Location: **32-114N-34W**
 Township: **Norfolk**
 Acres: **112.62**
 Date: **10/21/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN129, 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
102B	Clarion loam, 2 to 6 percent slopes	54.36	48.4%		> 6.5ft.	Moderately well drained	lle	95	83
L83A	Webster clay loam, 0 to 2 percent slopes	27.74	24.6%		> 6.5ft.	Poorly drained	llw	93	83
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	16.91	15.0%		> 6.5ft.	Moderately well drained	lle	92	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.17	8.1%		> 6.5ft.	Somewhat poorly drained	lw	99	81
86	Canisteo clay loam, 0 to 2 percent slopes	4.21	3.7%		> 6.5ft.	Poorly drained	llw	93	81
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.23	0.2%		> 6.5ft.	Poorly drained	llw	91	81
Weighted Average							1.92	94.3	*n 82.6

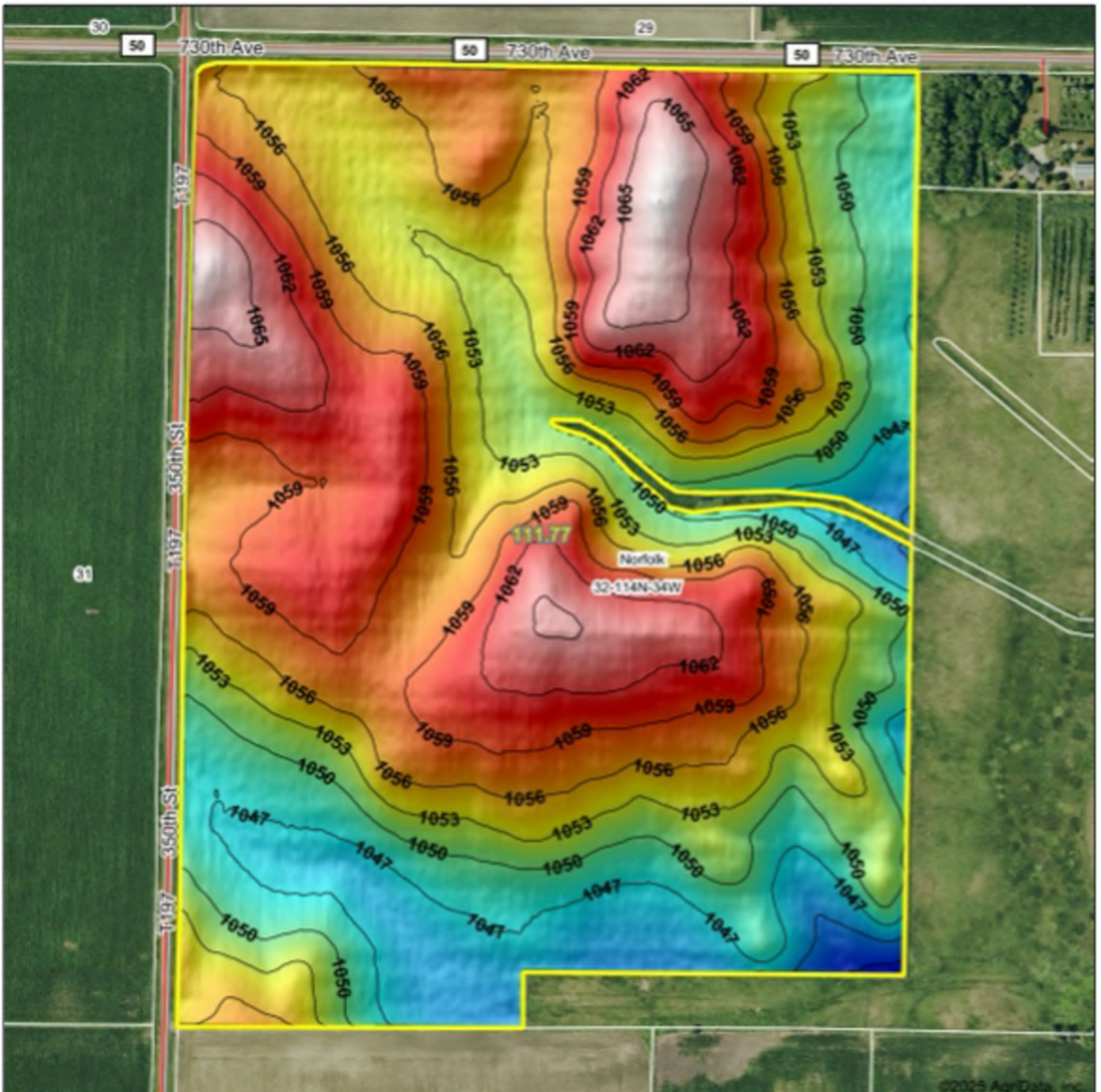
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,040.1

Max: 1,067.7

Range: 27.6

Average: 1,055.1

Standard Deviation: 5.68 ft

0ft 418ft 837ft



32-114N-34W
Renville County
Minnesota

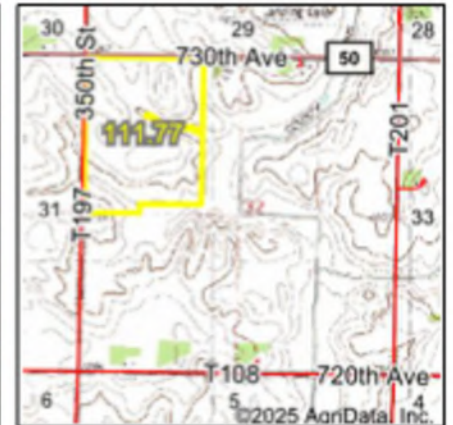
Boundary Center: 44° 38' 24.03, -94° 58' 17.87

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

WETLANDS MAP

Wetlands Map



State: **Minnesota**
 Location: **32-114N-34W**
 County: **Renville**
 Township: **Norfolk**
 Date: **8/22/2025**

Maps Provided By:

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0ft 652ft 1305ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.04
Total Acres		0.04

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

2025 TAX REPORT



2025 Parcel Report

Parcel Number: 19-01150-00

General Information

TOWNSHIP/CITY: 19
TAXPAYER NAME: VIRNIG/MATTHEW F & LINDA K/TR
TAXPAYER ADDRESS: LINDA K VIRNIG REVOCABLE TRUST
210 SHERIDAN LANE
PEACHTREE CITY, GA 30269
PROPERTY ADDRESS:
TOWNSHIP: 114
RANGE: 34
SECTION: 32
PLAT:
TAX DESCRIPTION: NW4 -EX N 367' OF E 651' & EX 37.34 AC TRACT-
ACRES: 117.18
SCHOOL DISTRICT: 2897

2025 Tax Information

CLASSIFICATION: 101 - AGRICULTURE
HOMESTEAD: 0 - NON-HOMESTEAD
ESTIMATED MARKET VALUE: \$1,454,500.00
TOTAL EXCLUSIONS: \$0.00
NEW IMPROVEMENTS VALUE: \$0.00
TAXABLE MARKET VALUE: \$1,454,500.00
COUNTY TAX: \$4,037.96
COUNTY WIDE TAX: \$23.42
TWP/CITY TAX: \$1,126.80
GROSS TAX: \$8,971.77
CREDITS: \$2,024.59
TOTAL SPECIAL ASSESSMENTS: \$540.82
NET TAX AMOUNT: \$7,488.00
CURRENT YEAR BALANCE DUE: \$3,744.00

TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, 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. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. **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 up-to-date owner's policy or abstract at their expense and will convey property by General 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, national 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.

- **Taxes: 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 January 15th, 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 of Sene Zupke, Kraft Walser Law Office, Olivia, 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

TERMS AND CONDITIONS



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 current leased for 2025 and shall be open to farm or rent 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 can be requested at buyer's expense if necessary.

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.

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.



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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