



UPCOMING LAND & ACERAGE AUCTION

Goodhue County Minnesota

WEDNESDAY, FEBRUARY 26TH, 2025 AT 1:00 PM

MISSISSIPPI NATIONAL GOLF LINKS

MISSISSIPPI NATIONAL BANQUET ROOM

409 GOLF LINKS DRIVE | RED WING, MN 55066



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GOODHUE COUNTY, MN FARMLAND AUCTION

WEDNESDAY, FEBRUARY 26TH, 2025 AT 1:00 PM

Mark your calendar for the Goodhue County, Minnesota, Land Auction on February, 26th, 2025. 1 Stop Realty together with Peoples Company is representing the Doris Halverson Trust and Scott & Mary Ellen Halverson in selling 356 m/l acres of tillable, pasture, and recreational land along with a home site, all to be divided into five tracts. This property is ideally situated just 15 minutes from Red Wing, MN, and 1 hour from either the Twin Cities or Rochester, Minnesota. It provides a blend of income potential, leisure activities, and seclusion while being easily accessible from Highway 61. This property is an excellent agricultural investment and recreational retreat.

The home site of the Halverson Farm has been in the family since 1947 and hasn't been publicly available for 78 years. Over the years, the Halverson Farm has added and subtracted acres and now consists of 356 m/l acres. The current operation features approximately 191 m/l tillable acres with an average CPI rating of 84.1 with the main soil type being Kennebec silt loam. The remaining land comprises over 160 acres of timberland, pasture, a four-bedroom, 3-bath house, a partially insulated shed, and a shabby barn at rest. There are 3 fully operational 10,000 bushel grain storage bins on the site along with a small wet bin included with the building site. The grain dryer is not functional and sold with the property "As-Is Where-Is". Farmland in this area of Minnesota is rarely available and often handed down through generations, making this auction a unique opportunity to own high-quality farmland in a robust farming community. Whether you want to expand your farming or business operations or diversify your investment portfolio, these tracts offer great potential.

Additionally, the farm offers excellent recreational opportunities for outdoor enthusiasts to hunt Minnesota whitetail and additional small game. With the mix of dense timber cover and cropland the land provides everything you need to attract and sustain a healthy deer population. The varied topography – featuring rolling hills, valleys, and ridges – offers numerous vantage points and natural funnels ideal for setting up bow and gun hunting stands. Access points allow you to enter and exit your hunting spots without disturbing the wildlife. The property also presents ample opportunities to establish food plots and strategically place tower blinds, ensuring you have the perfect setup for a thrilling and successful hunt every season. Whether you prefer the quiet challenge of bow hunting or the excitement of rifle hunting, this land offers endless possibilities for unforgettable hunting experiences.

TRACT 1: 39 M/L ACRES
TRACT 2: 38 M/L ACRES
TRACT 3: 179 M/L ACRES
TRACT 4: 92 M/L ACRES
TRACT 5: 6 M/L ACRES

Auction Terms & Conditions

ONLINE BIDDING: Register to bid at Peoplescompany.bidwrangler.com/. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company and 1 Stop Realty nor its affiliates, members, officers, shareholders, agents, or contractors are, not in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

AUCTION METHOD: Tracts 1, 2, 3, and 4 will be offered individually on a price-per-acre basis using the "Buyer's Choice Auction" method. Tract 5 will be offered on a "Whole Dollar Basis" after Tracts 1, 2, 3, & 4 are sold. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company, 1 Stop Realty, and their representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

AGENCY: Peoples Company, 1 Stop Realty, and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Goodhue County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller, Peoples Company, and 1 Stop Realty; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Goodhue County FSA and NRCS offices.

EARNEST MONEY PAYMENT: Tracts 1, 2, 3, and 4 will require a 10% earnest money payment on the day of the auction. Tract 5 will require a \$10,000 earnest money payment. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the 1 Stop Realty Trust Account.

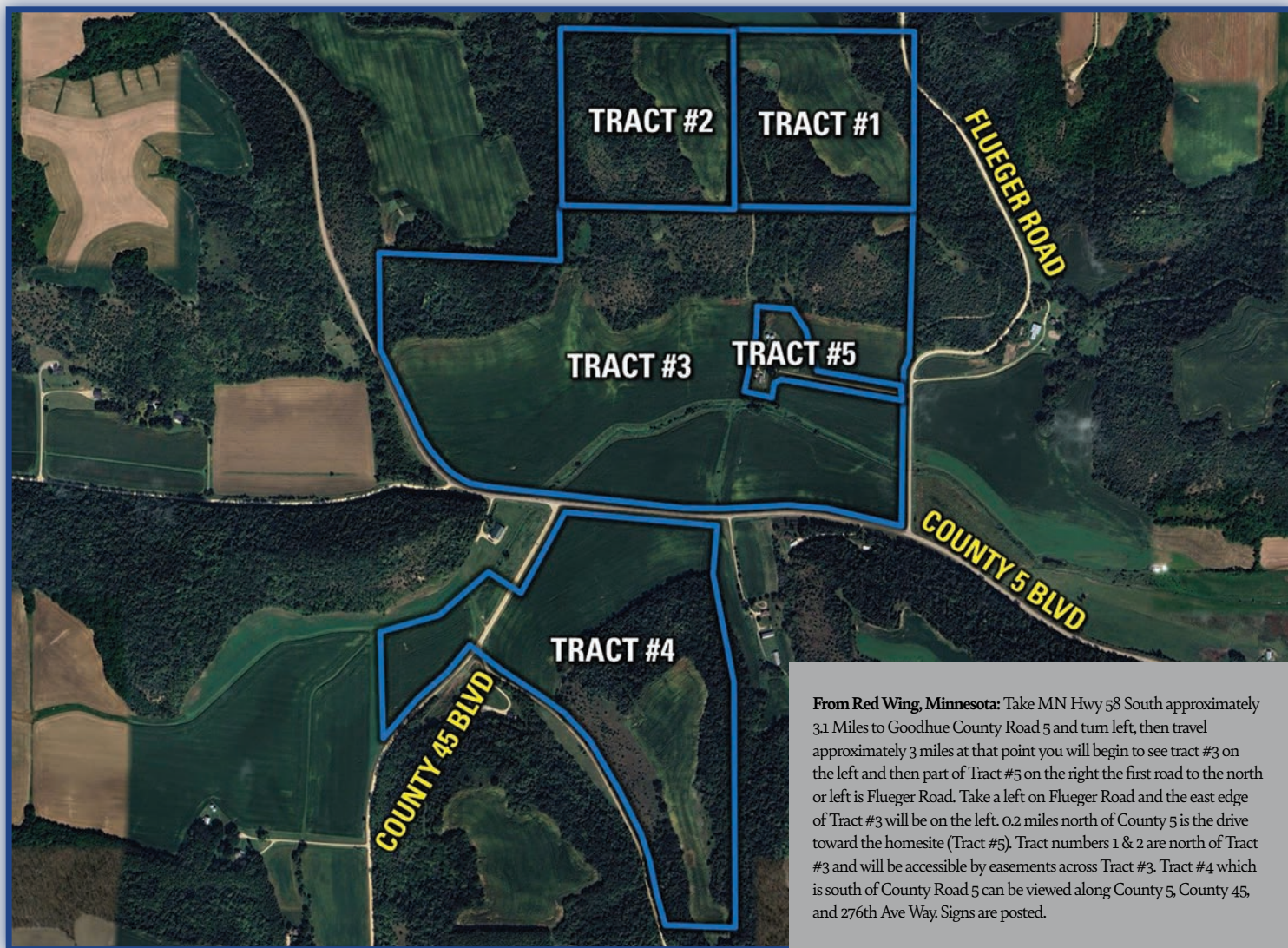
CLOSING: Closing will occur on or before Thursday, April 14th, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

POSSESSION: Possession of the land will be given at closing subject to lease contract and tenants rights.

FARM LEASE: There is a current lease on the tillable acres on all tracts and grain bins through the 2026 crop season to be assigned to the buyers of each tract at closing. A copy of this lease is available upon request. Buyers of each prospective tract will receive all 2025/2026 land lease and/or grain bin rent payments.

REAL ESTATE TAXES: All real estate taxes due and payable in 2025 and future years shall be paid by the Buyer.

CRP CONTRACT AND PAYMENTS: Tract 3 is subject to a Conservation Reserve Program contract ("CRP contract"). Seller and any other participants listed in the contract, will assign the CRP contract to the Buyer as of the Closing Date, and Buyer shall assume all obligations of the CRP contract. All payments for the current CRP contract year and future years shall be paid to Buyer upon completion of assignment.



SELLER: DORIS HALVERSON TRUST AND SCOTT AND MARY ELLEN HALVERSON

MINERAL RIGHTS: A mineral title opinion will not be obtained on this property and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Sellers without warranty.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate Purchase Agreement and deposit the required earnest money payment into the 1 Stop Realty Trust Account. The Seller will provide an updated Certificate of Title at their expense. The sale is not contingent upon Buyer financing.

FINANCING: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

SEPTIC SYSTEM: Septic system servicing the dwelling on Tract 5 is in "As-Is Where-Is" condition. No updates, or improvements will be made by the Seller.

TRACT 5 DISCLOSURE: Water for the dwelling is provided by a Seller owned well and will be included with the sale of Tract 5. All appliances are included in the sale. The tract is being offered in "As-Is Where-Is" condition.

OPEN HOUSES: There will be two open houses held to view the dwelling and outbuildings on Tract 5. The open houses will be held on February 1st & February 15th, 2025 from 1:00 to 4:00 P.M. Potential Buyer's and/or Buyer's Agents are not permitted to enter the dwellings or outbuildings without prior approval and accompaniment of the Listing Agent(s).

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

SURVEYS: A survey will be provided for each Tract. No additional surveying or staking will be provided by the Seller.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record as well as those stated to be completed as part of this transaction. All property will be sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, 1 Stop Realty, or the Seller. All bids will be on a "Price Per Acre" amount. Bids on Tract 5 will be as a "Whole Dollar" amount. Peoples Company, 1 Stop Realty, and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller, Peoples Company, and 1 Stop Realty. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Survey.

TRACT 1 | 39 ACRES M/L



Tract 1 is located just to the north of Tract 3 and east of Flueger Road, offering a perfect combination of productive farmland and high-quality hunting land. This 39 m/l acre parcel features 17 m/l acres of FSA tillable land, which carries a Crop Productivity Index (CPI) of 73.8. This value indicates good soil fertility, making the land well-suited for crop production. The remaining 22 m/l acres are mature wooded areas that provide an excellent habitat for wildlife, making it an ideal location for hunting and outdoor recreation.

Access to the property is provided by an easement from the east end of the driveway leading to Tract 5. A detailed Easement Map is available for reference. The combination of fertile farmland and expansive wooded areas makes this tract highly desirable for anyone looking to balance agricultural activities with recreational use, particularly hunting.

This property is a solid investment for both agricultural purposes and outdoor enjoyment, providing the best of both worlds. Located just 15 minutes from Red Wing, Minnesota, Tract 1 offers easy access to nearby amenities while maintaining the privacy and seclusion of a rural setting. This rare opportunity combines productive farmland with high-quality hunting ground, making it perfect for those seeking a versatile property for both investment and recreation.

FSA TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CPI
N507C2	Timula-Mt. Carroll complex	9.35	54.05%		79
N507D2	Timula-Mt. Carroll complex	4.78	27.63%		65
N507B	Timula-Mt. Carroll complex	2.21	12.77%		89
N5007E	Timula-Mt. Carroll complex	0.96	5.55%		32
Weighted Average					73.8

TRACT 2 | 38 ACRES M/L



Tract 2 consists of approximately 38 m/l acres, with 12 m/l acres currently in row crop production. The tillable land carries a Crop Productivity Index (CPI) value of 75.6, which indicates good soil fertility and the potential for strong crop yields. Located in Section 14 of Hay Creek Township, this tract lies to the north of Tract 3 and east of Tract 1. Access to the property will be via an easement off of the drive to Tract 5 from Flueger Road, passing through Tracts 3 and 1, as detailed in the Easement Map provided.

This tract offers a unique opportunity for both agricultural and recreational use. The wooded area, covering 26 m/l acres on the west side of the tillable ground, provides an ideal habitat for wildlife and is an attractive feature for anyone interested in hunting. The property's mix of cropland and wooded land allows for a variety of uses, including the possibility of cash renting the tillable acres or converting them into food plots to enhance its recreational value.

For the outdoorsman or investor looking for a diverse property, Tract 2 is a rare find. Its combination of farmland and hunting land makes it perfect for those seeking an income-generating property that also offers excellent recreational opportunities. Located just 15 minutes from Red Wing, Minnesota, this tract offers the ideal balance of seclusion and proximity to urban amenities. This is a great opportunity for anyone looking to invest in a high-quality hunting farm in Southeast Minnesota.

FSA TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CPI
N507C2	Timula-Mt. Carroll complex	7.16	57.33%		79
N507D2	Timula-Mt. Carroll complex	3.83	30.66%		65
N507B	Timula-Mt. Carroll complex	1.46	11.69%		89
N1155F	Brodale-Bellechester complex	0.04	0.32%		4
Weighted Average					75.6

TRACT 3 | 179 ACRES M/L



Tract 3 offers a rare opportunity to acquire 179 m/l acres of some of the highest quality farmland in the area, situated in Sections 22 and 23 of Hay Creek Township, on the north side of County Road 5. This property features 106 m/l acres of FSA cropland, with a strong Crop Productivity Index (CPI) of 90.6, indicating some of the most fertile soil in the area. The primary soil type on this tract is Kennebec Silt Loam, known for its high productivity and suitability for a variety of crops, making this an ideal property for farming operations.

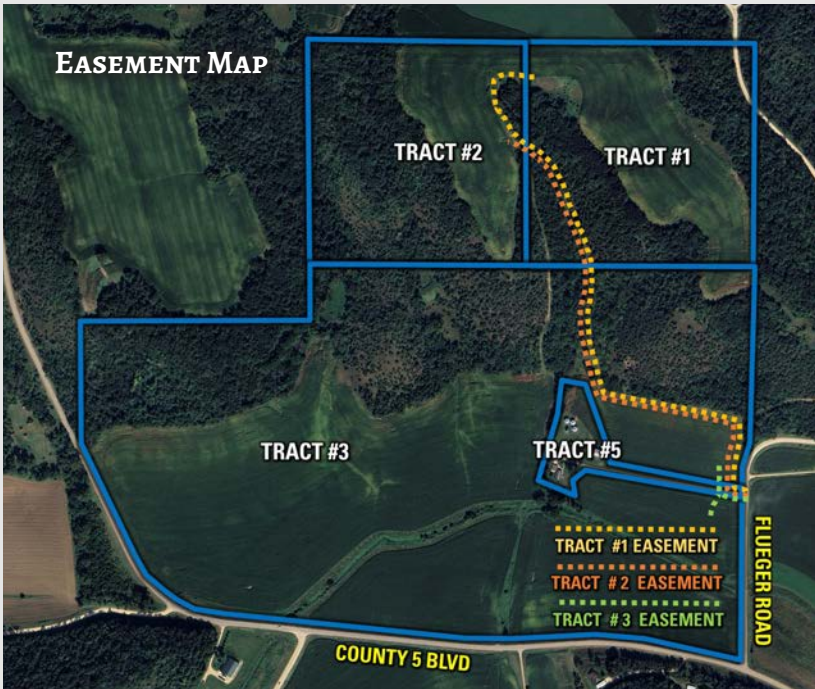
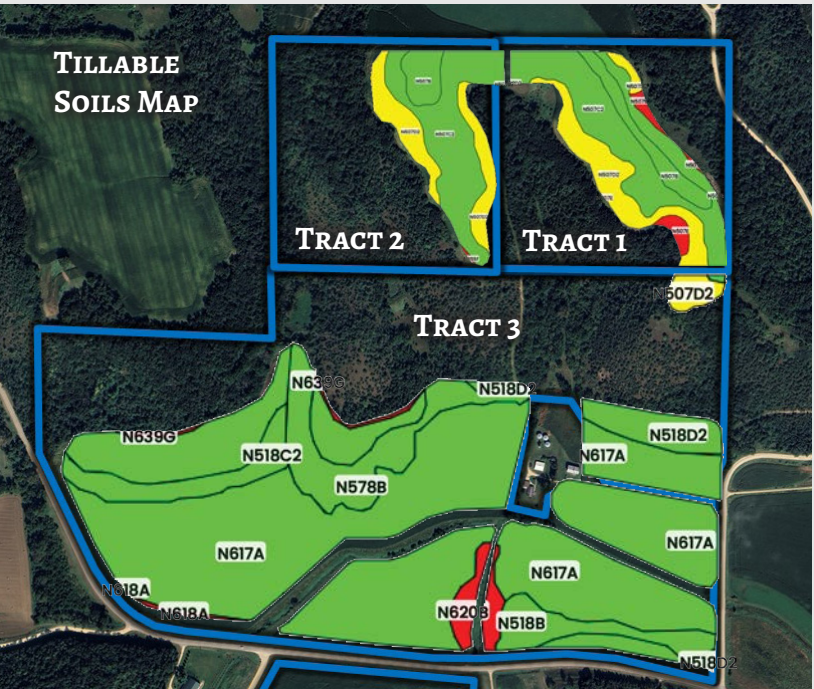
In addition to the tillable land, Tract 3 includes 3 m/l acres of CRP ground. A copy of the CRP contract is available upon request. The property also features 58 m/l acres of wooded land, located on the north side, offering a natural sanctuary for wildlife and enhancing the land’s appeal for recreational purposes, such as hunting.

This tract presents a rare chance to own a significant piece of prime agricultural land in a highly desirable farming community. Farmland in this region of Minnesota is rarely available and often stays within families for generations, making this auction a unique event for prospective buyers. Whether you’re looking to expand an existing farming operation, diversify your portfolio, or acquire a valuable investment property, Tract 3 offers substantial potential.

The tillable fields to the north and south of the homesite driveway is accessible through an easement at the east end of the driveway into Tract 5, off Flueger Road, and there is also an access easement for Tracts 1 & 2 through the eastern portion of this tract. For further details, please refer to the Easement Map.

FSA TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CPI
N617A	Kennebec silt loam	67.94	63.97%		98
N518D2	Lindstrom silt loam	16.65	15.68%		73
N578B	Barremilla silt loam	8.32	7.83%		94
N518C2	Lindstrom silt loam	4.50	4.24%		92
N518B	Lindstrom silt loam	4.12	3.88%		99
N620B	Chaseburg silt loam	2.40	2.26%		20
N507D2	Timula-Mt. Carroll complex	1.25	1.18%		65
N639G	Frontenac-Lacrescent complex	0.66	0.62%		4
N618A	McPaul silt loam	0.27	0.25%		20
N507C2	Timula-Mt. Carroll complex	0.09	0.08%		79
Weighted Average					90.6

Located just 15 minutes from Red Wing, Minnesota, Tract 3 offers convenient access to nearby amenities while maintaining a peaceful, private setting. With its combination of high-quality cropland, CRP ground, and wooded land, this tract represents a versatile and valuable investment opportunity in one of Minnesota’s most robust agricultural areas.



TRACT 4 | 92 ACRES M/L












Tract 4 consists of 92 m/l acres, offering a unique blend of productive farmland and scenic hills. This tract includes 50 m/l acres of FSA cropland with a Crop Productivity Index of 76.7, providing soils ideal for a variety of crops or food plots. The primary soil type is Kennebec Silt Loam, a top-producing soil known for its high agricultural potential. The remaining 38 m/l acres are wooded, providing a diverse and natural landscape with rolling hills that enhance both the aesthetic value and the recreational potential of the property.

Located on the south side of County Road 5, Tract 4 can also be viewed from County Road 45 and 276th Ave Way, giving it excellent access. The tract is situated in Section 22 of Hay Creek Township, a highly desirable area where farmland is scarce and often passed down through generations, making this auction a rare opportunity to own premium agricultural land in a thriving farming community.

In addition to the high-quality cropland, the hilly terrain and wooded areas on the property offer an excellent environment for wildlife, creating an ideal location for hunting and outdoor activities. The varied landscape also makes the tract a great choice for those seeking a property that combines farming with recreational enjoyment. Whether you're looking to expand your agricultural operations, diversify your investment portfolio, or acquire a prime hunting property, Tract 4 presents significant potential.

Located just 15 minutes from Red Wing, Minnesota, this tract offers a peaceful rural setting with easy access to nearby amenities. With its combination of fertile cropland, wooded acreage, and scenic hills, Tract 4 is a rare and valuable opportunity for investors and outdoor enthusiasts alike.

FSA TILLABLE SOILS MAP					
Code	Soil Description	Acres	% of Field	Legend	CPI
N617A	Kennebec silt loam	19.19	37.75%		98
N582D2	Newhouse-Valton complex	7.62	14.99%		53
N518D2	Lindstrom silt loam	5.84	11.49%		73
N521C2	Mt. Carroll silt loam	4.99	9.82%		80
N518C2	Lindstrom silt loam	4.70	9.25%		92
N618A	McPaul silt loam	4.19	8.24%		20
N518B	Lindstrom silt loam	2.53	4.98%		99
N1155F	Brodale-Bellechester complex	0.70	1.38%		4
N620B	Chaseburg silt loam	0.62	1.22%		20
Weighted Average					76.7



TRACT 5 | 6 ACRES M/L



Nestled on over 6 acres of beautifully secluded land, this well-cared-for one-story home offers the perfect blend of comfort, privacy, and stunning natural beauty. With 4 bedrooms and 3 bathrooms, this home built in 1952, is designed for modern living, while providing a peaceful retreat from the hustle and bustle of daily life. Step inside to discover a large, remodeled kitchen featuring updated appliances, ample counter space, and plenty of storage—perfect for home chefs and family gatherings. The open and inviting living areas flow seamlessly, offering both cozy corners and expansive spaces for entertaining. The finished basement adds additional living space, ideal for a home theater, playroom, or office. Enjoy your mornings or evenings in the enclosed porch, or unwind on the large deck while taking in the breathtaking valley views and tranquil surroundings.

Outside, the property offers endless possibilities. The 2-car attached garage provides plenty of space for vehicles and storage, while the partially insulated 1,728 sq/ft outbuilding offers room for hobbies, projects, or additional storage. A rustic barn completes the property, bringing character to the site. There are 3 fully operational 10,000 bushel grain storage bins on the site along with a small wet bin. The grain dryer is not functional and will be sold “As-Is Where-Is”.

Whether you seek privacy, outdoor space, or simply a home to relax and enjoy the views, this property is a true gem. Don't miss the opportunity to own your own piece of paradise! Contact us today to find out our open house schedule and see all that this exceptional property has to offer.

There is an access easement for Tracts 1, 2, and 3 through the east end of the drive into this Tract off of Flueger Road. See Easement Map.



**OPEN HOUSES OF THE BUILDING SITE WILL BE HELD ON FEBRUARY 1ST AND FEBRUARY 15TH, 2025
FROM 1:00 PM TO 4:00 PM. PROPERTY WILL NOT BE SHOWN BY APPOINTMENT.**

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PEOPLESTM
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INTEGRATED LAND SOLUTIONS



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Listing #18067



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