LAND AUCTION

Property Information Packet

TUESDAY AUGUST 17, 2021 • 1 PM

Latimer Community Center • 104 N Akir Street Latimer, Iowa

85 +/- ACRES

FRANKLIN COUNTY, IOWA

1 AVAILABLE TRACT

LIVE OFF-SITE LAND AUCTION

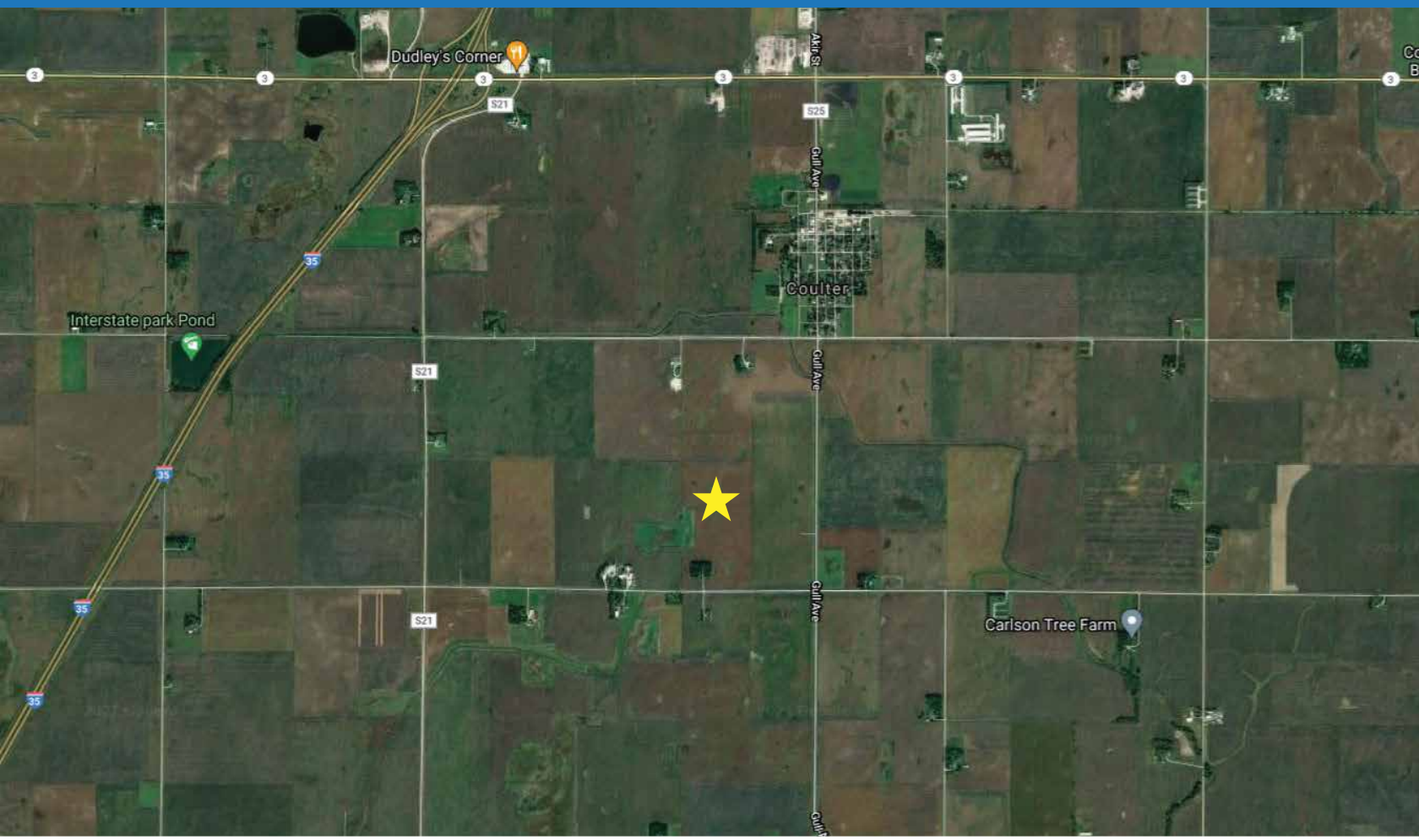
HIGH POINT LAND COMPANY

641-583-6430• HighPointLandCompany.com • 501 South Grand Ave Charles City, IA

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 2% buyer's premium auction. Noah Hopp RE LIC # S67953000 • Jacob Hart RE LIC # B635461000

Location Map

Franklin County, IA



Live Off-Site Auction

Auction BOARD

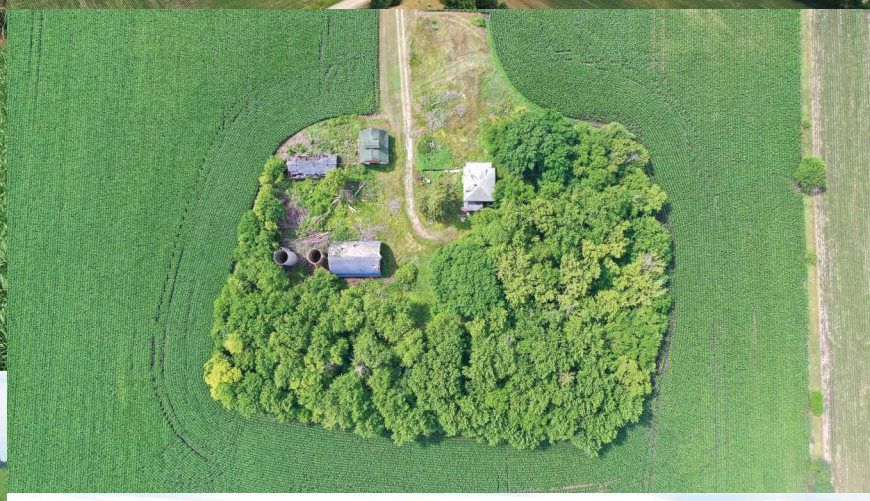
TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	85+/-	TBD	TBD

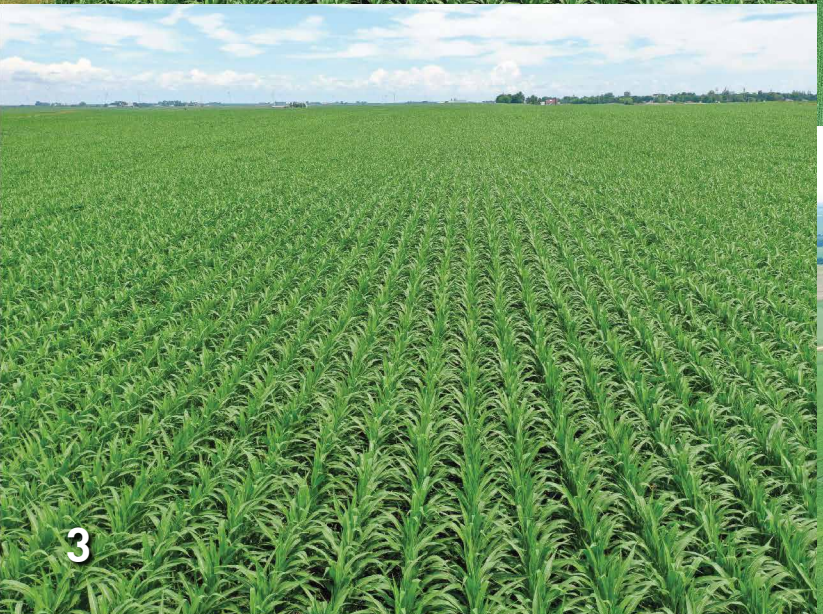
Tract 1
85+/- Acres
Lines Approximate

DESCRIPTION: Located in Hamilton Township, just south of Coulter, IA sits this beautiful 85+/- acres. This farm is made up of 3.58+/- acre building site (that is being sold as is) and 4.63+/- acres that is currently enrolled in CRP and generates $1,579.00 annually. The remainder of this remarkable farm is high quality cropland. The 76.33+/- acres that is currently in row crop production is primarily made up of the highly sought-after soils of Clarion loam and Canisteo clay loam and boasts and average CSR2 of 86.5. This farm will also come with a wind contract, adding even more upside in the future. This Franklin County, Iowa farm would be a great addition to anyone's operation looking to expand, or a fantastic investment for anyone looking for land in one of the most desirable counties in Iowa.

DIRECTIONS: From Coulter, IA travel south for about 1 mile on Gull Ave. Turn west on to 130th St and travel .5 a mile. Watch for Real Estate signs on the right.

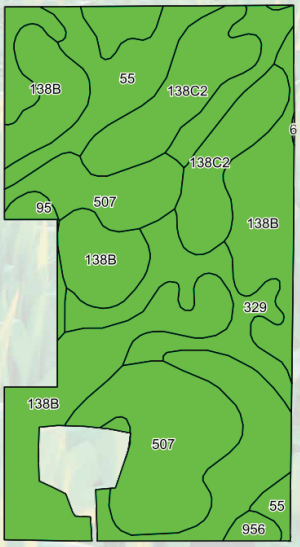
PIDs: 10063000031 and 1006300001 **2021 TAXES:** $3,524





Aerial Map

Tract 1
85+/- Acres



Area Symbol: IA069, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	31.76	41.7%		IIe	89	82
507	Canisteo clay loam, 0 to 2 percent slopes	16.07	21.1%		IIw	84	79
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.84	14.2%		IIIe	83	65
55	Nicollet clay loam, 1 to 3 percent slopes	9.15	12.0%		Iw	89	89
329	WebsterNicollet complex, 0 to 3 percent slopes	6.70	8.8%		IIw	87	86
95	Harps clay loam, 0 to 2 percent slopes	0.92	1.2%		IIw	72	63
956	HarpsOkoboji complex, 0 to 2 percent slopes	0.69	0.9%		IIw	69	59
					Weighted Average	**86.5**	**79.7**

Absentee Bidding Form

Fill in your name, address, phone number, and email address. Write in the total price you would like to bid. Potential buyers must deliver this form postmarked before **August 14, 2021** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976

Entirety: $_____ *Per acre*
(85+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? ☐ Yes ☐ No

PROPERTY
Tax Information

Parcel ID	1006300003
Property Address	710 130th St Latimer
Sec/Twp/Rng	6-91-21
Brief Legal Description	SW SW
Gross Acres	42.35
Exempt Acres	N/A
Net Acres	42.35
CSR	N/A
Class	A - Agriculture
Tax District	Hamilton Twp CAL Sch
School District	CAL SCH

Valuation

		2021	2020	2019	2018	2017
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+	Land	$65,100	$62,800	$62,800	$94,200	$94,200
+	Dwelling	$31,400	$29,900	$43,500	$41,500	$41,500
+	Building	$4,500	$3,800	$3,800	$1,400	$1,400
=	Total Assessed Value	**$101,000**	**$96,500**	**$110,100**	**$137,100**	**$137,100**

Taxation

		2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Taxable Value	**$78,224**	**$77,284**	**$75,135**	**$75,403**	**$73,351**
x	Levy Rate (per $1000 of value)	27.69640	26.00492	26.54126	26.40568	26.48600
=	Gross Taxes Due	**$2,166.52**	**$2,009.76**	**$1,994.18**	**$1,991.07**	**$1,942.77**
-	Credits	($59.25)	($53.54)	($51.54)	($58.81)	($54.25)
=	Net Taxes Due	**$2,108.00**	**$1,956.00**	**$1,942.00**	**$1,932.00**	**$1,888.00**

Parcel ID	1006300001
Sec/Twp/Rng	6-91-21
Brief Legal Description	NW SW
Gross Acres	42.65
Exempt Acres	N/A
Net Acres	42.65
CSR	N/A
Class	A - Agriculture
Tax District	Hamilton Twp CAL Sch
School District	CAL SCH

Valuation

		2021	2020	2019	2018	2017
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+	Land	$67,800	$65,500	$65,500	$98,200	$98,200
=	Total Assessed Value	**$67,800**	**$65,500**	**$65,500**	**$98,200**	**$98,200**

Taxation

		2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
	Taxable Value	**$53,371**	**$55,122**	**$53,468**	**$51,062**	**$49,565**
x	Levy Rate (per $1000 of value)	27.69640	26.00492	26.54126	26.40568	26.48600
=	Gross Taxes Due	**$1,478.18**	**$1,433.44**	**$1,419.11**	**$1,348.33**	**$1,312.78**
-	Credits	($61.76)	($55.82)	($53.48)	($61.02)	($53.19)
=	Net Taxes Due	**$1,416.00**	**$1,378.00**	**$1,366.00**	**$1,288.00**	**$1,260.00**

CRP Contract

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
	CONSERVATION RESERVE PROGRAM CONTRACT	19 069	48
		3. CONTRACT NUMBER 11515	4. ACRES FOR ENROLLMENT 4.63

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*	6. TRACT NUMBER	7. CONTRACT PERIOD	
FRANKLIN COUNTY FARM SERVICE AGENCY 1019 4TH ST SE HAMPTON, IA50441-7501	7756	FROM: (MM-DD-YYYY) 10-01-2016	TO: (MM-DD-YYYY) 09-30-2026
5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (641)456-2561	8. SIGNUP TYPE: FWP		

THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	$ 341.04
9B. Annual Contract Payment	$ 1,579.00
9C. First Year Payment	$
(Item 9C is applicable only when the first year payment is prorated.)	

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
7756	4	CP27	2.00	$ 366.00
7756	11	CP28	2.63	$ 481.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
ROSALYN RICHMOND 633 HARMONY CIR WAYZATA, MN55391-1105	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)* BEVERLY K FRANKWITZ %ROSALYN RICHMOND 633 HARMONY CIR WAYZATA, MN55391-1105	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
C(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*

12. **CCC USE ONLY**	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE *(MM-DD-YYYY)*

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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, gender identity (including gender expression), sexual orientation, 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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.

FSA-156EZ

Iowa
Franklin
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7883
Prepared: 6/29/21 9:59 AM
Crop Year: 2021

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11515

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
84.54	80.96	80.96	0.0	0.0	0.0	4.63	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	76.33	0.0	0.0	0.0

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.2	152	0.00
SOYBEANS	36.1	51	0.00
Total Base Acres:	75.3		

Tract Number: 7756 **Description** W1/2 SW1/4 6 Hamilton 91-21

FSA Physical Location : Franklin, IA **ANSI Physical Location:** Franklin, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
84.54	80.96	80.96	0.0	0.0	0.0	4.63	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	76.33	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.2	152	0.00
SOYBEANS	36.1	51	0.00
Total Base Acres:	75.3		

Terms & 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 guaranties 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 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 & CONDITIONS

• A 2% buyer's premium shall be added to the high bid price to determine the buyers full purchase price.

• 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, 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 auctioneers discretion of the multiparcel auction method.**

• Taxes to be paid by sellers for 2021. Real Estate Taxes are subject to reassessment under new owner.

LEASES

Buyer shall have access to the crop land for 2022 crop season. Tenant shall have access for the crop land for the remainder of 2021 crop season. Lease shall end when crops are removed and be open to buyer to lease or operate at their discretion for the future. All other property shall transfer lease free to buyer at closing.

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 within 30 days of 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 High Point 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 take place at a closing company(s) mutually agreeable to both buyer and seller.

EASEMENTS

There is a wind easement that shall transfer with the property with an annual payment of $500 and other specifics pertaining to the future rights. Information available upon request. The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

SURVEY

Property is being sold as the current tax parcels. A new survey shall not be provided by the seller.

POSSESSION

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

AGENCY DISCLOSURE

High Point Land Company is representing the Seller.

SELLER'S PERFORMANCE

The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guaranties 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.

WELL/SEPTIC INFORMATION

The buyer is responsible for complying with any county requirements for transfer on the well or septic, if any. Well & septic is being sold "as is where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

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.

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 cancelled 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.

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.

Notes

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 OR 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 an 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.

CONTACT LAND AGENT:
Noah Hopp
319-240-9257
Noah@highpointlandcompany.com

LIVE PUBLIC AUCTION
FRANKLIN COUNTY, IA

HIGH POINT LAND COMPANY

641-583-6430 • HighPointLandCompany.com
501 South Grand Ave Charles City, IA