HIGH POINT LAND COMPANY

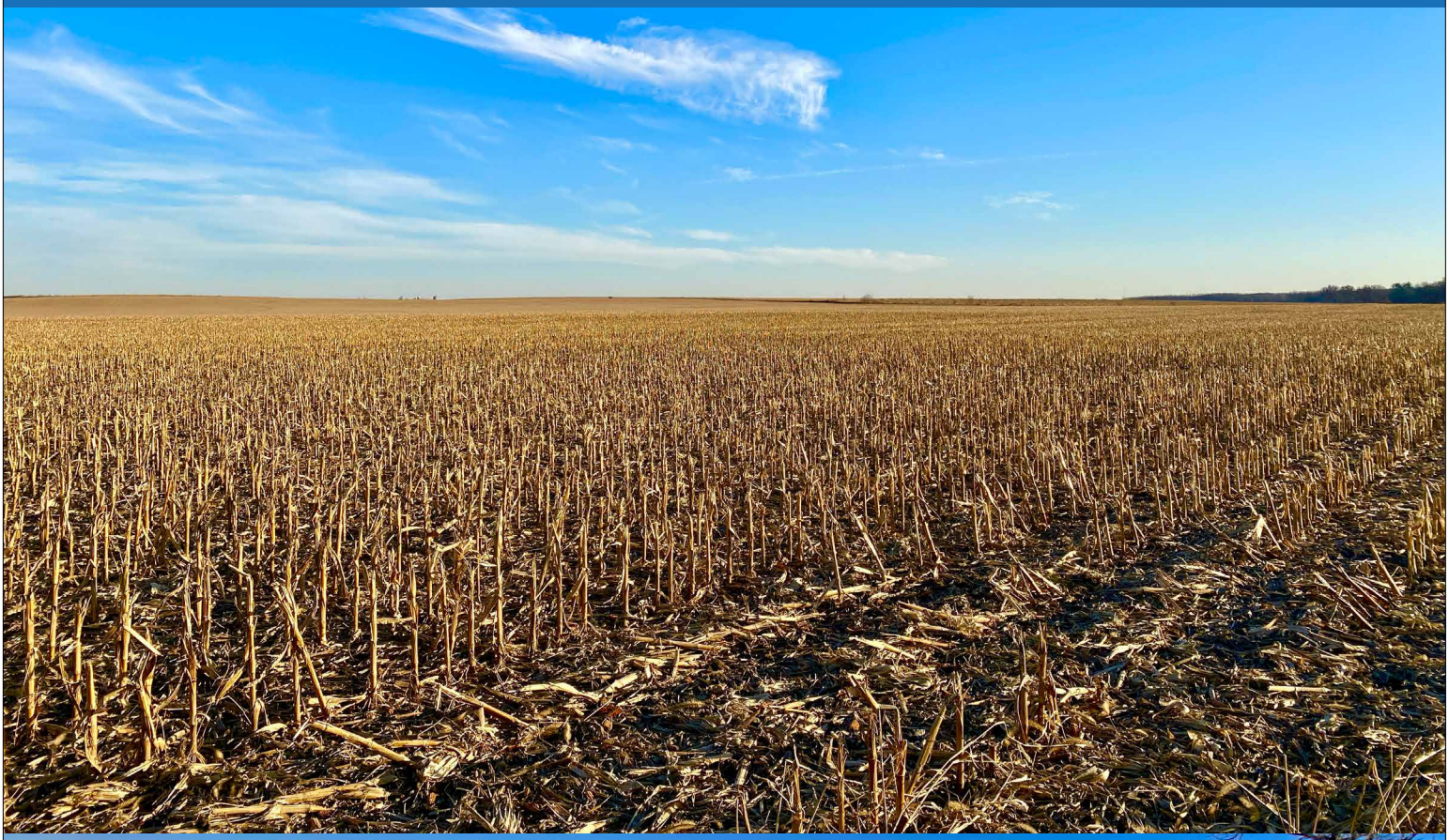
HighPointLandCompany.com

170+/- Acres
Chickasaw County, IA
Washington Twp

High Point Land Company

501 South Grand Ave Charles City, IA 50616

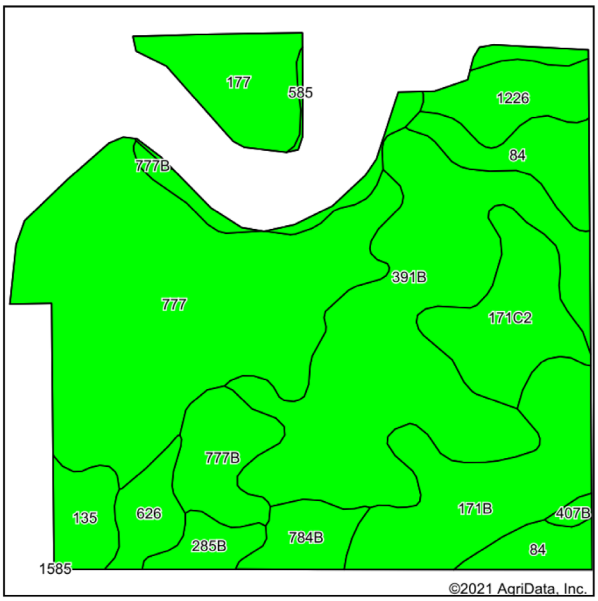
Property Photos

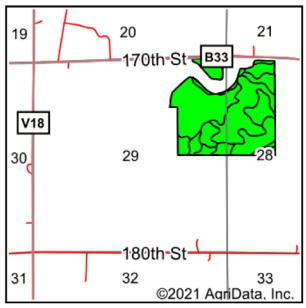


FSA Map

uctions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation.
n! All data has limitations of accuracy.
20
21
170th St
B33
170th St
B33
170th St
B33
171.53
Washington
29-96N-13W
28-96N-13W
©2021 Ag

Soil Map





State: **Iowa**
County: **Chickasaw**
Location: **29-96N-13W**
Township: **Washington**
Acres: **138.1**
Date: **12/6/2021**

HIGH POINT LAND COMPANY

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com

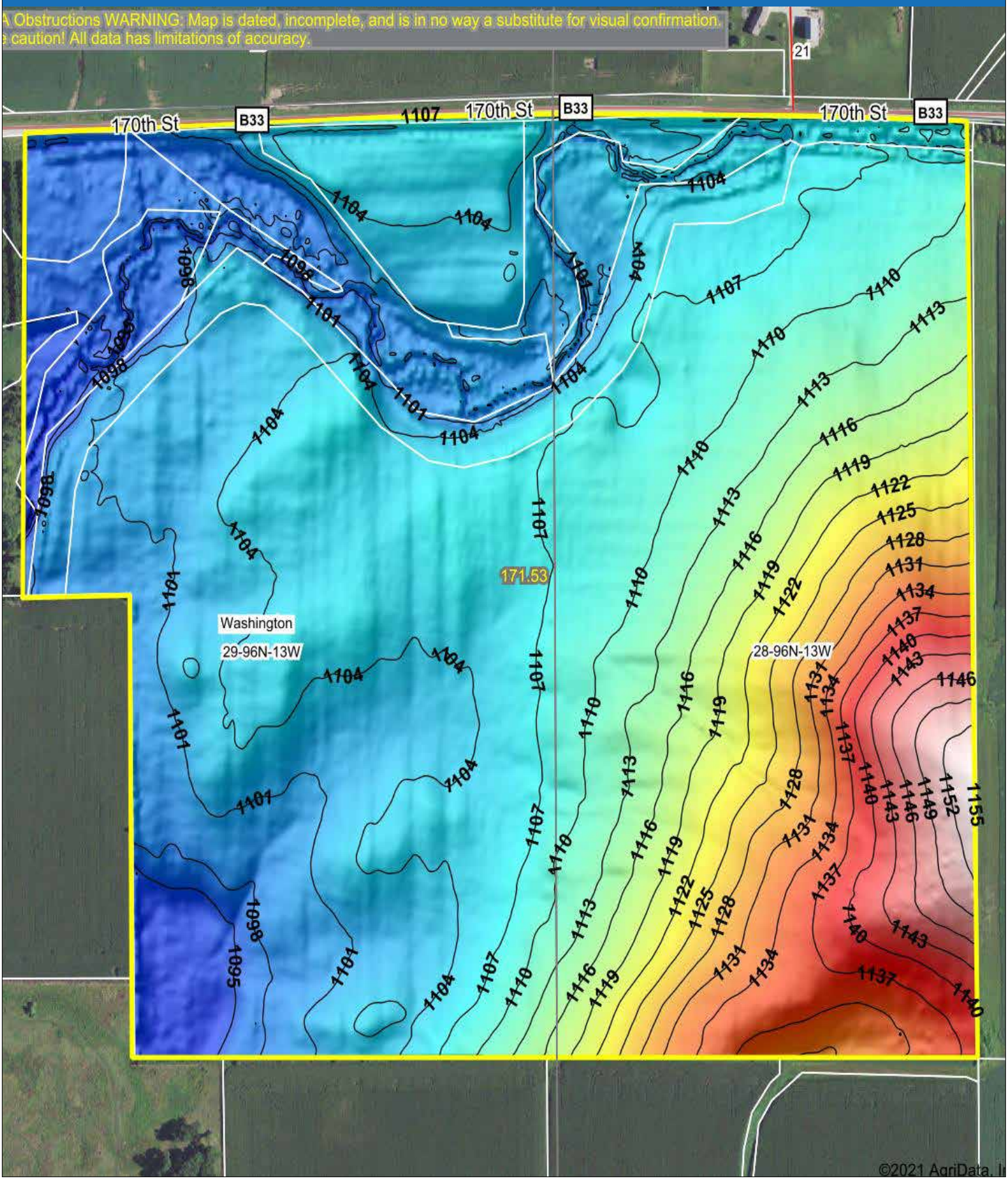
Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 27

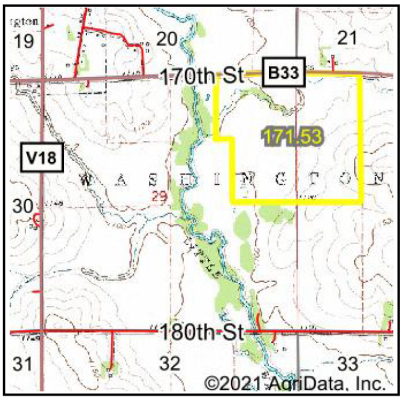
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
777	Wapsie loam, 0 to 2 percent slopes	39.25	28.4%		IIs		55	57							
391B	Clyde-Floyd complex, 1 to 4 percent slopes	32.61	23.6%		IIw		87	72							
171B	Bassett loam, 2 to 5 percent slopes	14.02	10.2%		IIe		85	79	10.7	6.4	215	3.9	92	6.4	62
171C2	Bassett loam, 5 to 9 percent slopes, eroded	9.12	6.6%		IIIe		77	62	10.3	6.1	174	3.9	88.5	6	50
84	Clyde clay loam, 0 to 3 percent slopes	8.81	6.4%		IIw		88	74							
777B	Wapsie loam, 2 to 5 percent slopes	8.32	6.0%		IIe		50	52							
177	Saude loam, 0 to 2 percent slopes	7.23	5.2%		IIs		60	62							
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.19	3.8%		IIs		59	71							
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.57	2.6%		IIw		65	79							
784B	Riceville loam, 1 to 4 percent slopes	3.47	2.5%		IIe		68	51							
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	3.31	2.4%		IIs		53	66							
285B	Burkhardt sandy loam, 2 to 5 percent slopes	2.39	1.7%		IIIe	IIe	18	25							
407B	Schley loam, 1 to 4 percent slopes	0.50	0.4%		IIw		81	69							
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.31	0.2%		IIw		70	85							
			Weighted Average		**2.08**	**0.03**	**69.3**	**64.9**	**1.8**	**1.1**	**33.3**	**0.7**	**15.2**	**1**	**9.6**

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Topo Map


Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation.
caution! All data has limitations of accuracy.
170th St
B33
1107
170th St
B33
170th St
B33
21
171.53
Washington
29-96N-13W
28-96N-13W
©2021 AgriData, I

Wetlands Map



State: **Iowa**
Location: **29-96N-13W**
County: **Chickasaw**
Township: **Washington**
Date: **12/6/2021**

HIGH POINT LAND COMPANY

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

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N
W E
S

0ft 737ft 1473ft

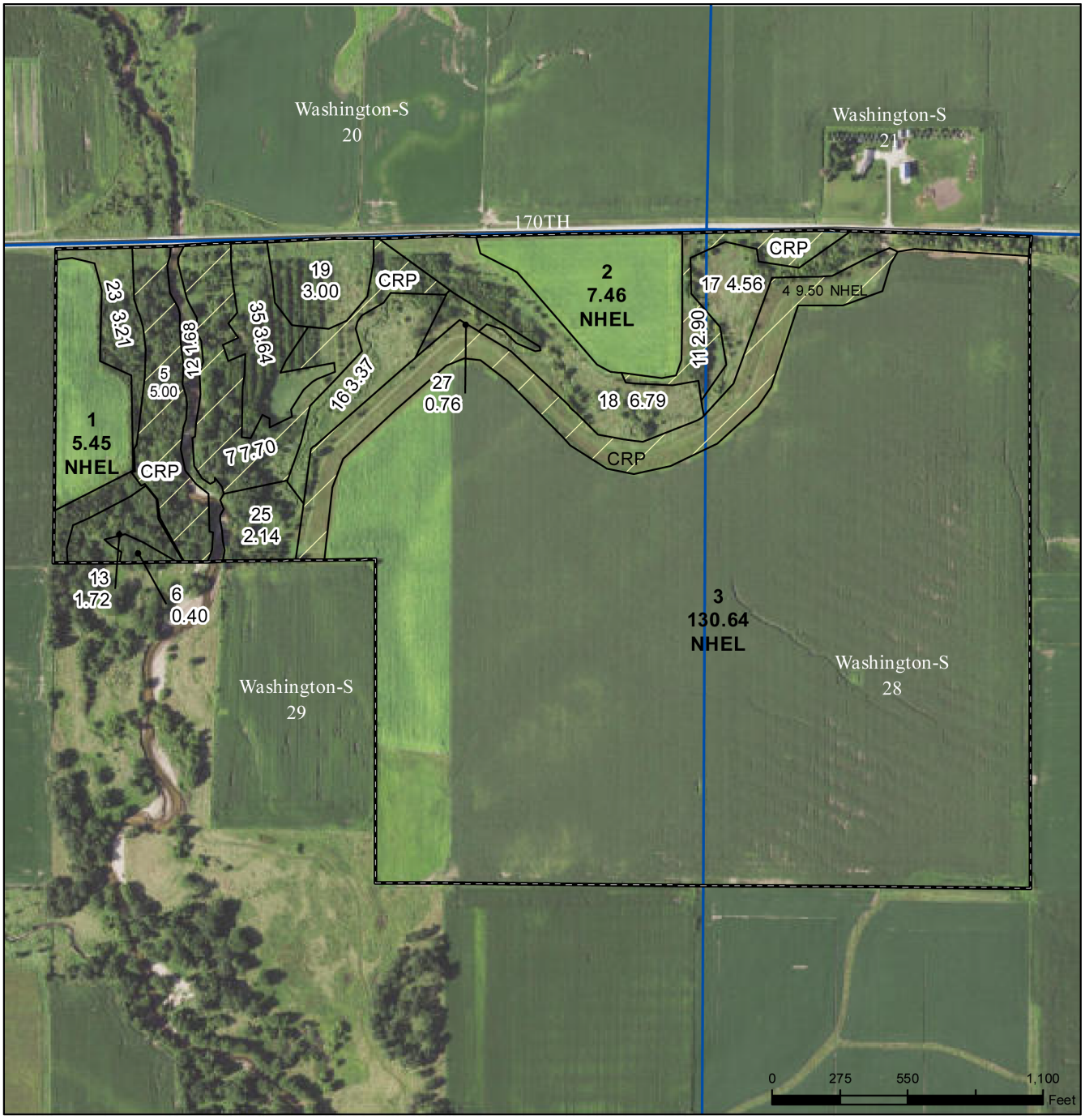
	Classification Code	Type	Acres
	PEM1C	Freshwater Emergent Wetland	15.01
	PEM1Cx	Freshwater Emergent Wetland	2.15
		Total Acres	17.16

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

USDA Map

United States Department of Agriculture

Chickasaw County, Iowa



Legend

Non-Cropland | Cropland | CRP | Tract Boundary | Iowa PLSS | Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2021 Program Year

Map Created March 10, 2021

Farm **6369**

Tract **9246**

Tract Cropland Total: 153.05 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

FSA-156EZ

IOWA
CHICKASAW
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6369
Prepared : 12/6/21 8:30 AM
Crop Year : 2022

Operator Name : [redacted]
Farms Associated with Operator : 19-037-3411, 19-037-5347, 19-037-6182, 19-037-6369
CRP Contract Number(s) : 10107, 11818
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
199.92	153.05	153.05	0.00	0.00	9.50	0.00	0.00	Active	1
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**		**MPL**	**Acre Election**	**EWP**	**DCP Ag.Rel. Activity**	**Broken From Native Sod**
0.00	0.00	143.55	0.00		15.60		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	123.16	0.00	126	
Soybeans	5.84	0.00	42	
TOTAL	**129.00**	**0.00**		

NOTES

Tract Number : **9246**

Description : E5 NE1/4 29,F5 N1/2 28-96-13
FSA Physical Location : IOWA/CHICKASAW
ANSI Physical Location : IOWA/CHICKASAW
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
199.92	153.05	153.05	0.00	0.00	9.50	0.00	0.00
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**MPL**	**EWP**	**DCP Ag. Rel Activity**	**Broken From Native Sod**
0.00	0.00	143.55	0.00	15.60	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

CRP Contract

CRP-1 (07-06-20)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
19 037	44
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
10107	15.60

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*
CHICKASAW COUNTY FARM SERVICE AGENCY
PO BOX 410
NEW HAMPTON, IA50659-0410

5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (641)394-5929

6. TRACT NUMBER	7. CONTRACT PERIOD	
	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
9246	10-01-2013	09-30-2028

8. SIGNUP TYPE: Continuous

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	$ 79.20
9B. Annual Contract Payment	$ 1,236.00
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
9246	0005	CP22	5.00	$ 1,500.00
9246	0007	CP22	7.70	$ 2,310.00
9246	0011	CP22	2.90	$ 870.00

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)*
IMAT FARM LIMITED PTN 1041 SENECA ST HARTFORD, WI53027-2579	100.00 %			
B(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)*
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.

CRP Contract

CRP-1 (07-06-20) **U.S. DEPARTMENT OF AGRICULTURE** Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
19 037	52
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
11818	9.50

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*	6. TRACT NUMBER	7. CONTRACT PERIOD	
CHICKASAW COUNTY FARM SERVICE AGENCY PO BOX 410 NEW HAMPTON, IA50659-0410	9246	FROM: (MM-DD-YYYY) 10-01-2019	TO: (MM-DD-YYYY) 09-30-2029
5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (641)394-5929	8. SIGNUP TYPE: Continuous		

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	$ 207.00
9B. Annual Contract Payment	$ 1,967.00
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
9246	0004	CP21	9.50	$ 1,739.00

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IMAT FARM LIMITED PTN 1041 SENECA ST HARTFORD, WI53027-2579	100.00 %			
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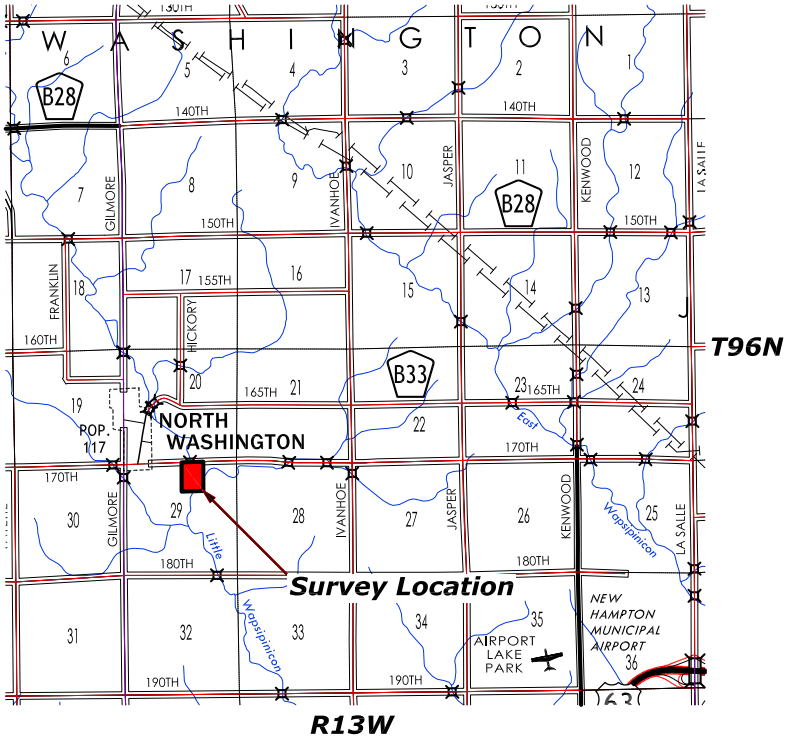
Survey

Index Legend
Prepared by & Returned to: Kirk D. Reicks, PLS 19211
HRS, LLC - 10 East Main Street, New Hampton IA 50659
Proprietor: IMAT Farm, Limited Partnership
Requested By: Nick Hopp, High Point Land Company
County: Chickasaw
Section(s)-Township-Range: 29-T96N-R13W
Aliquot Part(s): NW 1/4 - NE 1/4

Plat of Survey

Parcel 2021-81 in the NW 1/4 - NE 1/4 of Section 29 - T96N - R13W, Chickasaw County, Iowa.



Basis of Bearing:

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geoid 96C).
Control was acquired by localizing into the Chickasaw County GPS Control System utilizing Points 219, 220, 227, 228 and projecting from the cross of 219-228 and 220-227.
Scale factor 1.00007519315 applied.
Projection Point:
Northing = 3,867,816.69'
Easting = 5,213,394.79'

Notes:

See Sheet 1 for Location Map.
See Sheet 2 for Section Control.
See Sheet 3 for Survey Details.
See Sheet 4 for Legal Description.

Map Not to Scale

Map Courtesy of the Iowa Department of Transportation
http://www.iowadot.gov/maps/

LEGEND	
▲	= Section Corner Found
△	= Section Corner Set
⊙	= Set 5/8"Ø Rebar w/OPC PLS 19211
◈	= Calculated Position
———	= Survey Boundary Line
RPC,YPC,OPC,BPC	= Red, Yellow, Orange, Blue Plastic Cap
(0.00')	= Recorded Dimension

Survey was completed on December 17, 2021.	FB: Chickasaw 11, Pgs. 22-23	LJH	Project Number: 2021-135	Sheet: 1

HRS Herold-Reicks Surveying

New Hampton 641-394-2725 *Waverly 319-483-5187* *Clear Lake 641-231-8092*
www.hrsurveying.com

PROFESSIONAL LAND SURVEYOR
KIRK D. REICKS 19211
IOWA

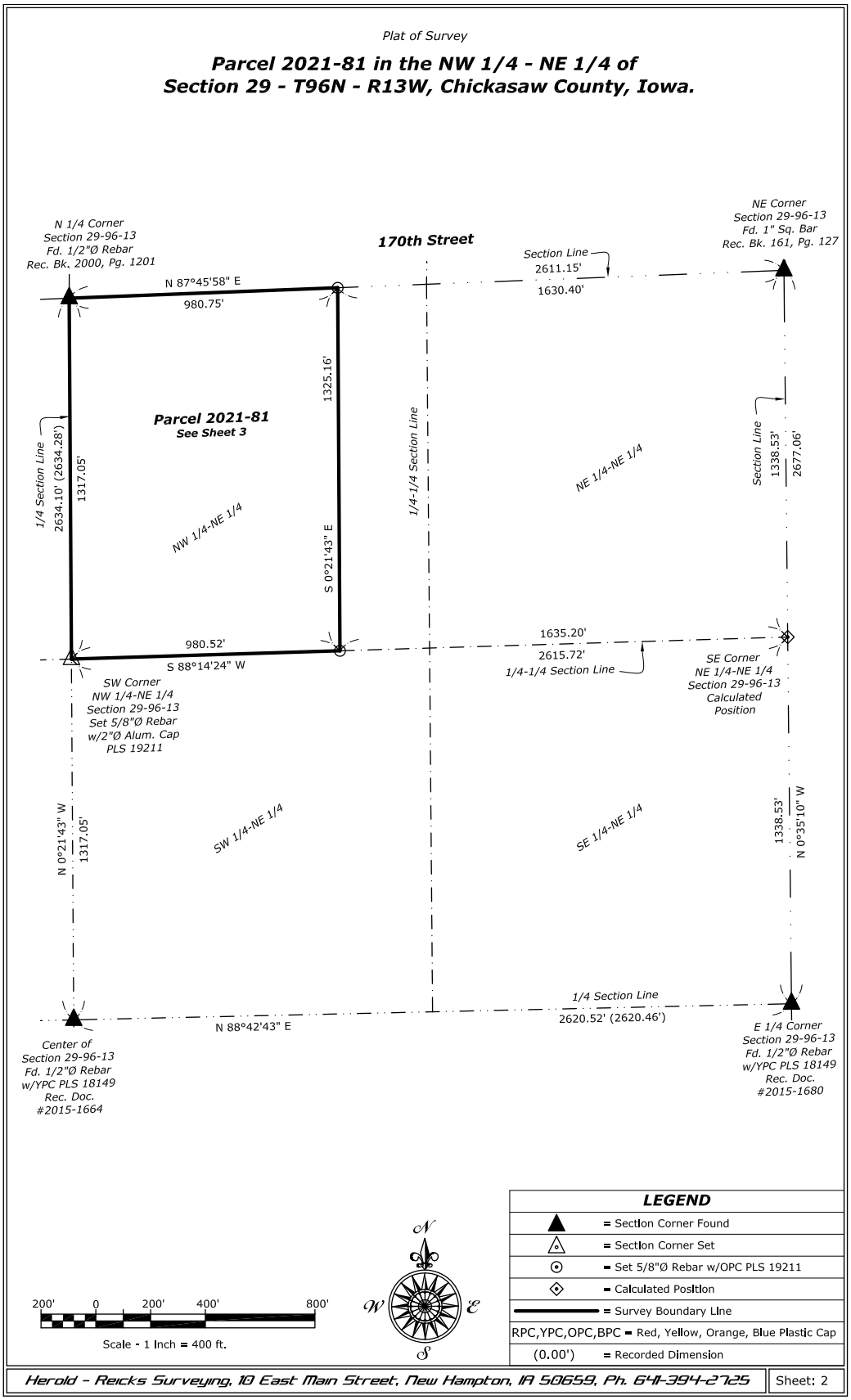
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Kirk D. Reicks Date:

License number 19211
My license renewal date is December 31, 2022.
Sheets covered by this seal: 1-4

File: S:___ Projects - NHO\County Control Systems - NHO\CHICKASAW\CHICK-19\CHICK-19 - 2020.dwg, 12/30/2021 2:14:58 PM

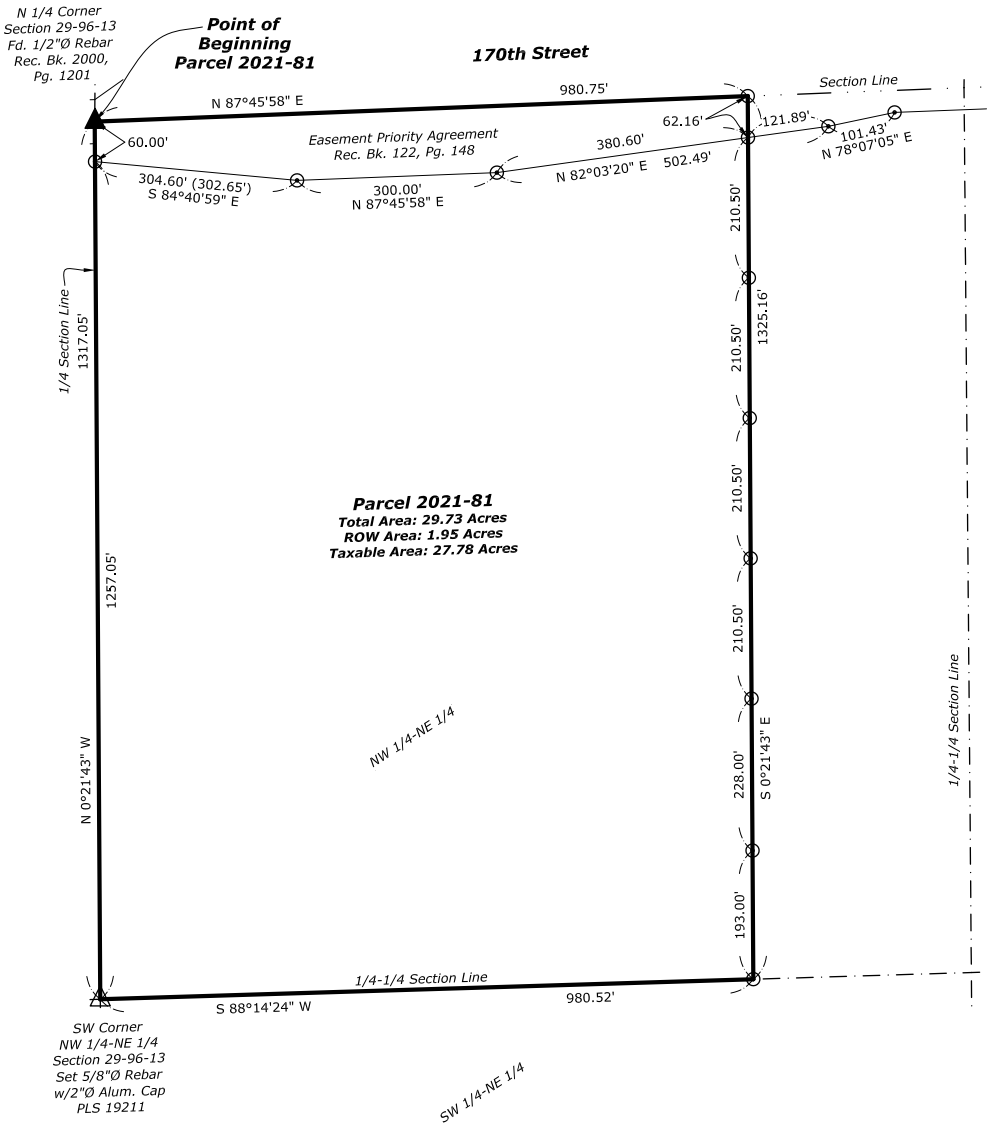
Survey


Plat of Survey
Parcel 2021-81 in the NW 1/4 - NE 1/4 of
Section 29 - T96N - R13W, Chickasaw County, Iowa.
N 1/4 Corner
Section 29-96-13
Fd. 1/2"Ø Rebar
Rec. Bk. 2000, Pg. 1201
170th Street
NE Corner
Section 29-96-13
Fd. 1" Sq. Bar
Rec. Bk. 161, Pg. 127
Section Line
2611.15'
1630.40'
N 87°45'58" E
980.75'
1325.16'
Parcel 2021-81
See Sheet 3
1/4 Section Line
2634.10' (2634.28')
1317.05'
NW 1/4-NE 1/4
S 0°21'43" E
1/4-1/4 Section Line
NE 1/4-NE 1/4
Section Line
1338.53'
2677.06'
980.52'
S 88°14'24" W
1635.20'
2615.72'
1/4-1/4 Section Line
SE Corner
NE 1/4-NE 1/4
Section 29-96-13
Calculated
Position
SW Corner
NW 1/4-NE 1/4
Section 29-96-13
Set 5/8"Ø Rebar
w/2"Ø Alum. Cap
PLS 19211
N 0°21'43" W
1317.05'
SW 1/4-NE 1/4
SE 1/4-NE 1/4
1338.53'
N 0°35'10" W
1/4 Section Line
N 88°42'43" E
2620.52' (2620.46')
Center of
Section 29-96-13
Fd. 1/2"Ø Rebar
w/YPC PLS 18149
Rec. Doc.
#2015-1664
E 1/4 Corner
Section 29-96-13
Fd. 1/2"Ø Rebar
w/YPC PLS 18149
Rec. Doc.
#2015-1680
200' 0 200' 400' 800'
Scale - 1 Inch = 400 ft.
N
W
E
S
LEGEND
= Section Corner Found
= Section Corner Set
= Set 5/8"Ø Rebar w/OPC PLS 19211
= Calculated Position
= Survey Boundary Line
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap
(0.00') = Recorded Dimension
Herold - Reicks Surveying, 10 East Main Street, New Hampton, IA 50659, Ph. 641-394-2725
Sheet: 2
File: S:__Projects - NHO\County Control Systems - NHO\CHICKASAW\CHICK-19\CHICK-19 - 2020.dwg, 12/30/2021 2:15:45 PM

Survey

Plat of Survey

Parcel 2021-81 in the NW 1/4 - NE 1/4 of Section 29 - T96N - R13W, Chickasaw County, Iowa.



LEGEND	
▲	= Section Corner Found
△	= Section Corner Set
⊙	= Set 5/8"Ø Rebar w/OPC PLS 19211
◈	= Calculated Position
———	= Survey Boundary Line
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00')	= Recorded Dimension

Herold - Reicks Surveying, 10 East Main Street, New Hampton, IA 50659, Ph. 641-394-2725

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Survey

Plat of Survey

Parcel 2021-81 in the NW 1/4 - NE 1/4 of Section 29 - T96N - R13W, Chickasaw County, Iowa.

Legal Description:

Parcel 2021-81 in the Northwest Quarter of the Northeast Quarter of Section 29, Township 96 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa, and more particularly described as follows:

Beginning at the North Quarter Corner of said Section;

Thence **North 87°45'58" East, 980.75 feet** along the North Line of said Quarter-Quarter Section;

Thence **South 00°21'43" East, 1325.16 feet** to the South Line of said Quarter-Quarter Section;

Thence **South 88°14'24" West, 980.52 feet** along the South Line of said Quarter-Quarter Section to the Southwest Corner thereof;

Thence **North 00°21'43" West, 1317.05 feet** along the West Line of said Quarter-Quarter Section to the Point of Beginning.

Containing **29.73 Acre(s),** including 1.95 Acre(s) of 170th Street Right-of-Way, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.
References are hereby made to the Recorded Documents as indicated on this Plat of Survey.

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Listing Summary

170+/- Acres Chickasaw County, IA

High Point Land company is honored to present 170+/- Acres of Chickasaw County farmland now available for the 2022 crop season. With many available tenants, this property can currently be purchased open to operate for 2022 or with a tenant in place.

This property shall be offered as 170+/- total acres including 147.6 acres of certified cropland (with 9.50 acres of this being enrolled in CRP). The balance of the land was previously pastured, and currently provides additional income generated by the Riparian Buffers in place. This property offers a rare opportunity to have one field consisting of 140+/- acres of certified cropland. With no obstructions and long straight rows, this well tiled farm allows for big equipment and great access, and has potential to add additional tillable acres to be added if the new owner wanted.

The tillable acres consist of highly productive Clyde-Floyd Complex, and Basset Loams. These soils generate a 69.3 CSR2 rating across their entirety, with the Eastern most “80” of the farm being extremely impressive, generating a CSR2 above 80 across its tillable acres. This farm has also been tiled as needed to provide adequate drainage as can been seen in the attached tile maps.

With its location just East of North Washington, only a half mile off of paved Gilmore Ave, and minutes from Hwy 18 and 63, this property provides great access to local grain markets. With such easy access to a paved road, the field just south 170th St could also provide a potential building site for someone looking to call this farm home.

With productive soils, efficiency of a large unobstructed field, and the potential for additional tillable acres; property is a great opportunity for a current operator or investor looking to expand their portfolio.

Contact Iowa Land Specialist, Nick Hopp at 319-240-6123 for more details.

High Point Land Company

501 South Grand Ave Charles City, IA 50616

HIGH POINT LAND COMPANY
HighPointLandCompany.com

501 South Grand Ave
Charles City, IA 50616

"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 transactions of their lives. It's our job to get it done right."

CONTACT LAND AGENT:
Nick Hopp
319-240-6121
Nick@highpointlandcompany.com