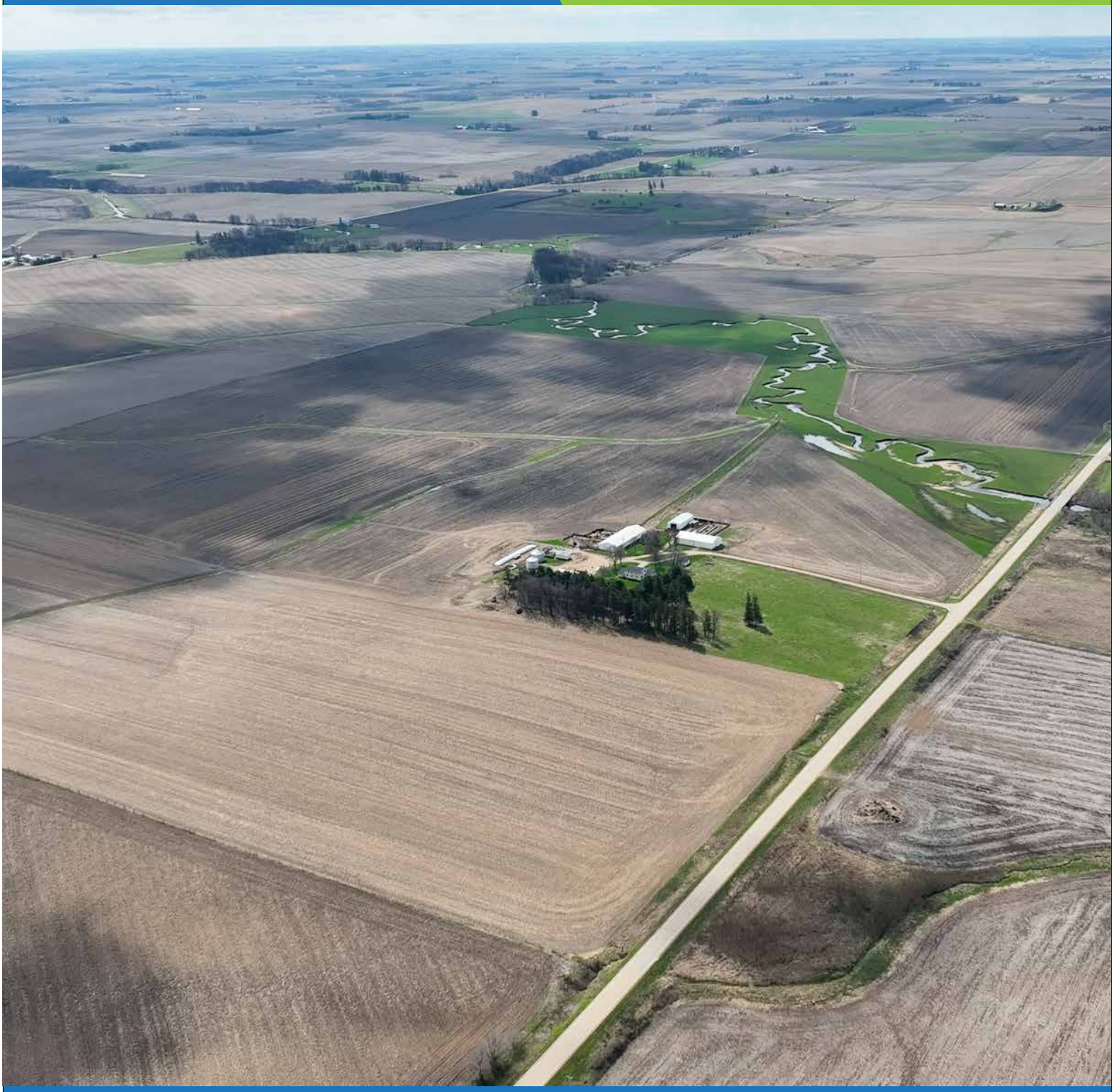
HIGH POINT LAND COMPANY

HighPointLandCompany.com

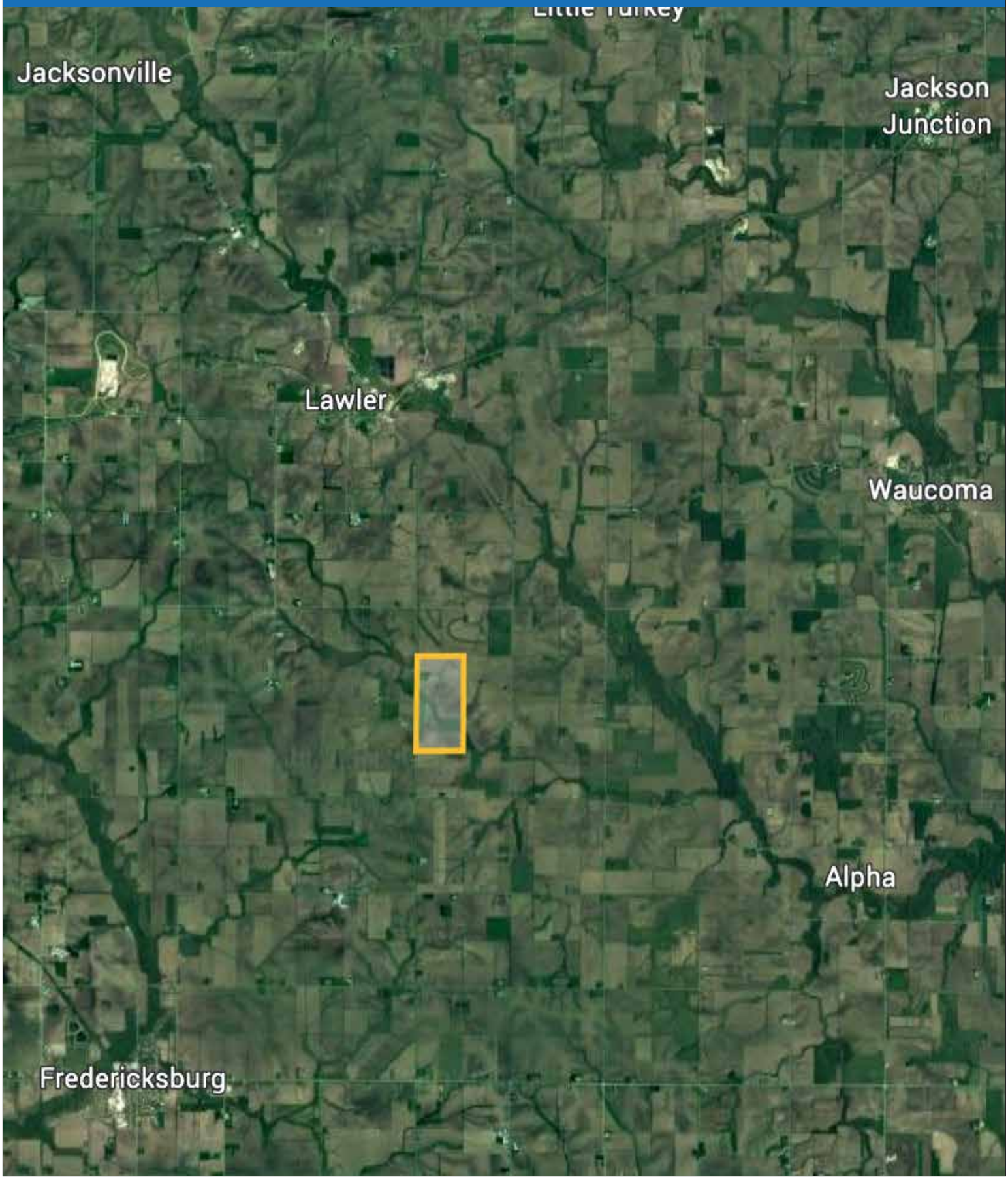
320+/- Acres
Chicksaw County, IA
Stapleton Township



High Point Land Company

501 South Grand Ave Charles City, IA 50616

Location Map



USDA Map

Legend

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

Wetland Determination

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

Tract Cropland Total: 267.13 acres

2022 Program Year
Map Created April 13, 2022

Farm **6668**
Tract **9526**

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

FSA-156EZ

IOWA
CHICKASAW
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6668
Prepared : 5/4/22 3:44 PM
Crop Year : 2022

CRP Contract Number(s) : None
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
317.11	267.13	267.13	0.00	0.00	0.00	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	267.13	0.00		0.00		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	197.60	0.00	147	
Soybeans	57.70	0.00	49	
TOTAL	**255.30**	**0.00**		

Tract Number : 9526

Description : N7 NW 1/4 22 95-11, SW 1/4 27-95-11
FSA Physical Location : IOWA/CHICKASAW
ANSI Physical Location : IOWA/CHICKASAW
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Recon ID : None

Tract Land Data

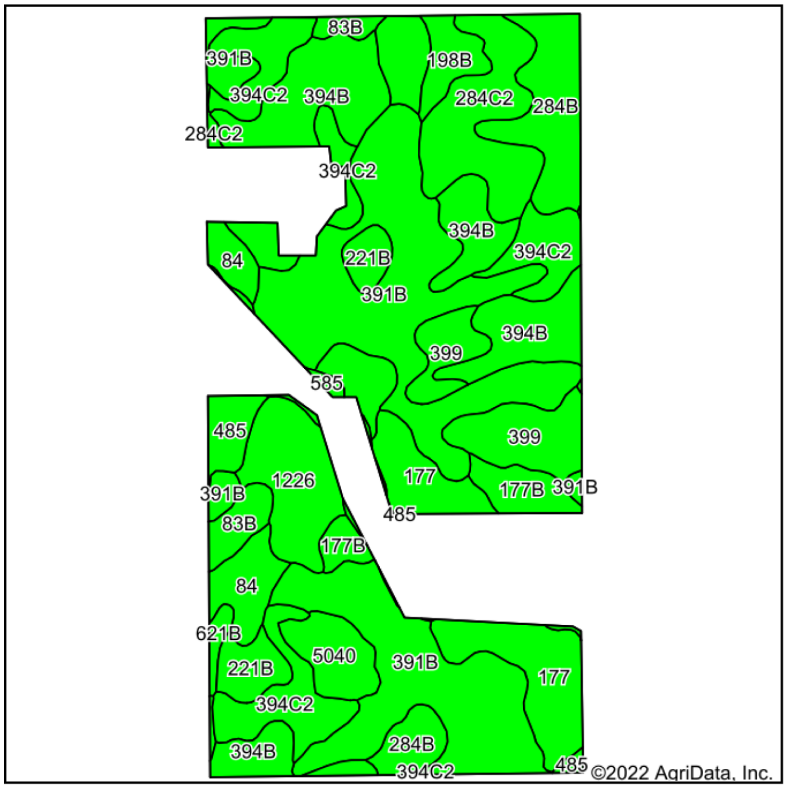
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
317.11	267.13	267.13	0.00	0.00	0.00	0.00	0.00
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**MPL**	**EWP**	**DCP Ag. Rel Activity**	**Broken From Native Sod**
0.00	0.00	267.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

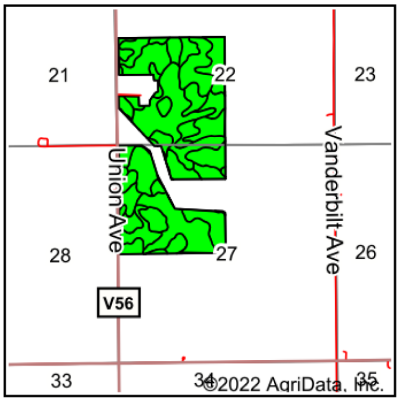
Tract 9526 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	197.60	0.00	147
Soybeans	57.70	0.00	49
TOTAL	**255.30**	**0.00**	

Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Chickasaw**
Location: **22-95N-11W**
Township: **Stapleton**
Acres: **262.54**
Date: **5/4/2022**

HIGH POINT LAND COMPANY

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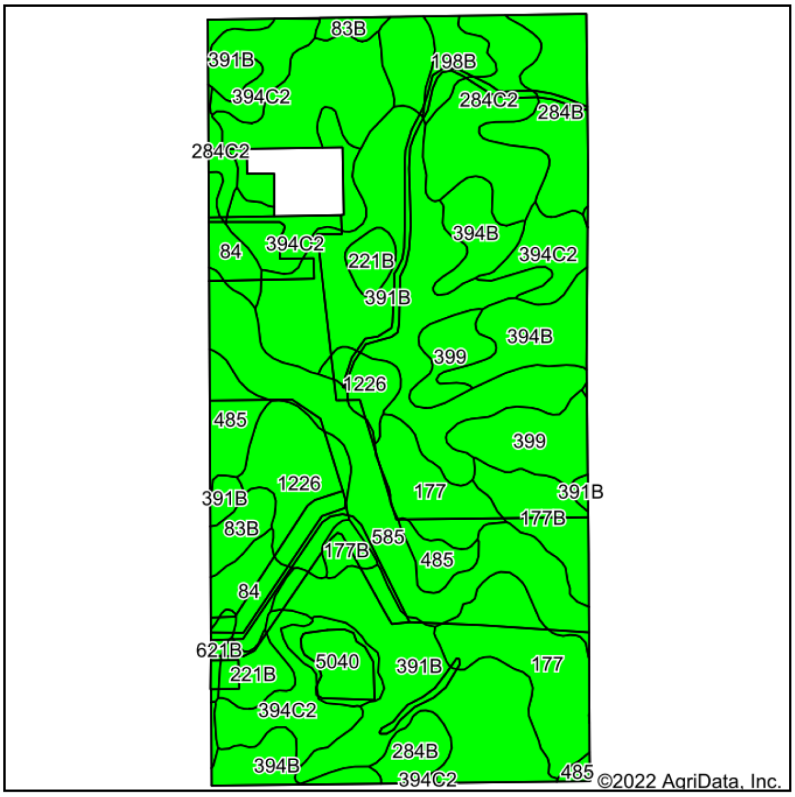
N W E S

Area Symbol: IA037, Soil Area Version: 27

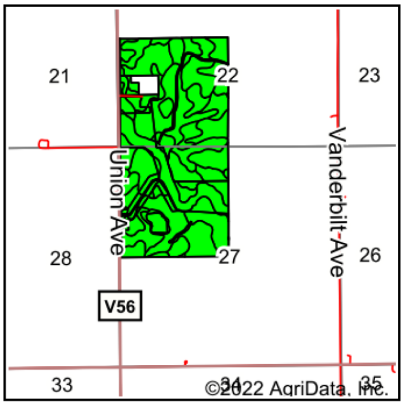
Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	Corn Bu	Soybeans Bu
391B	ClydeFloyd complex, 1 to 4 percent slopes	74.47	28.4%		IIw	87	72		
394B	Ostrander loam, 2 to 5 percent slopes	32.80	12.5%		IIe	88	84		
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	29.58	11.3%		IIIe	73	67		
177	Saude loam, 0 to 2 percent slopes	18.62	7.1%		IIs	60	62		
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	16.42	6.3%		IIIe	41	25		
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	16.32	6.2%		IIs	59	71		
284B	Flagler sandy loam, 2 to 5 percent slopes	16.31	6.2%		IIIe	49	45		
399	Readlyn silt loam, 1 to 3 percent slopes	13.51	5.1%		Iw	91			
84	Clyde clay loam, 0 to 3 percent slopes	8.81	3.4%		IIw	88	74		
221B	Klossner muck, 1 to 4 percent slopes	6.75	2.6%		IIIw	48	25		
177B	Saude loam, 2 to 5 percent slopes	6.63	2.5%		IIs	55	57		
5040	Anthroportic Udorthents, 2 to 9 percent slopes	6.38	2.4%		VIs	5			
83B	Kenyon loam, 2 to 5 percent slopes	4.83	1.8%		IIe	90	84	210	61
198B	Floyd loam, 1 to 4 percent slopes	4.29	1.6%		IIw	89	74		
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.13	1.6%		IIw	76	91		
585	ColandSpillville complex, 0 to 2 percent slopes, occasionally flooded	1.46	0.6%		IIw	70	85		
621B	Houghton muck, 1 to 4 percent slopes	1.23	0.5%		IIIw	35	20		
				Weighted Average	**2.31**	**72.7**	*	**3.9**	**1.1**

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Chickasaw**
Location: **27-95N-11W**
Township: **Stapleton**
Acres: **311.28**
Date: **4/22/2022**

HIGH POINT LAND COMPANY

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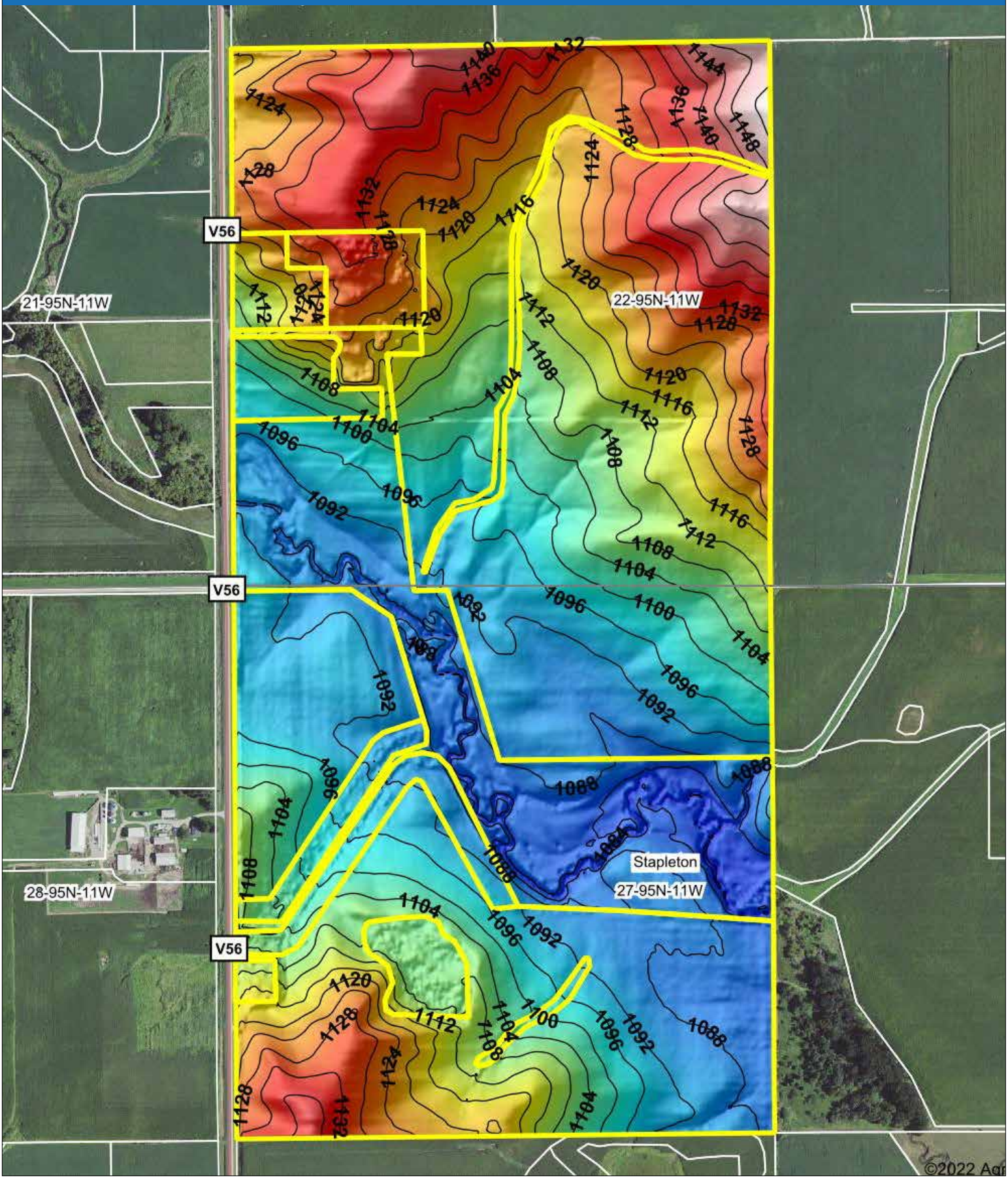
N W E S

Area Symbol: IA037, Soil Area Version: 27

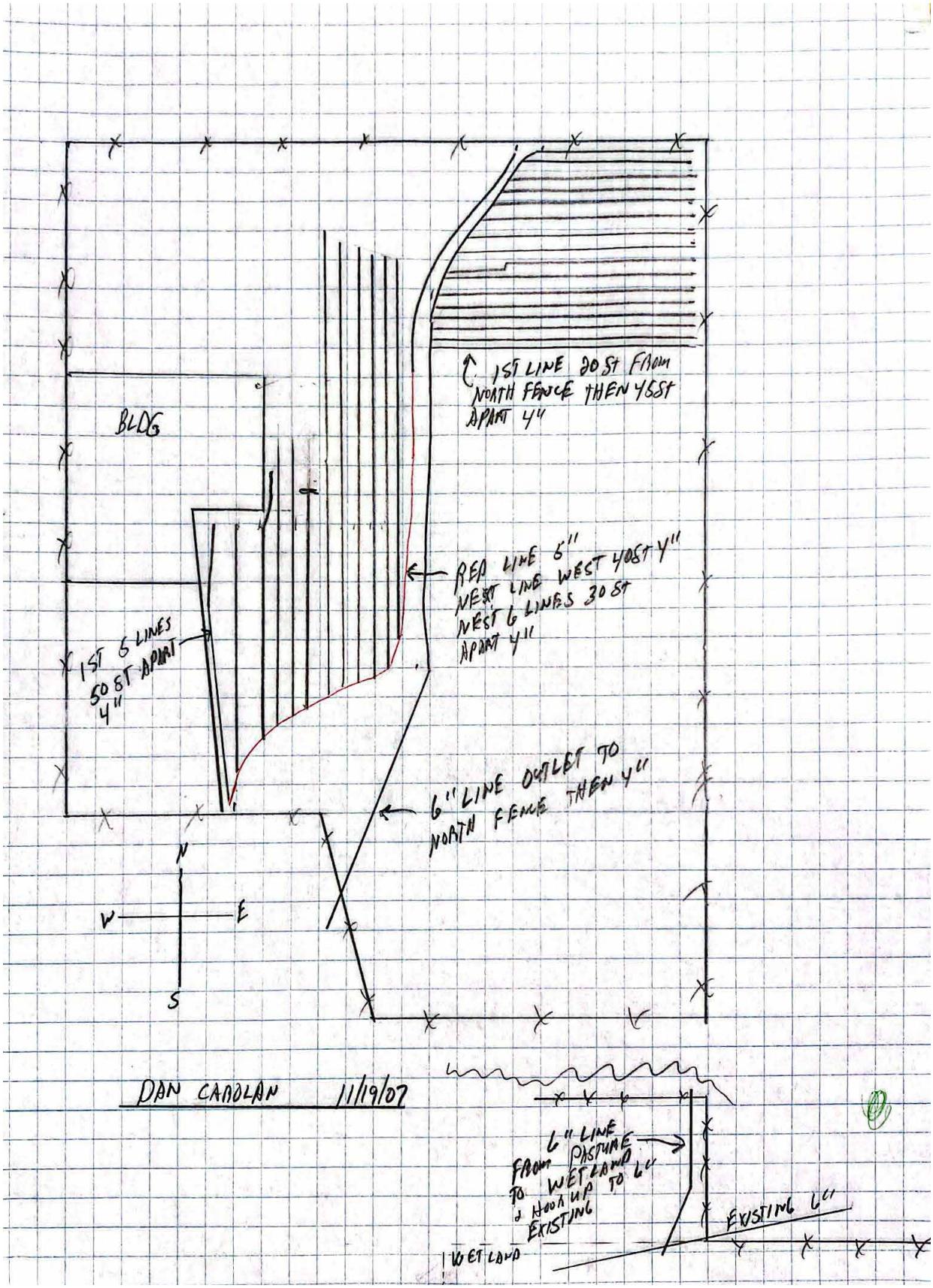
Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	Corn Bu	Soybeans Bu
391B	ClydeFloyd complex, 1 to 4 percent slopes	76.07	24.4%		IIw	87	72		
394B	Ostrander loam, 2 to 5 percent slopes	34.62	11.1%		IIe	88	84		
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	32.73	10.5%		IIIe	73	67		
585	ColandSpillville complex, 0 to 2 percent slopes, occasionally flooded	25.66	8.2%		IIw	70	85		
177	Saude loam, 0 to 2 percent slopes	24.46	7.9%		IIs	60	62		
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	17.87	5.7%		IIIe	41	25		
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	17.37	5.6%		IIs	59	71		
284B	Flagler sandy loam, 2 to 5 percent slopes	16.83	5.4%		IIIe	49	45		
399	Readlyn silt loam, 1 to 3 percent slopes	13.53	4.3%		Iw	91			
177B	Saude loam, 2 to 5 percent slopes	10.22	3.3%		IIs	55	57		
84	Clyde clay loam, 0 to 3 percent slopes	9.55	3.1%		IIw	88	74		
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	8.77	2.8%		IIw	76	91		
221B	Klossner muck, 1 to 4 percent slopes	6.75	2.2%		IIIw	48	25		
5040	Anthroportic Udorthents, 2 to 9 percent slopes	6.38	2.0%		VIs	5			
83B	Kenyon loam, 2 to 5 percent slopes	4.88	1.6%		IIe	90	84	210	61
198B	Floyd loam, 1 to 4 percent slopes	4.31	1.4%		IIw	89	74		
621B	Houghton muck, 1 to 4 percent slopes	1.28	0.4%		IIIw	35	20		
			Weighted Average		**2.28**	**72**	*	**3.3**	**1**

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

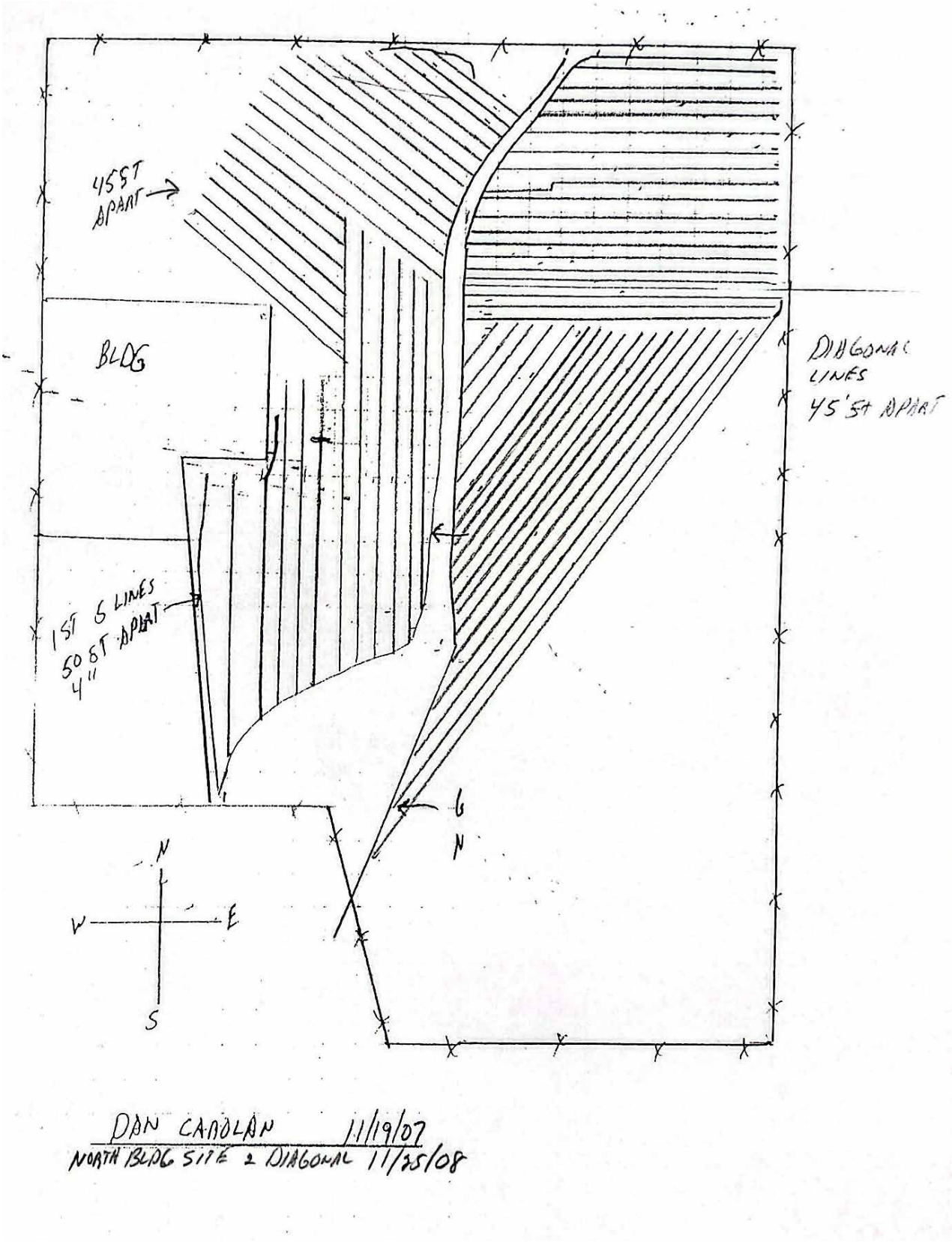
Topo Map


V56
V56
V56
21-95N-11W
22-95N-11W
28-95N-11W
27-95N-11W
Stapleton
©2022 Agr

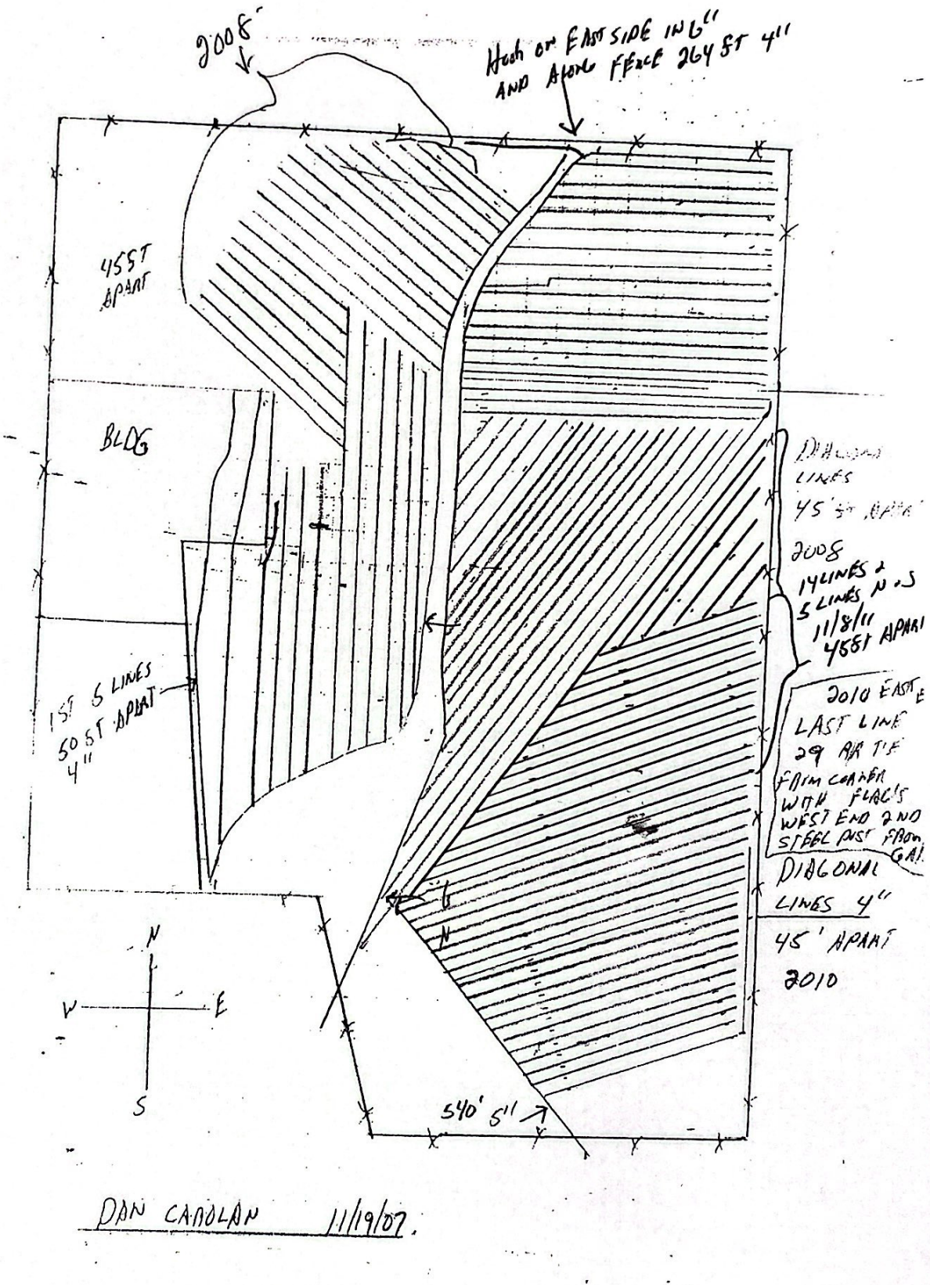
Tile Map


BLDG
1ST LINE 20 ST FROM NORTH FENCE THEN 45ST APART 4'
RED LINE 6" WEST LINE WEST 40ST 4" WEST 6 LINES 30 ST APART 4"
1ST 6 LINES 50 ST APART 4"
6" LINE OUTLET TO NORTH FENCE THEN 4"
N
W
E
S
DAN CANOLAN 11/19/07
6" LINE FROM PASTURE TO WETLAND TO 6" & HOOK UP EXISTING
EXISTING 6"
WETLAND

Tile Map

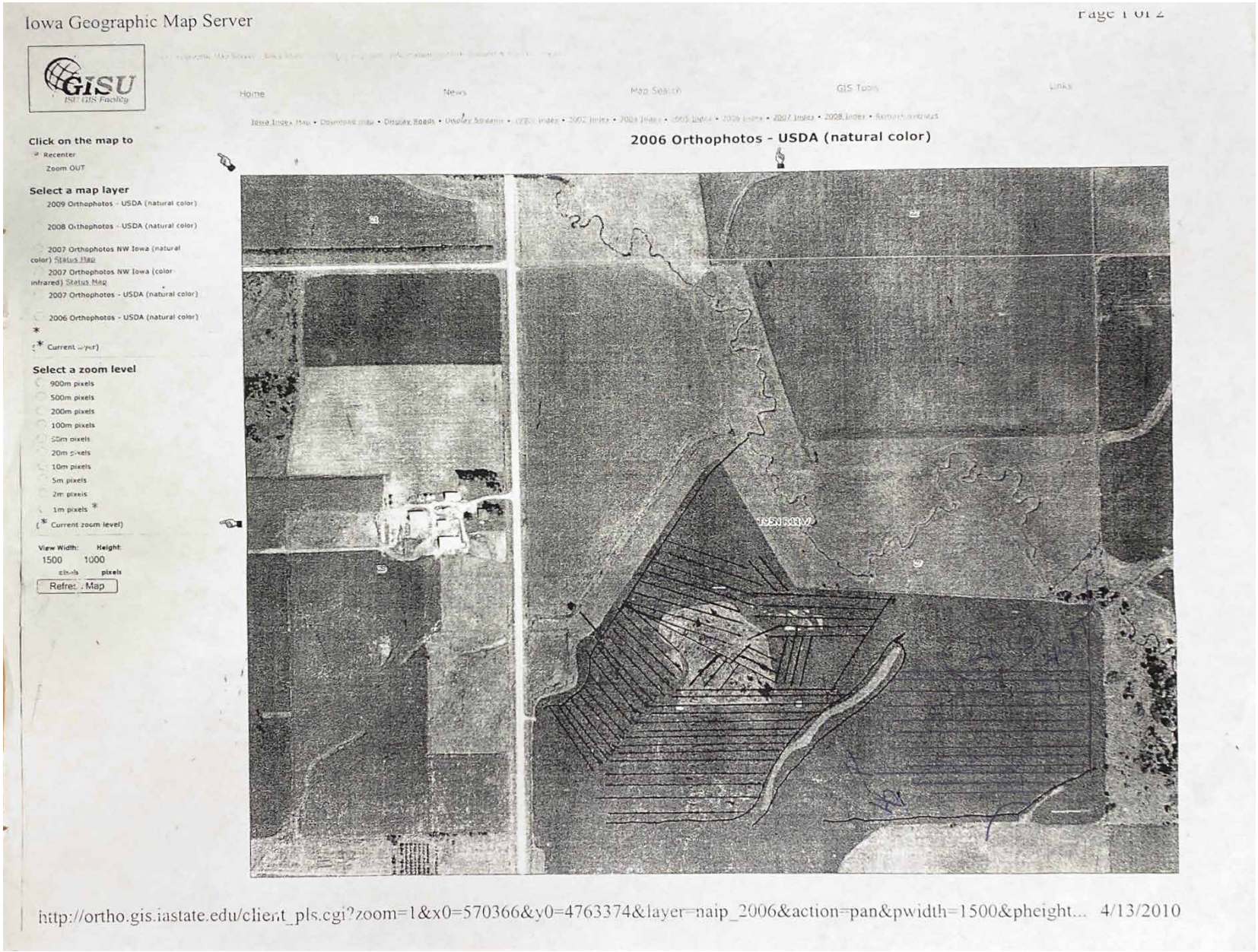

45'ST APART
BLDG
DIAGONAL LINES 45'ST APART
1ST 6 LINES 50 ST APART 4"
6
N
N
W
E
S
DAN CANOLAN 11/19/07
NORTH BLDG SITE 2 DIAGONAL 11/25/08

Tile Map



2008
Hook on EAST SIDE IN 6" AND ALONG FENCE 264 FT 4"
45 FT APART
BLDG
1ST 5 LINES 50 FT APART 4"
DIAGONAL LINES 45' FT APART
2008
14 LINES & 5 LINES N & S
11/8/11
45 FT APART
2010 EAST E
LAST LINE 29 AR TIE FROM CORNER WITH FLAG'S WEST END 2ND STEEL POST FROM GAL
DIAGONAL LINES 4"
45' APART
2010
N
W
E
S
540' 5"
DAN CAROLAN 11/19/07.

Tile Map


Iowa Geographic Map Server
Page 1 of 2
GISU
Home
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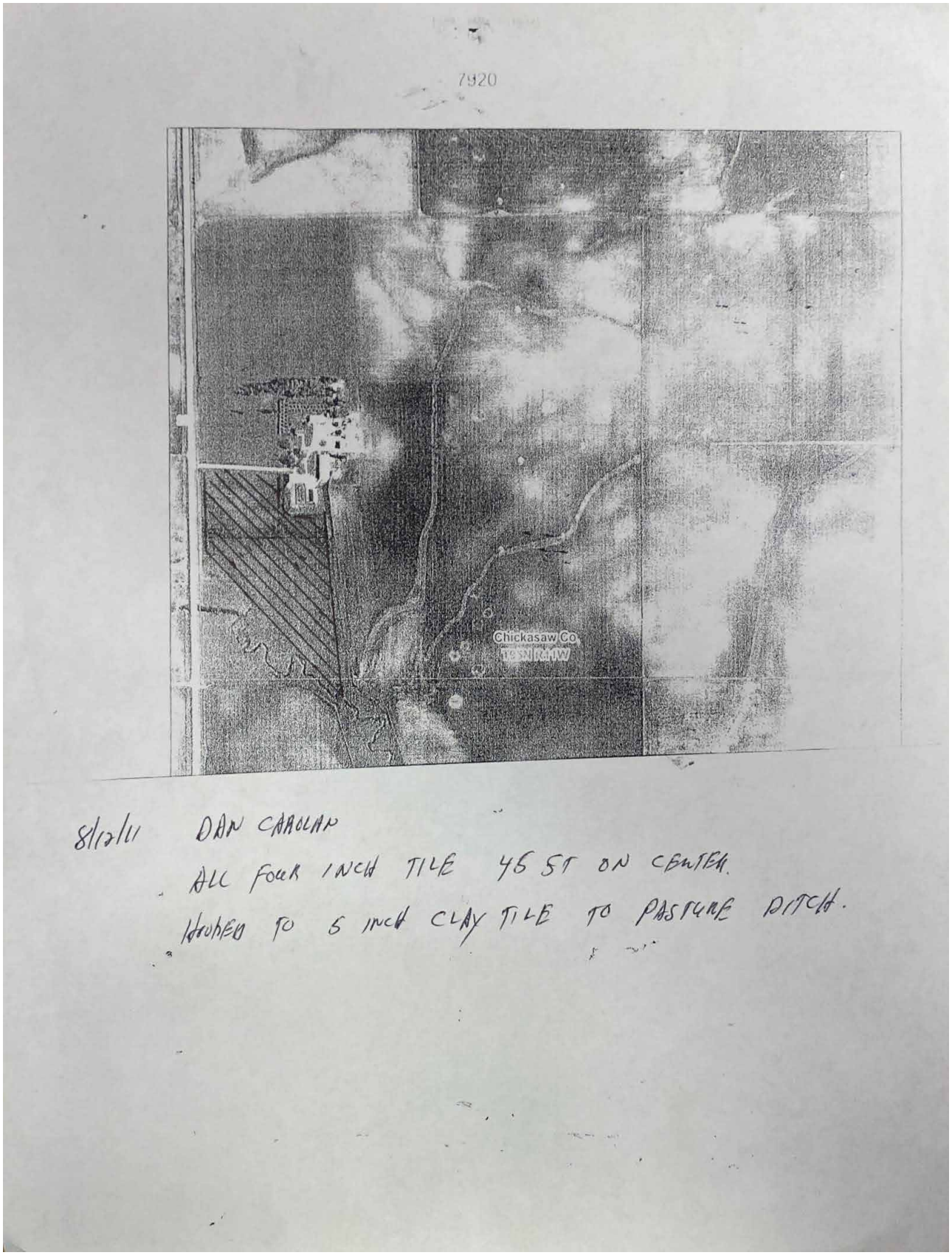
Map Search
GIS Tools
Links
2006 Orthophotos - USDA (natural color)
Click on the map to
Recenter
Zoom OUT
Select a map layer
2009 Orthophotos - USDA (natural color)
2008 Orthophotos - USDA (natural color)
2007 Orthophotos NW Iowa (natural color) Status Map
2007 Orthophotos NW Iowa (color infrared) Status Map
2007 Orthophotos - USDA (natural color)
2006 Orthophotos - USDA (natural color)
Select a zoom level
900m pixels
500m pixels
200m pixels
100m pixels
50m pixels
20m pixels
10m pixels
5m pixels
2m pixels
1m pixels
View Width:
Height:
1500
1000
pixels
pixels
Refresh Map
http://ortho.gis.iastate.edu/client_pls.cgi?zoom=1&x0=570366&y0=4763374&layer=naip_2006&action=pan&pwidth=1500&pheight... 4/13/2010

Tile Map

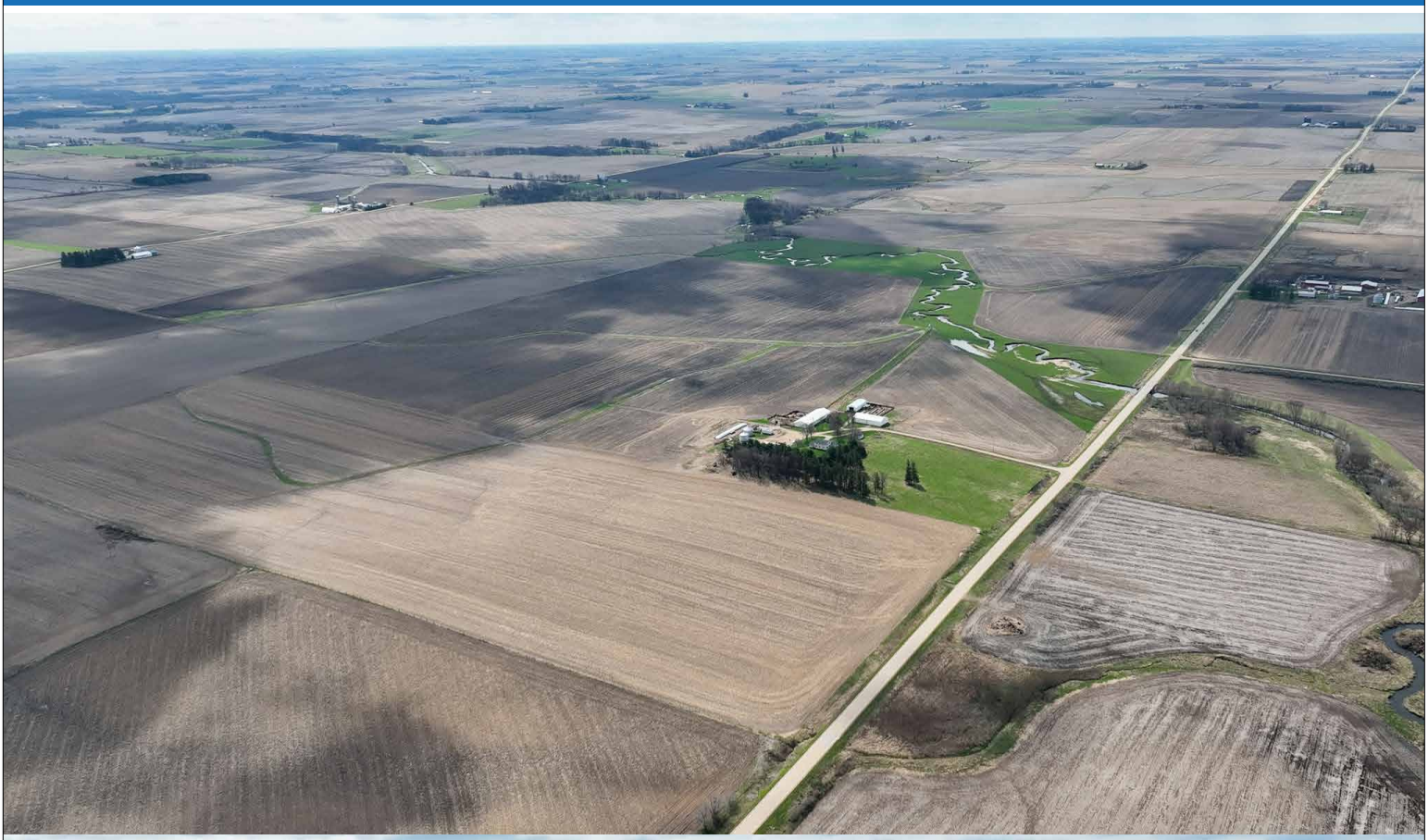


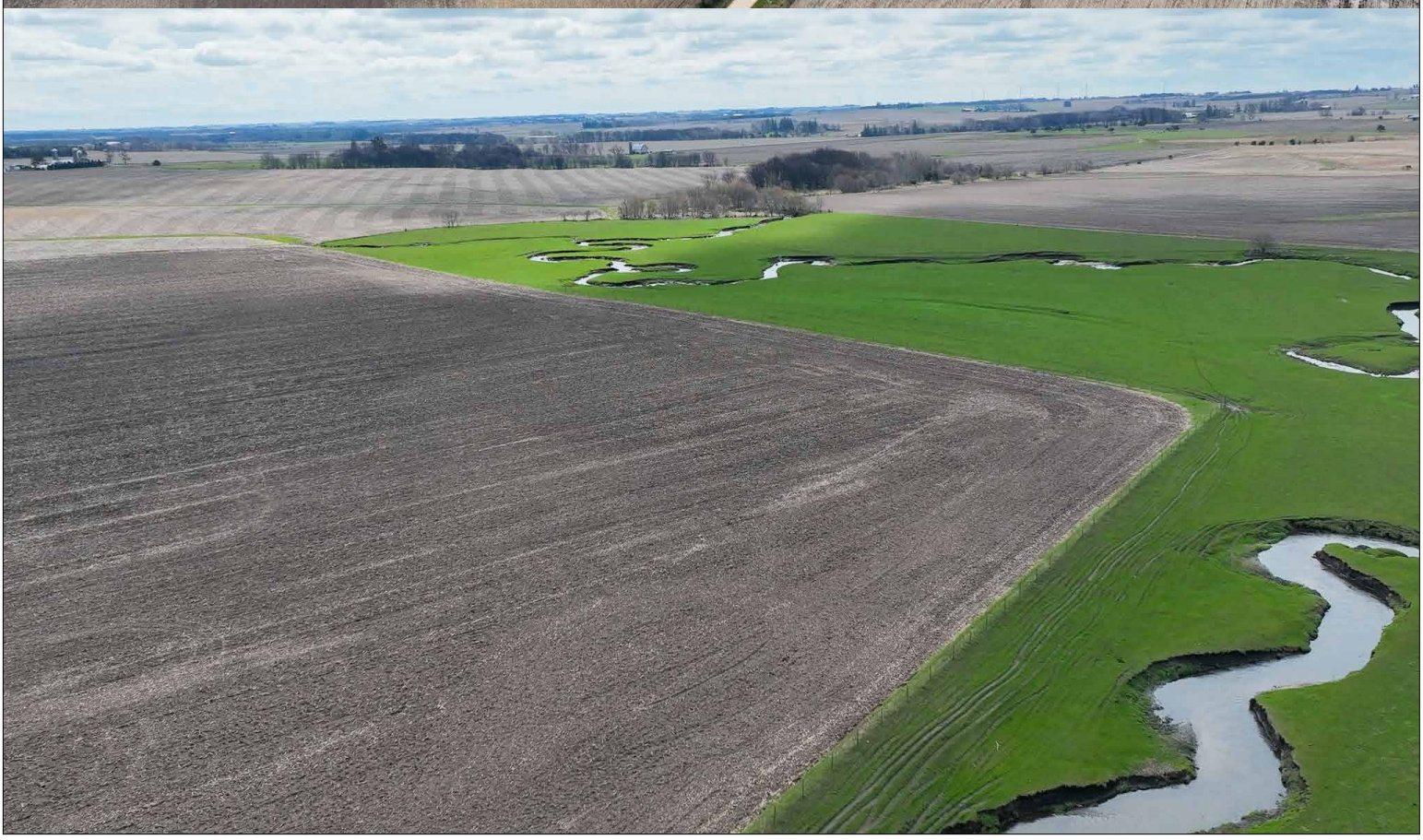
8/12/11 DAN CARLAN

ALL FOUR INCH TILE 45 ST ON CENTER.

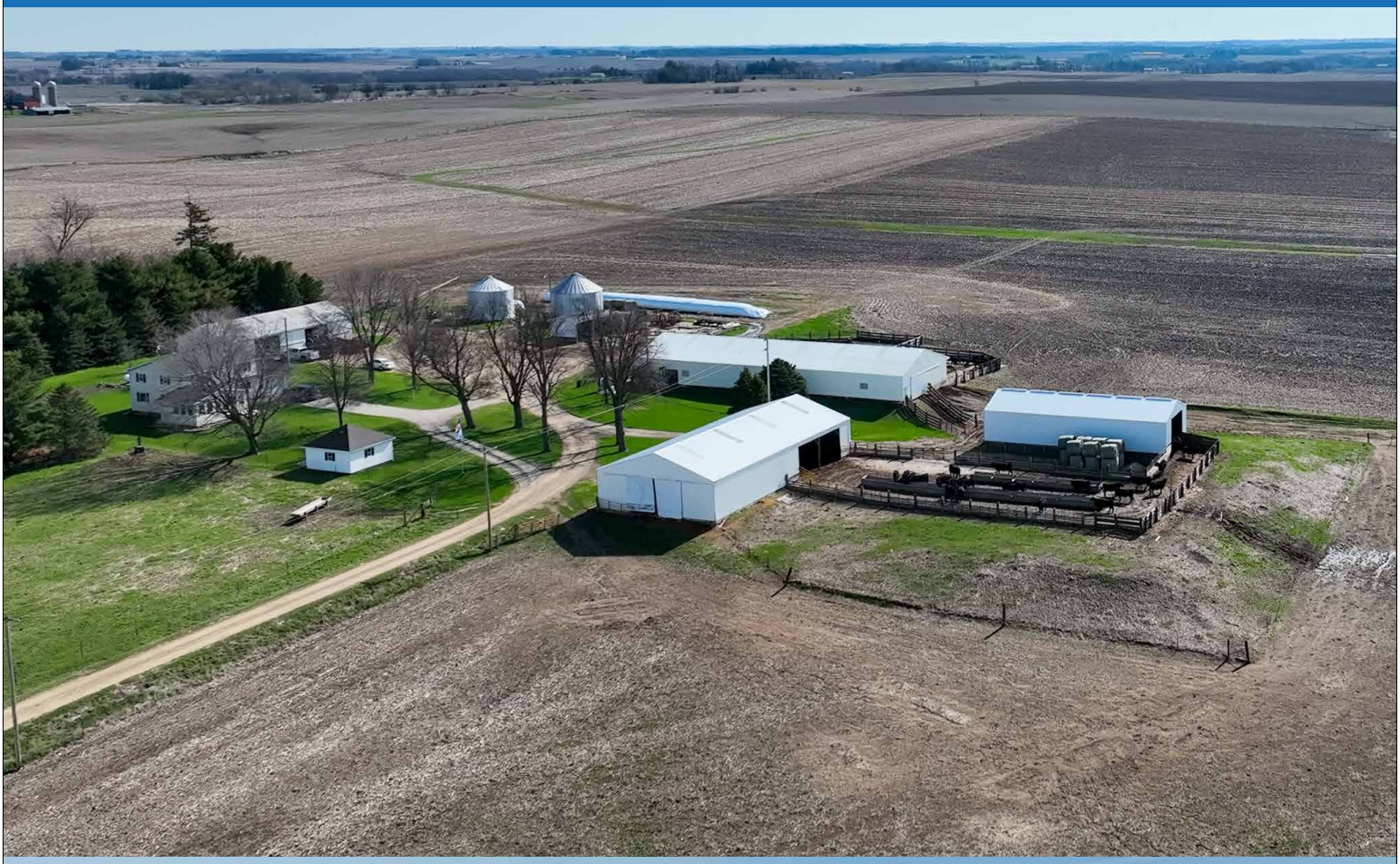
HOOKED TO 6 INCH CLAY TILE TO PASTURE DITCH.

Property Photos

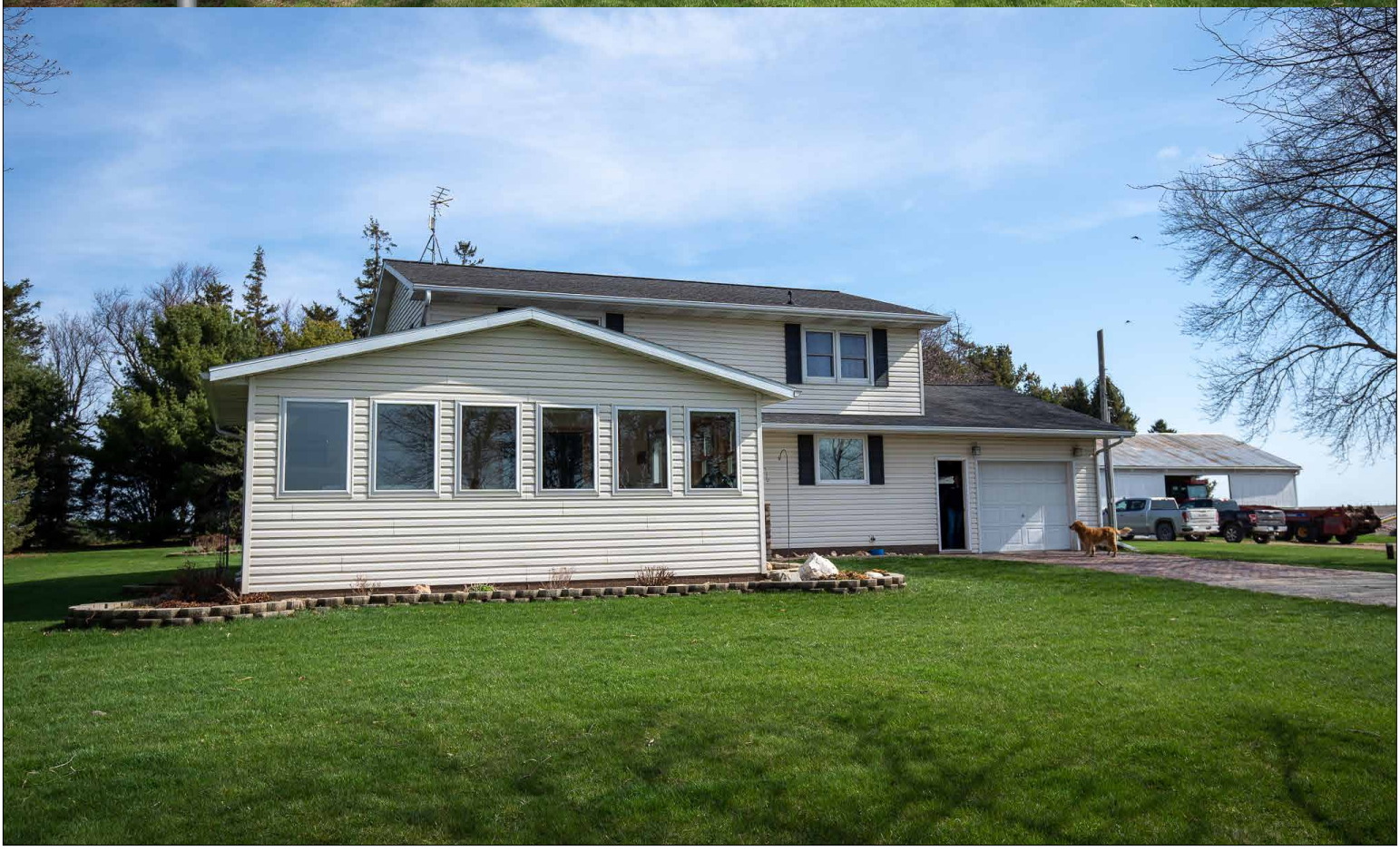




Property Photos



Property Photos



Property Photos

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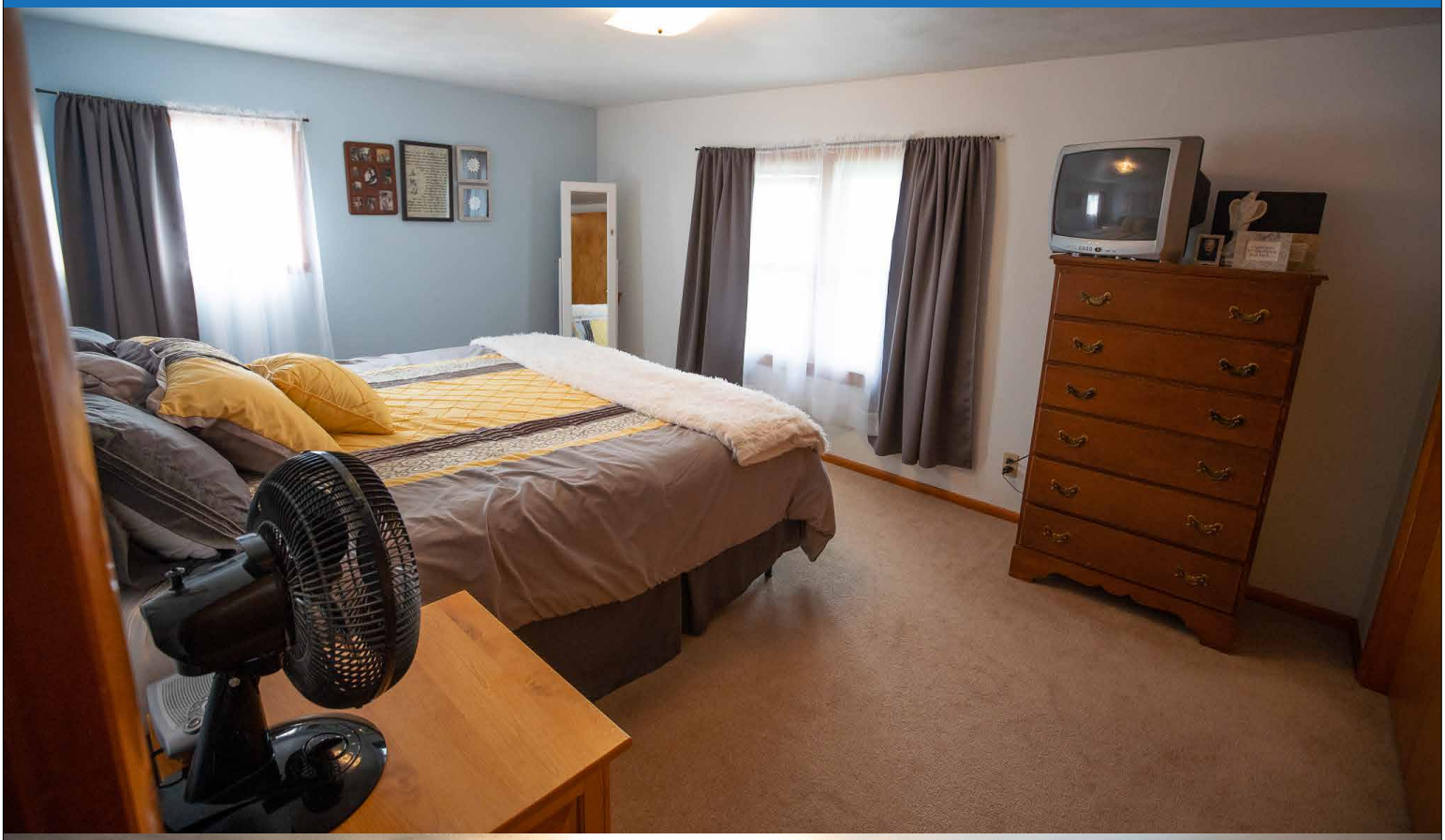
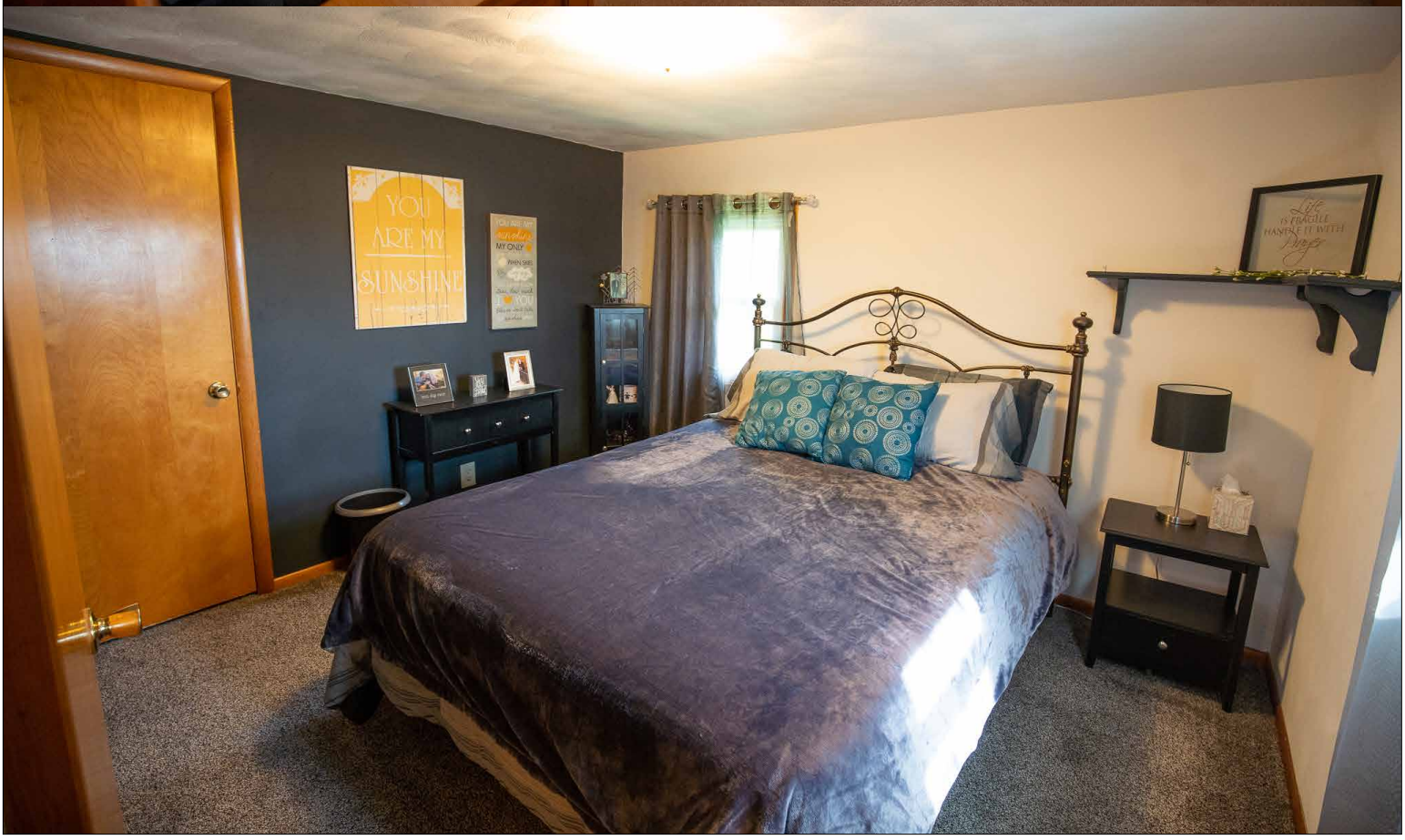
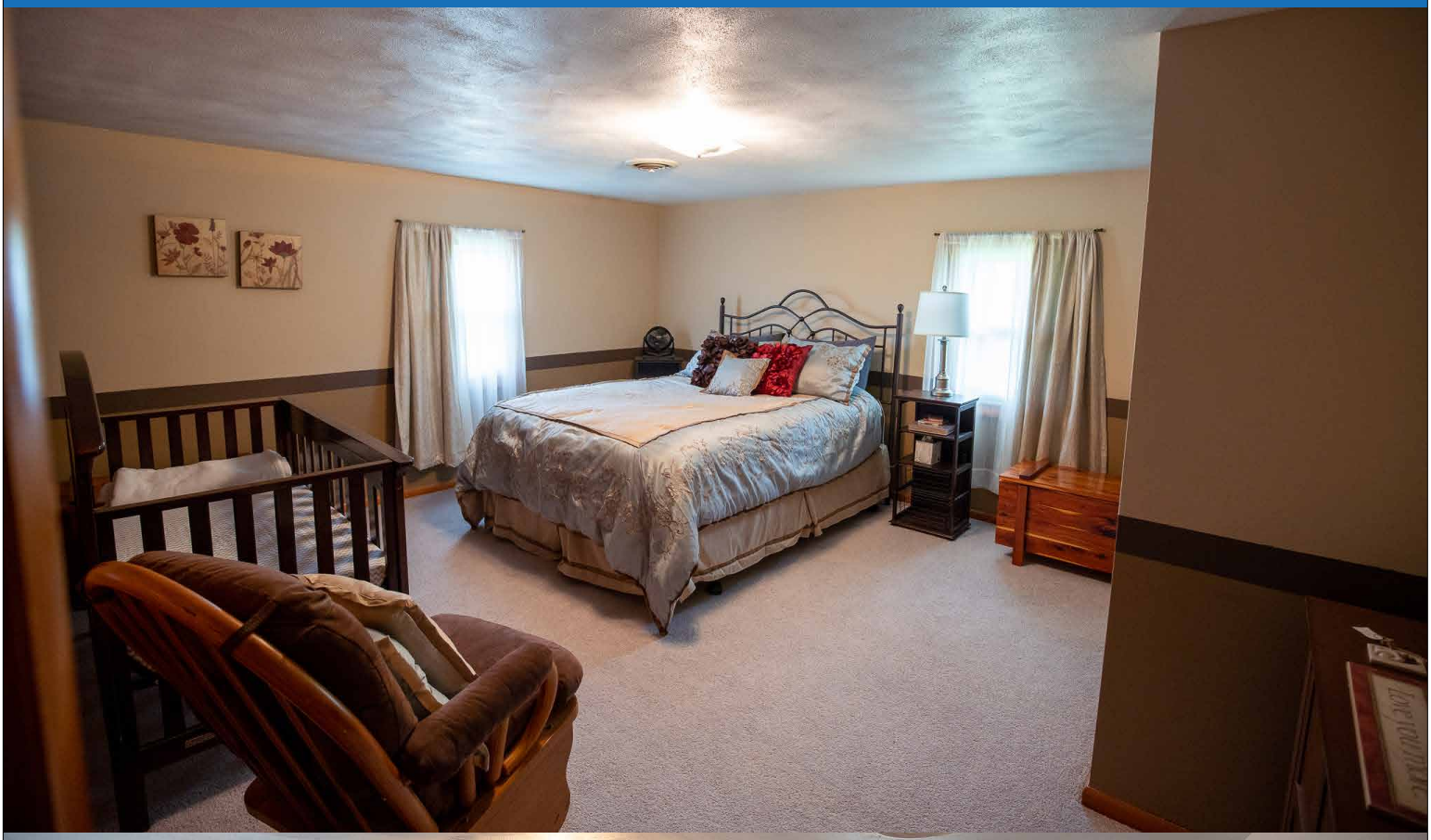
Property Photos

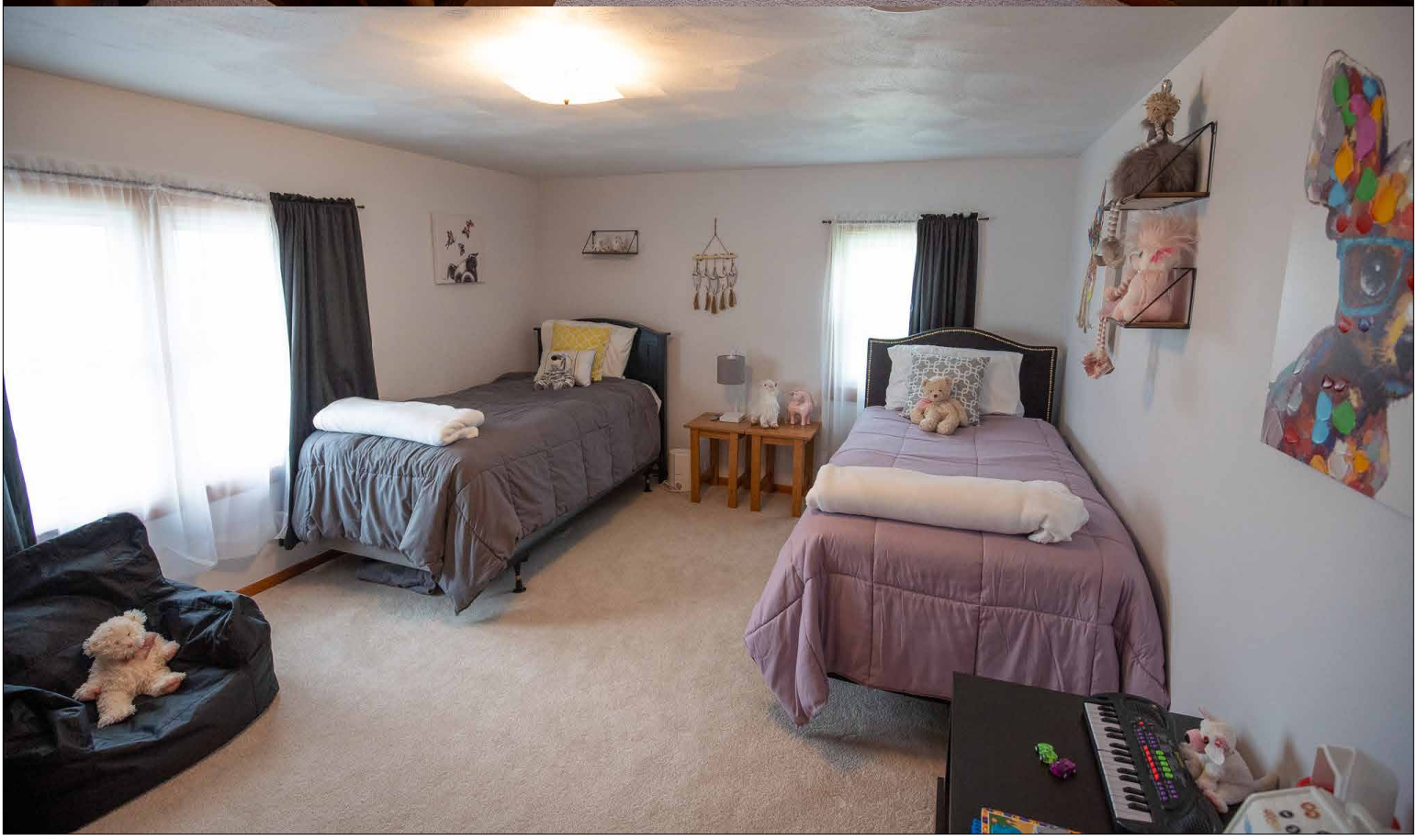
Property Photos





Property Photos





Listing Summary

320+/- Acres Chickasaw County, IA

High Point Land Company is honored to present the Carolan Family Farm. Located in Chickasaw County, Iowa in highly coveted Stapleton township sits this immaculate 320+/- acre fully operational family farm. This is truly a once in a lifetime opportunity to purchase a working cattle operation paired with a large contiguous tract of highly productive tillable land.

A long lane coming off paved Union Ave provides access to the heart of this farm where you will find a beautifully updated farmhouse. This 5 bedroom, 2 bath home with 2,448 sf of finished living area make this a fantastic place to call home while serving as the perfect headquarters for a successful farming operation. While keeping all the charm of the original farmhouse, this home has had multiple updates over the years, including appliances, fresh paint, flooring, as well as the addition of a 432 sq sunroom overlooking the entire farm, making this home the perfect place to gather.

The rest of the acreage is the culmination of over 30 years of an extremely successful cattle operation. Everything from the design of the sheds to the layout of the alley ways, allows for one person to work cattle without ever entering a pen. With over 12,000 sf of this operation under roof, concrete in all the pens, self-waterers, bunk feeders, fuel tanks, on site generator, as well as a commodity shed and liquid protein tank; make this turnkey operation capable of handling 350 head of cattle. Walking through these facilities, it is obvious that they have not only been built to last but have been extremely well planned with no small detail spared. An additional 30×75' machine shed also provides adequate storage for equipment, and two 6,000 bu storage bins with dryer and floor stirrers complete the operation. With all the overhead wires buried, this large farmyard is both truck and equipment friendly.

The land itself boasts some of the most productive soil types in this region, including Ostrander Loam, Clyde Floyd Complex, as well as Kenyon and Floyd loams. These quality soils accompanied by aggressive tiling over the years have made this tillable land a continual producer. The extensive tile projects spanning from 2007 to 2013 cover nearly the entire farm on 45' spacings. With high tensile fence surrounding the current pasture and the parameter, the new owners could continue to run this operation as it has been successfully done. The sheer size of this property provides incredible potential, currently with 267.13 acres of certified cropland, there is potential for additional pasture acres to be converted to row crop if the new owners desired.

A property of this size, quality, and potential rarely comes available; and could very likely be a once in a lifetime opportunity in this area.

For more information contact Iowa Land Specialist, Nick Hopp 319-240-6121 or nick@highpointlandcompany.com.

High Point Land Company

501 South Grand Ave Charles City, IA 50616

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HighPointLandCompany.com

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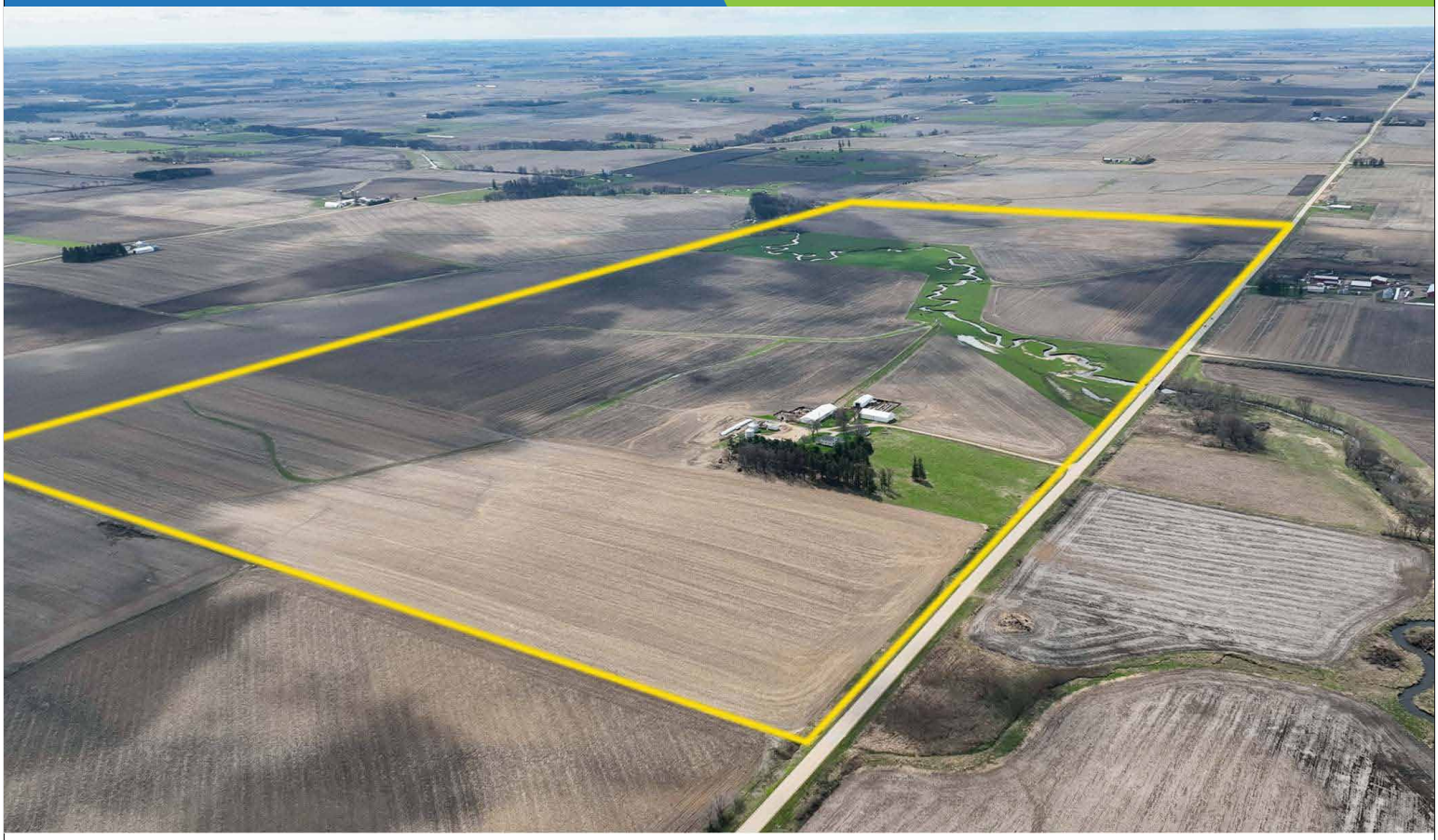
Charles City, IA 50616



"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