

LAND AUCTION

Property Information Packet

THURSDAY NOVEMBER 10, 2022 • 1 PM

Worthington Community Center • 216 First Ave W Worthington, IA



154
+/- ACRES



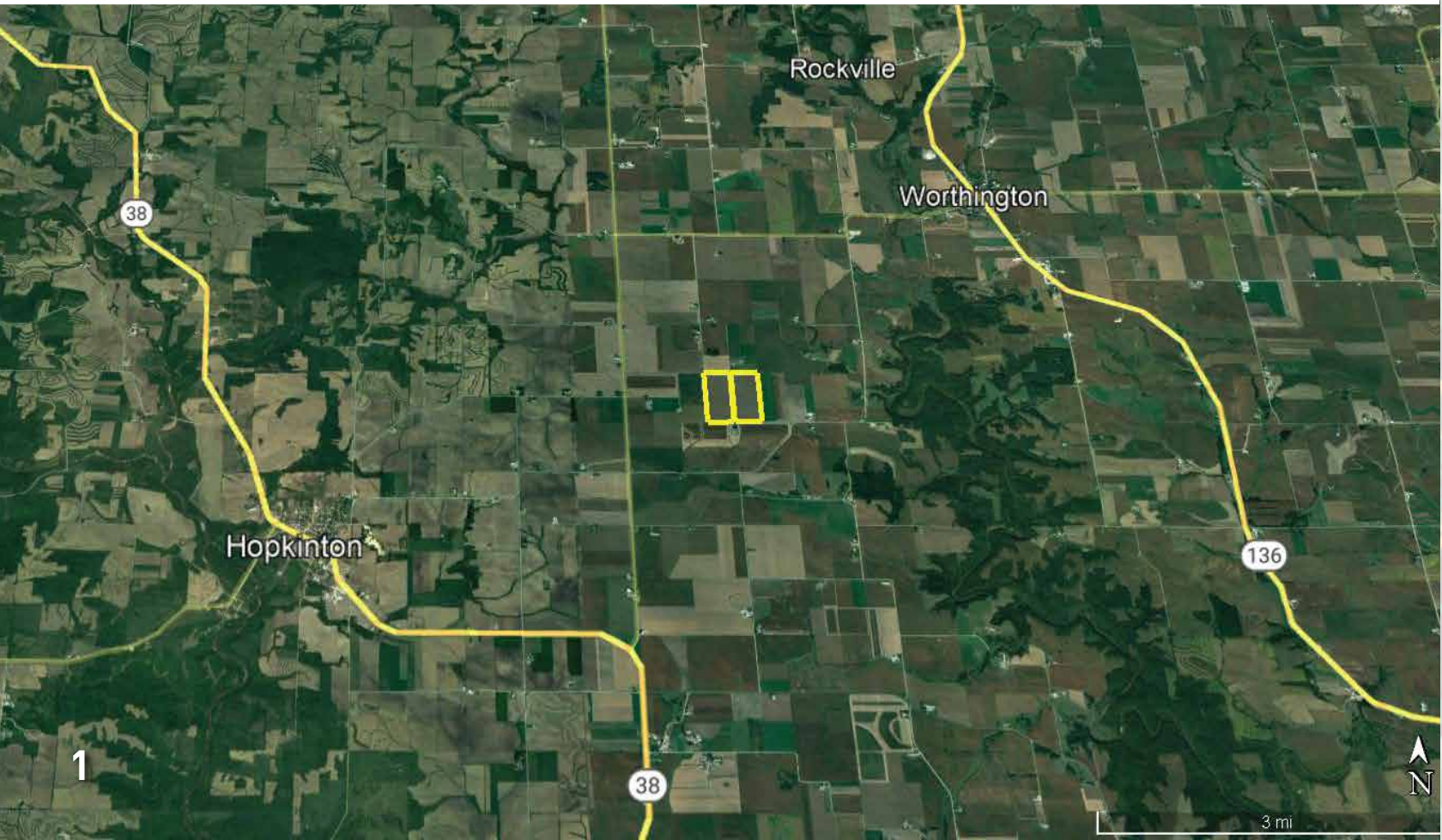
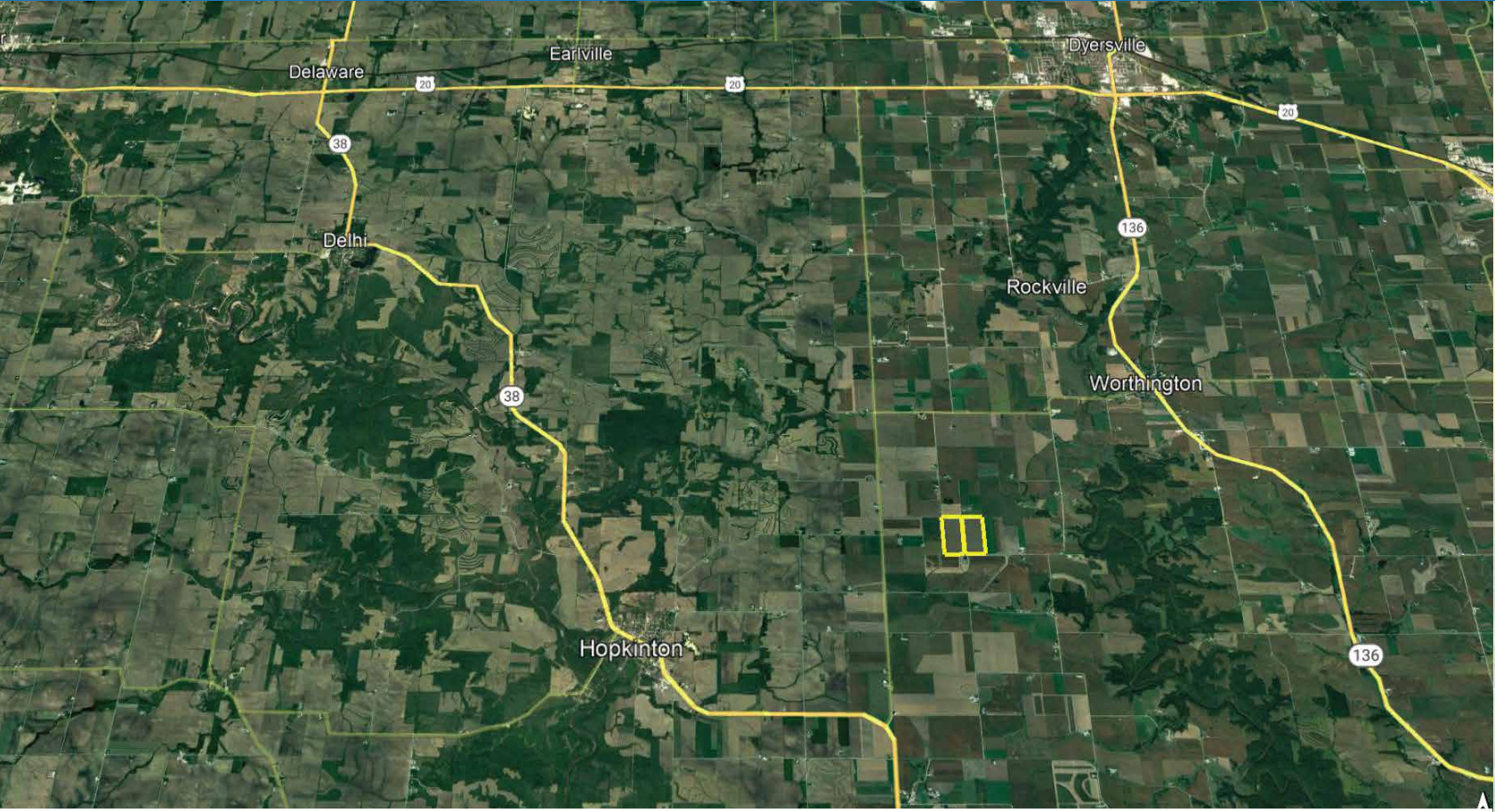
DELAWARE COUNTY, IA
2 AVAILABLE TRACTS
CHOICE AUCTION WITH THE PRIVILEGE

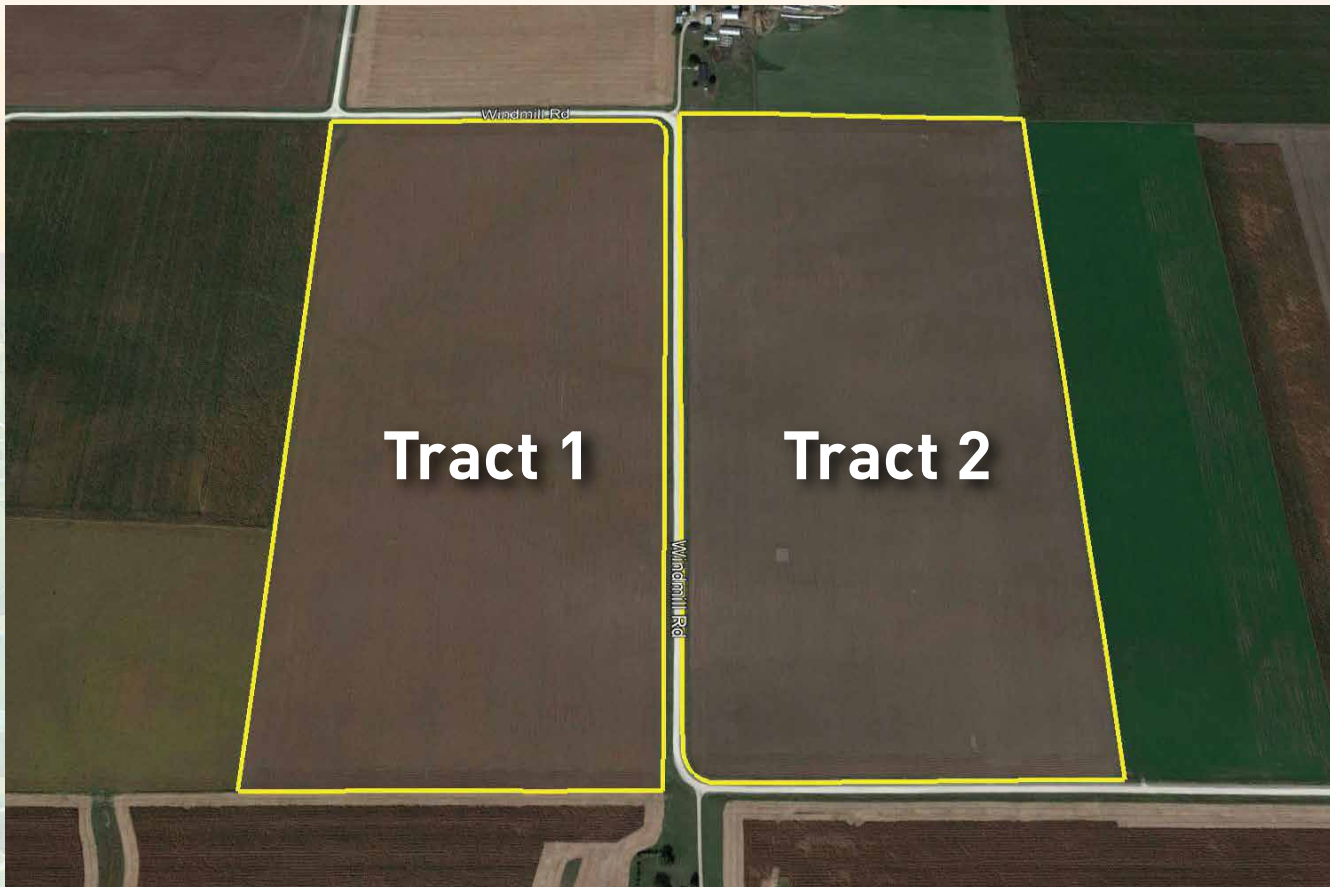
641-583-6430 • HighPointLandCompany.com • 513 West Bremer Ave Waverly, IA

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. Matt Tobin RE LIC # S68963000 • Jacob Hart RE LIC # B635461000

Location Map

Delaware County, IA





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	77+/-	TBD	TBD
Tract 2	77+/-	TBD	TBD

Tract 1

77+/- Acres

Lines Approximate

DESCRIPTION: 77+/- total acres with 77.3 FSA certified cropland acres carrying an average CSR2 rating of 86.4 across the entirety. The highly productive soils consist mostly of Sawmill silty clay loam and Dinsdale silt loam with slopes ranging from 1-6%.

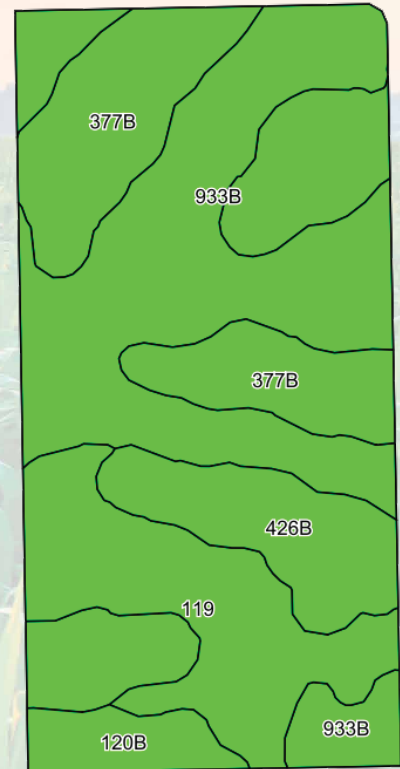
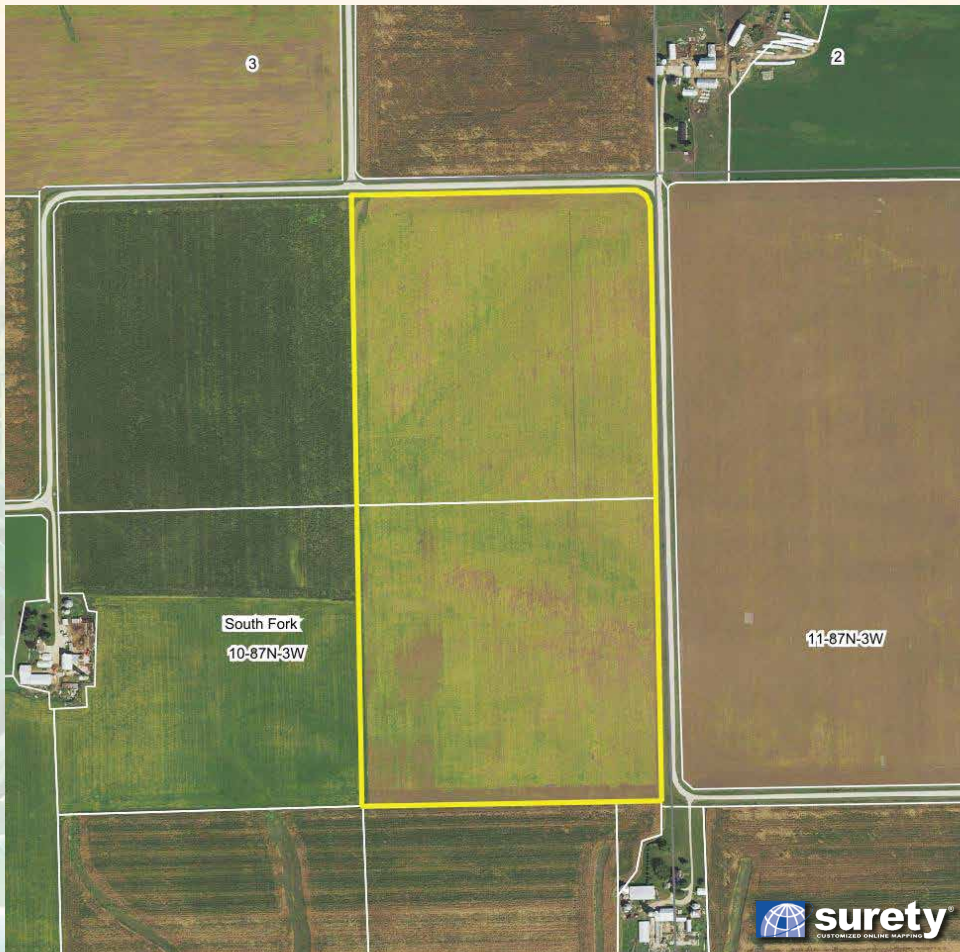
DIRECTIONS: From Worthington – Travel West on D35 for 2.8 miles, turn Left (South) on 317th Avenue, Travel 1.5 miles, Turn Left on Windmill Road, Travel .2 miles, Where the road turns North/South tract 1 and 2 are on each side of the road.

PIDs: 390100001500 **TAXES** \$2,764 *Estimated



Tract 1

77+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	33.51	43.4%		IIw	76	80	89	89	63	73	
377B	Dinsdale silt loam, 2 to 5 percent slopes	19.37	25.1%		IIe	95	90	87	87	70	75	
119	Muscatine silt loam, 1 to 3 percent slopes	13.65	17.7%		Iw	95	100	94	94	80	87	
426B	Aredale silt loam, 2 to 5 percent slopes	7.58	9.8%		IIe	91	86	84	84	72	63	
120B	Tama silt loam, driftless, 2 to 6 percent slopes	3.19	4.1%		IIe	95	95	94	94	79	85	
Weighted Average						1.82	86.4	87.2	*n 89.1	*n 89.1	*n 69.3	*n 75.5

Tract 2

77+/- Acres

Lines Approximate

DESCRIPTION: 77 +/- total acres with 77.2 FSA certified cropland acres carrying an average CSR2 rating of 88.9 across the entirety. The highly productive soils consist mostly of Sawmill silty clay loam, Dinsdale silt loam and Kenyon loam with slopes ranging from 0-9%.

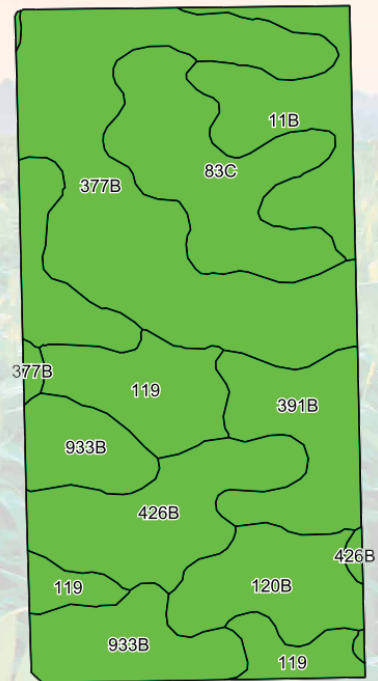
DIRECTIONS: From Worthington – Travel West on D35 for 2.8 miles, turn Left (South) on 317th Avenue, Travel 1.5 miles, Turn Left on Windmill Road, Travel .2 miles, Where the road turns North/South tract 1 and 2 are on each side of the road.

PIDs: 390110000200 **TAXES** \$2,846 *Estimated



Tract 2

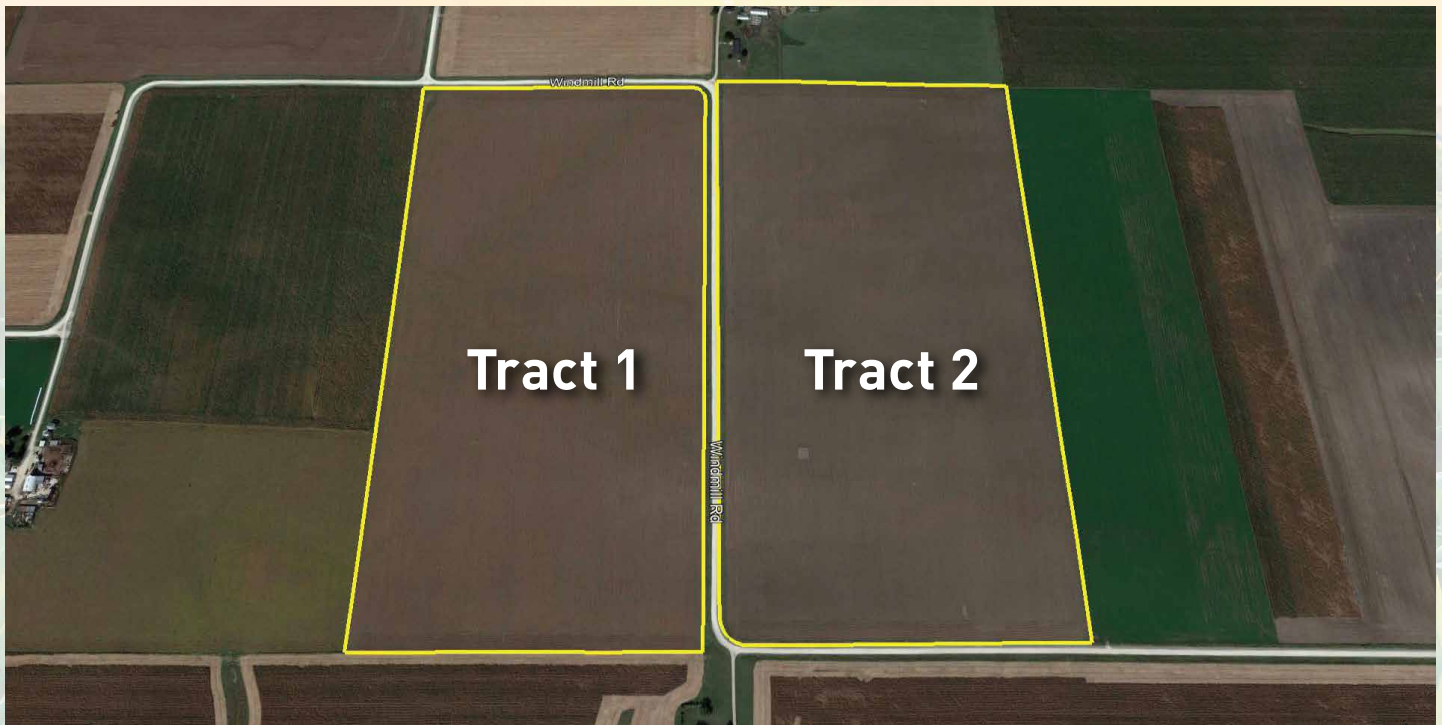
77+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
377B	Dinsdale silt loam, 2 to 5 percent slopes	20.01	25.9%		Ile	95	90			87	87	70	75
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	11.90	15.4%		IIw	76	80			89	89	63	73
83C	Kenyon loam, 5 to 9 percent slopes	9.48	12.3%		IIIe	85	76	188	48.5	86	86	66	70
119	Muscatine silt loam, 1 to 3 percent slopes	8.40	10.9%		Iw	95	100			94	94	80	87
426B	Aredale silt loam, 2 to 5 percent slopes	8.22	10.6%		Ile	91	86			84	84	72	63
11B	ColoEly complex, 0 to 5 percent slopes	6.82	8.8%		IIw	86	68			92	92	65	76
391B	ClydeFloyd complex, 1 to 4 percent slopes	6.69	8.7%		IIw	87	74			88	86	70	85
120B	Tama silt loam, driftless, 2 to 6 percent slopes	5.68	7.4%		Ile	95	95			94	94	79	85
Weighted Average					2.01	88.9	84.4	23.1	6	*n 88.7	*n 88.5	*n 70	*n 75.8

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 **November 3, 2022** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Tract 1: \$ _____ Per acre
(77+/- Acres)

Tract 2: \$ _____ Per acre
(77+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

PROPERTY Tax Information

Parcel ID 390100001500
 Sec/Twp/Rng 10-87-3
 Brief Legal Description E 1/2 NE
 Gross Acres 77.00
 Exempt Acres N/A
 Net Acres 77.00
 CSR 87.2
 Class A - Agriculture
 Tax District SOUTH FORK WESTERN DUBUQUE FD 4
 School District WESTERN DUBUQUE

Valuation

	2022	2021	2020	2019	2018	2017
+ Land	\$131,200	\$131,200	\$139,600	\$139,600	\$205,300	\$205,300
= Total Assessed Value	\$131,200	\$131,200	\$139,600	\$139,600	\$205,300	\$205,300

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$116,822	\$117,307	\$113,751	\$115,240	\$111,782
x Levy Rate (per \$1000 of value)	24.45263	24.37390	24.38788	24.76054	24.80629
= Gross Taxes Due	\$2,856.61	\$2,859.23	\$2,774.15	\$2,853.40	\$2,772.90
- Credits	(\$93.09)	(\$72.45)	(\$75.78)	(\$75.35)	(\$75.30)
= Net Taxes Due	\$2,764.00	\$2,786.00	\$2,698.00	\$2,778.00	\$2,698.00

Parcel ID 390110000200
 Sec/Twp/Rng 11-87-3
 Brief Legal Description W 1/2 NW
 Gross Acres 77.00
 Exempt Acres N/A
 Net Acres 77.00
 CSR 84.4
 Class A - Agriculture
 Tax District SOUTH FORK WESTERN DUBUQUE FD 4
 School District WESTERN DUBUQUE

Valuation

	2022	2021	2020	2019	2018	2017
+ Land	\$135,100	\$135,100	\$143,800	\$143,800	\$215,800	\$215,800
= Total Assessed Value	\$135,100	\$135,100	\$143,800	\$143,800	\$215,800	\$215,800

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$120,295	\$120,836	\$117,173	\$121,134	\$117,499
x Levy Rate (per \$1000 of value)	24.45263	24.37390	24.38788	24.76054	24.80629
= Gross Taxes Due	\$2,941.53	\$2,945.24	\$2,857.60	\$2,999.34	\$2,914.71
- Credits	(\$95.89)	(\$74.63)	(\$79.66)	(\$79.21)	(\$78.70)
= Net Taxes Due	\$2,846.00	\$2,870.00	\$2,778.00	\$2,920.00	\$2,836.00

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, 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 & 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, 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.**

- **2022 taxes to be prorated to day 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.

SURVEY

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

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 45 days 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 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.

LEASES

Tenant will have access to the cropland for the 2022 season. Seller shall keep the 2022 cash rent. Lease shall end when crops are removed and open to buyer to lease at their discretion. All other property shall transfer lease free to buyer at closing.

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. 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.

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 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.

CONTACT LAND AGENT:
Matt Tobin - Worthington, IA
563-451-7390
Matt@highpointlandcompany.com





LIVE & ONLINE AUCTION DELAWARE COUNTY, IA



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