

# LAND AUCTION

Property Information Packet

**THURSDAY NOVEMBER 17, 2022 • 1 PM**

**Garnavillo Community Center • 106 W Niagara St Garnavillo, IA**



**59**  
+/- ACRES



**HIGH  
POINT**  
LAND COMPANY

**CLAYTON COUNTY, IA**  
**1 AVAILABLE TRACT**  
**BID NOW AT HIGHPOINTLANDCOMPANY.COM**

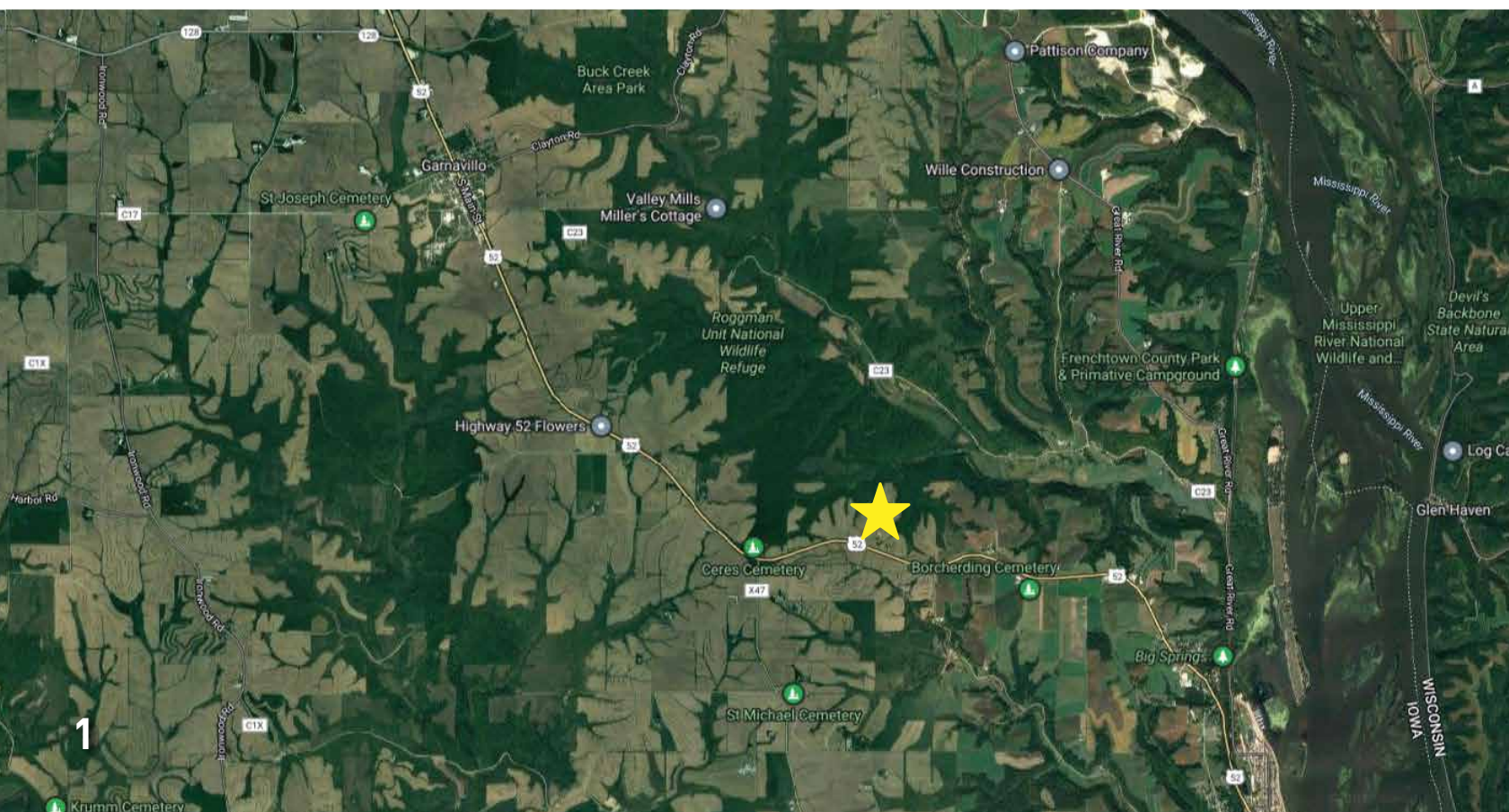
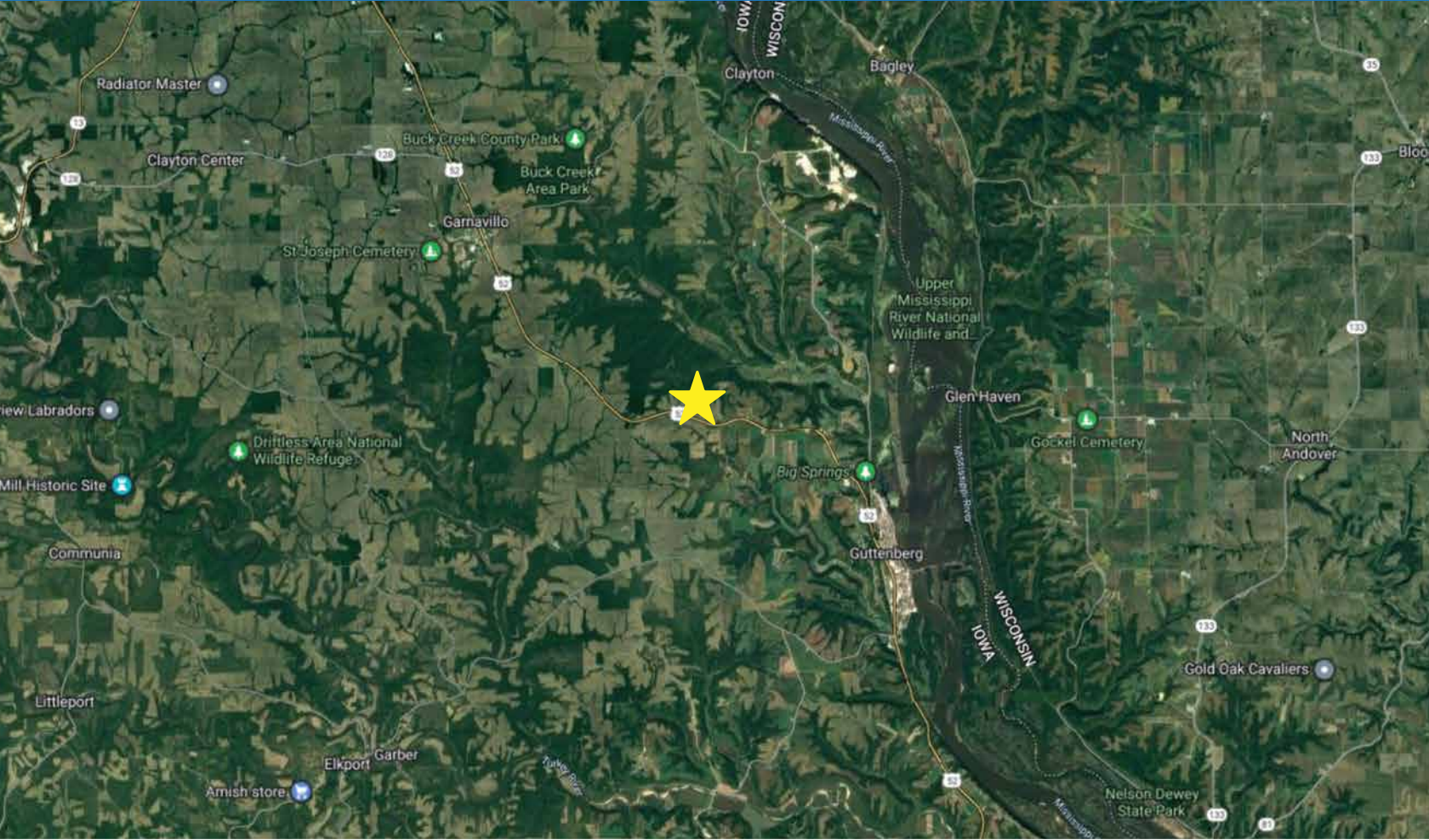
641-583-6430 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 513 West Bremer Ave Waverly, IA

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. Nick Hopp RE LIC # S66851000 • Jacob Hart RE LIC # B635461000



# Location Map

## Clayton County, IA







TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	59+/-	TBD	TBD



# Tract 1

## 59+/- Acres

Lines Approximate

**DESCRIPTION:** The property consists of 59+/- total acres with both top and bottom access points. The layout of this property sets up perfectly for beautiful building sites, and has a great location between Garnavillo and Guttenberg, Iowa. The 36+/- acres of tillable land is easily accessible and sets up great for today's large equipment. With great access and terraces in place, this property would make a great addition to any farming operation. The recreational benefits of this property cannot be overlooked. With both top and bottom access points, accessing the property from the South makes this a whitetail hunter's dream. The beautiful timber ridges consist of maple, oak and some incredible stands of Walnuts mixed throughout. Many of these walnut trees are ready for harvest, and would provide an instant return on the investment made on this timber.

**PIDs:** 1635176001, 1635176002, 1635326001, 1635326002

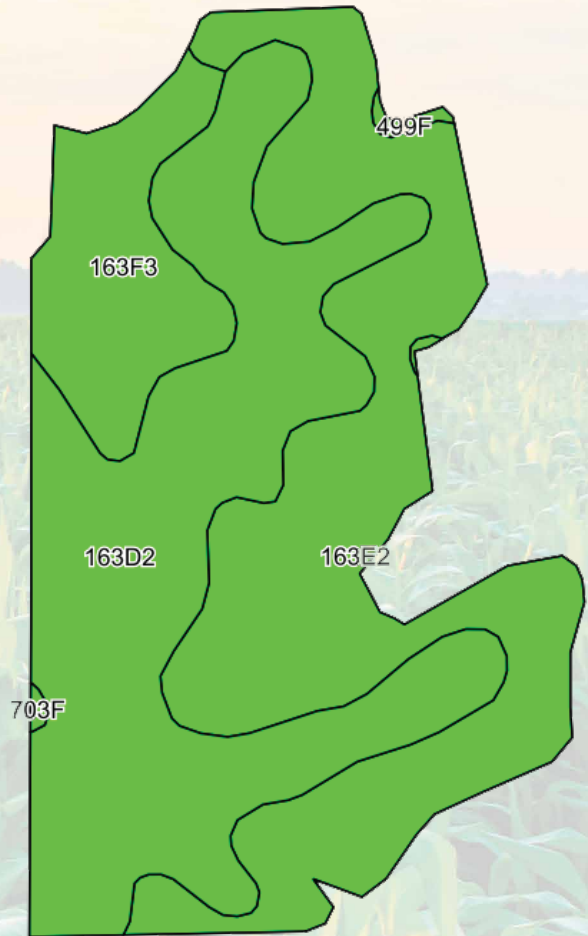
**TAXES:** \$706 *\*Taxes Estimated for Entirety*





# Tract 1

## 59+/- 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	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	16.07	44.6%		IIIe	46	58	80	80	67	64	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	15.24	42.3%		IVe	35	48	76	76	62	59	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	4.53	12.6%		VIIe	12	25	57	57	37	37	
499F	Nordness silt loam, 14 to 25 percent slopes	0.17	0.5%		VIIIs	5	5	42	42	33	27	
703F	Dubuque silt loam, 18 to 25 percent slopes	0.06	0.2%		VIe	6		42	42	35	30	
<b>Weighted Average</b>						<b>3.95</b>	<b>36.8</b>	<b>*</b>	<b>*n 75.2</b>	<b>*n 75.2</b>	<b>*n 60.9</b>	<b>*n 58.3</b>

# FSA-156EZ

IOWA  
CLAYTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5465

Prepared : 10/31/22 10:55 AM CST

Crop Year : 2023

CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.51	36.38	36.38	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	36.38	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.50	0.00	50	
Corn	30.90	0.00	135	
<b>TOTAL</b>	<b>31.40</b>	<b>0.00</b>		

Tract Number : 1277  
Description : F15 SEC 35S / G15 SEC 35N JEFFERSON  
FSA Physical Location : IOWA/CLAYTON  
ANSI Physical Location : IOWA/CLAYTON  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Other Producers : None  
Recon ID : None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	
58.51	36.38	36.38	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	36.38	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.50	0.00	50
Corn	30.90	0.00	135
<b>TOTAL</b>	<b>31.40</b>	<b>0.00</b>	



# USDA Map



**Legend**

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

**Wetland Determination Identifiers**

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

Tract Cropland Total: 36.38 acres

2023 Program Year  
Map Created September 30, 2022

**Farm 5465**  
**Tract 1277**

All Land Non-Irrigated



# 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 10, 2022** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: \_\_\_\_\_ *Per acre*  
(59+/- Acres)

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

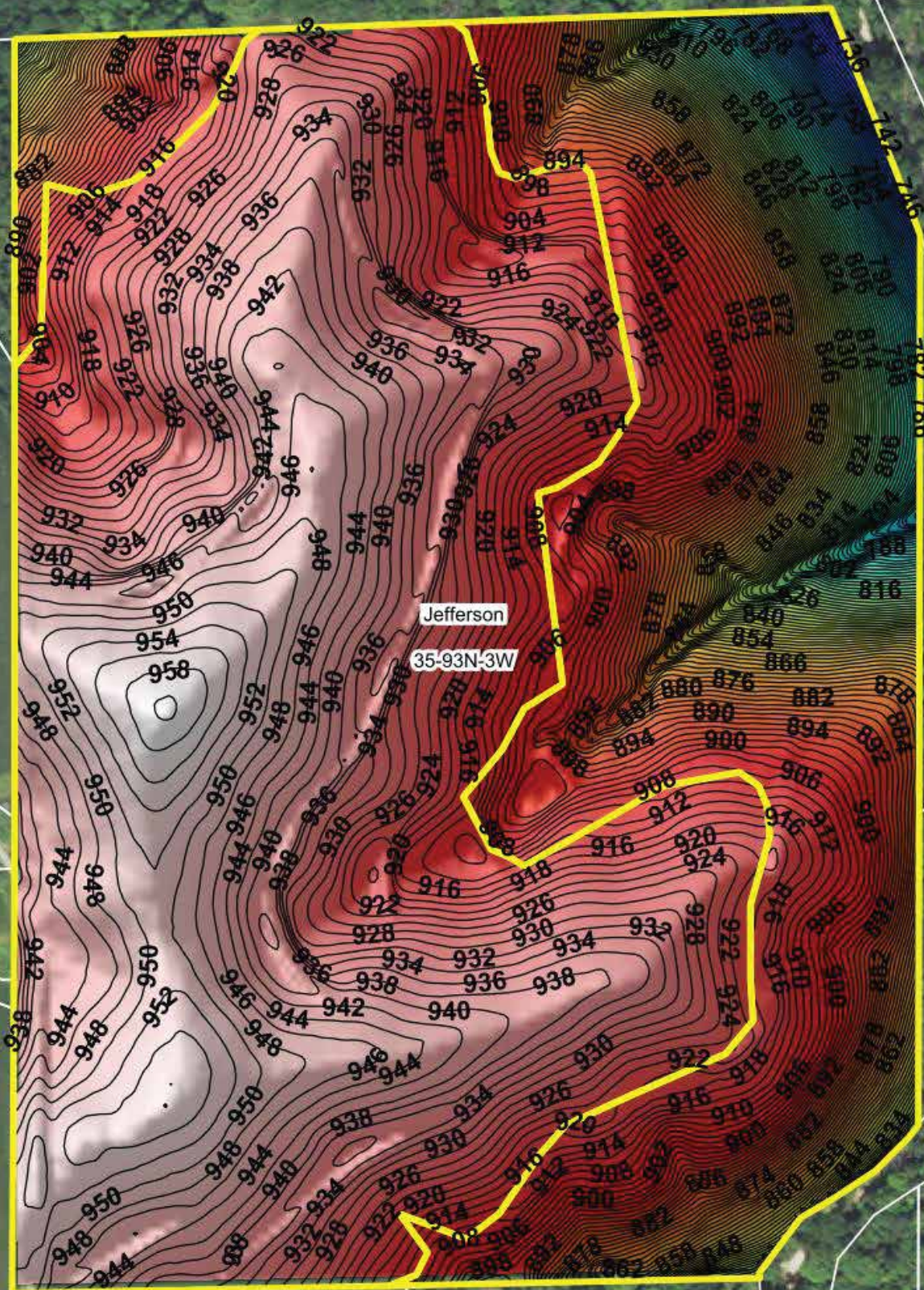
Email: \_\_\_\_\_

Will you be a registered phone bidder?  Yes  No



# Topo Map

Low Elevation High





# 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.

## 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 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

Tenants will have access to the cropland for the 2022 crop season. Lease shall end when crops are removed and be open to buyers to lease or operate at their discretion for the future. All other property shall transfer lease free to the buyer at closing.

## POSSESSION

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

## SURVEY

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

## 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.

## 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.

## 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.

## 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. Bidder shall rely solely on their own judgement, research, legal counsel, and tax advisors when purchasing this real estate.









# LIVE & ONLINE AUCTION CLAYTON COUNTY, IOWA



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513 West Bremer Ave Waverly, IA 50677