

LAND AUCTION

Property Information Packet

WEDNESDAY MARCH, 1 2023 1:00 PM

ONLINE ONLY AUCTION ENDING AT 1:00 PM



35.66
+/- ACRES

FAYETTE COUNTY, IA
1 AVAILABLE TRACT
ONLINE AUCTION



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. Nick Hopp RE LIC # S66851000 • Jacob Hart RE LIC # B635461000

Location Map

Fayette County, Iowa





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	35.66+/-	TBD	TBD

Tract 1

35.66+/- Acres

Lines Approximate

DESCRIPTION: High Point Land Company is honored to present 35.66+/- surveyed acres of highly productive farmland now available in Northern Fayette County, Iowa. This property shall be offered as one tract, via an "Online Only" auction, with bidding ending at 1:00pm March 1, 2023. Follow the Bid Now button for more details. While being composed of majorly Clyde-Floyd complex and Basset Loam, this tillable land generates an impressive 86.5 CSR2 across its entirety. With clean fencerows, a gentle slope and excellent access, this property can be efficiently farmed with today's large equipment. The location allows for quick access to paved Nature Rd, and has excellent proximity to local grain markets.

DIRECTIONS: From St. Lucas, IA go South on W14 and Turn East on paved Nature Road. In approximately 1.5 Miles, the farm will be on your North.

PIDs: 0221200001

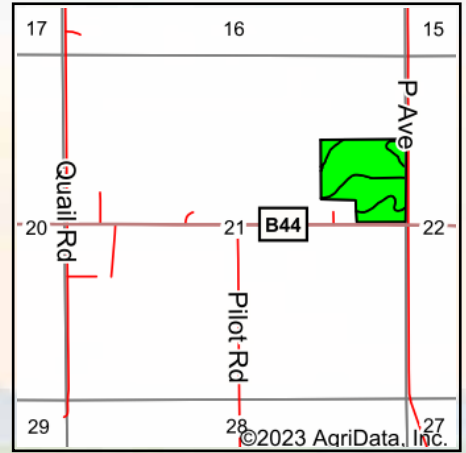
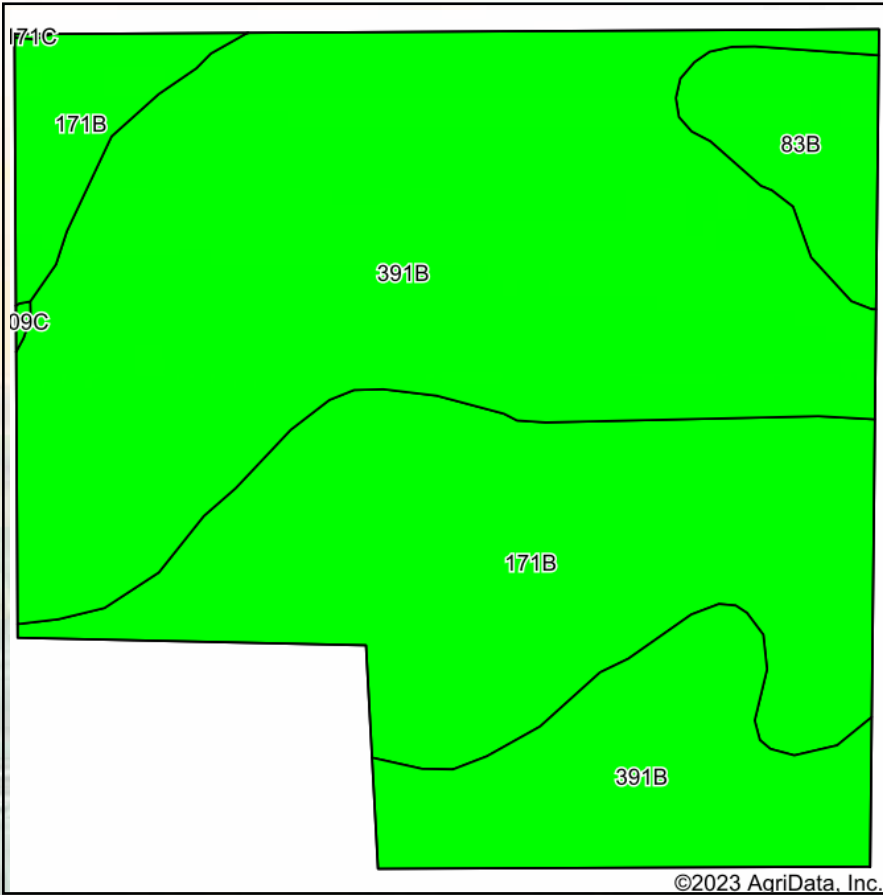


Soil Map

Tract 1

35.66+/- Acres

Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **21-95N-9W**
 Township: **Auburn**
 Acres: **34.26**
 Date: **1/18/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.93	61.1%		llw	87	73			89	87	70	86	
171B	Bassett loam, 2 to 5 percent slopes	11.62	33.9%		lle	85	80	215	62	85	85	68	73	
83B	Kenyon loam, 2 to 5 percent slopes	1.71	5.0%		lle	90	85			87	86	66	71	
Weighted Average						2.00	86.5	76	72.9	21	*n 87.5	*n 86.3	*n 69.1	*n 80.8

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

USDA Map



- Legend**
- Non-Cropland
 - CRP
 - low PLSS
 - Cropland
 - Tract Boundary
 - low Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 35.64 acres

2022 Program Year

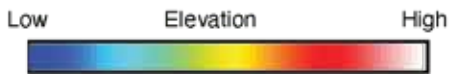
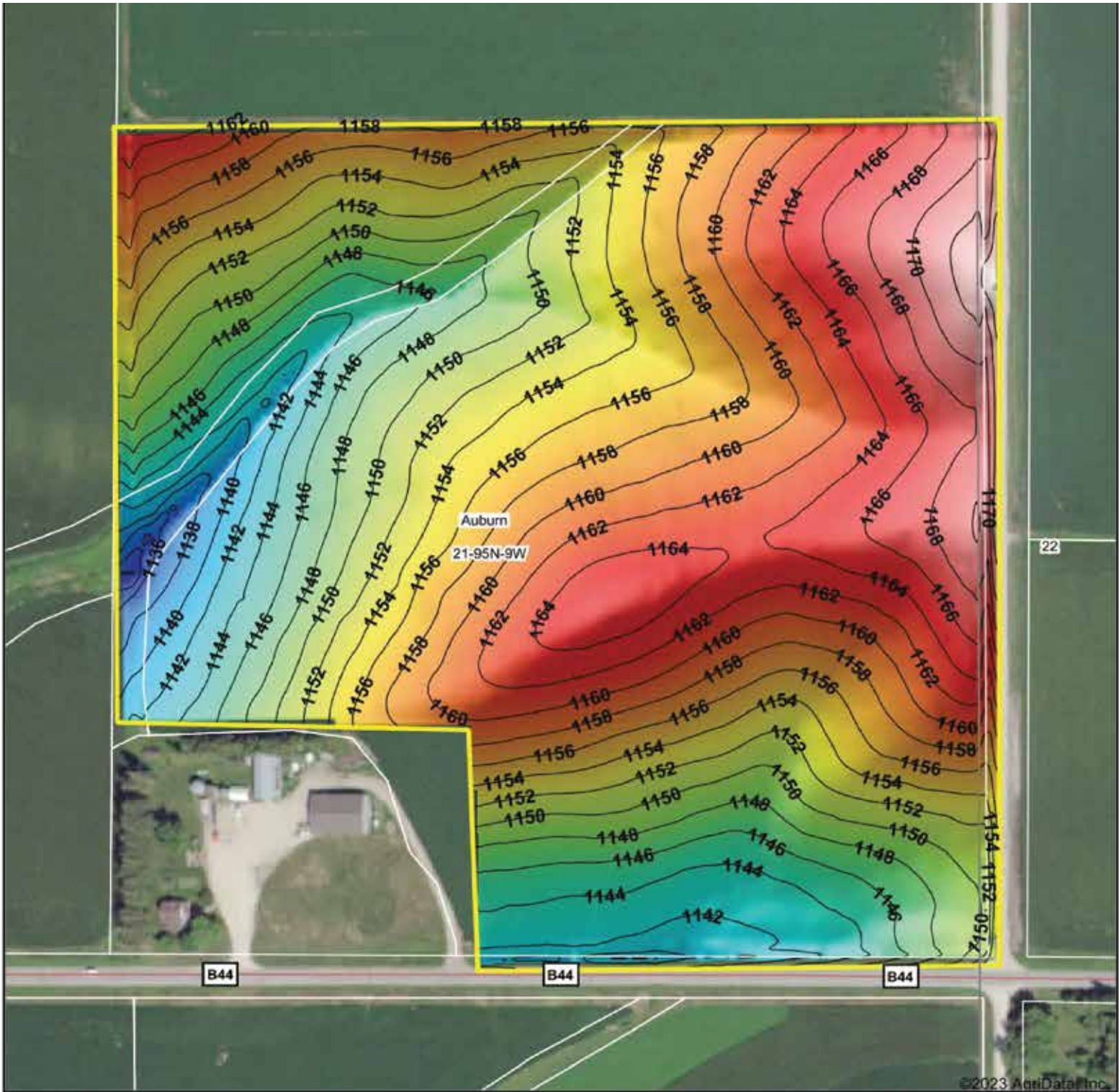
Map Created February 15, 2022

Farm 7061

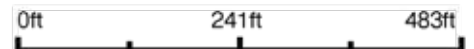
Tract 9457

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).

Topo Map



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,131.4
 Max: 1,175.4
 Range: 44.0
 Average: 1,154.9
 Standard Deviation: 8.1 ft



1/18/2023

21-95N-9W
 Fayette County
 Iowa

map center: 43° 1' 54.04, -91° 54' 23.22

FSA-156EZ

Farm Land Data

Famland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
35.47	35.47	35.47	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	35.47	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.70	0.00	46	
Corn	24.30	0.00	158	0
Soybeans	6.60	0.00	50	
TOTAL	31.60	0.00		

NOTES

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Tract Number : 9457

Description : SEC 21 AUBURN

FSA Physical Location : IOWA/FAYETTE

ANSI Physical Location : IOWA/FAYETTE

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LORNA YOST, GLEN YOST

Other Producers : None

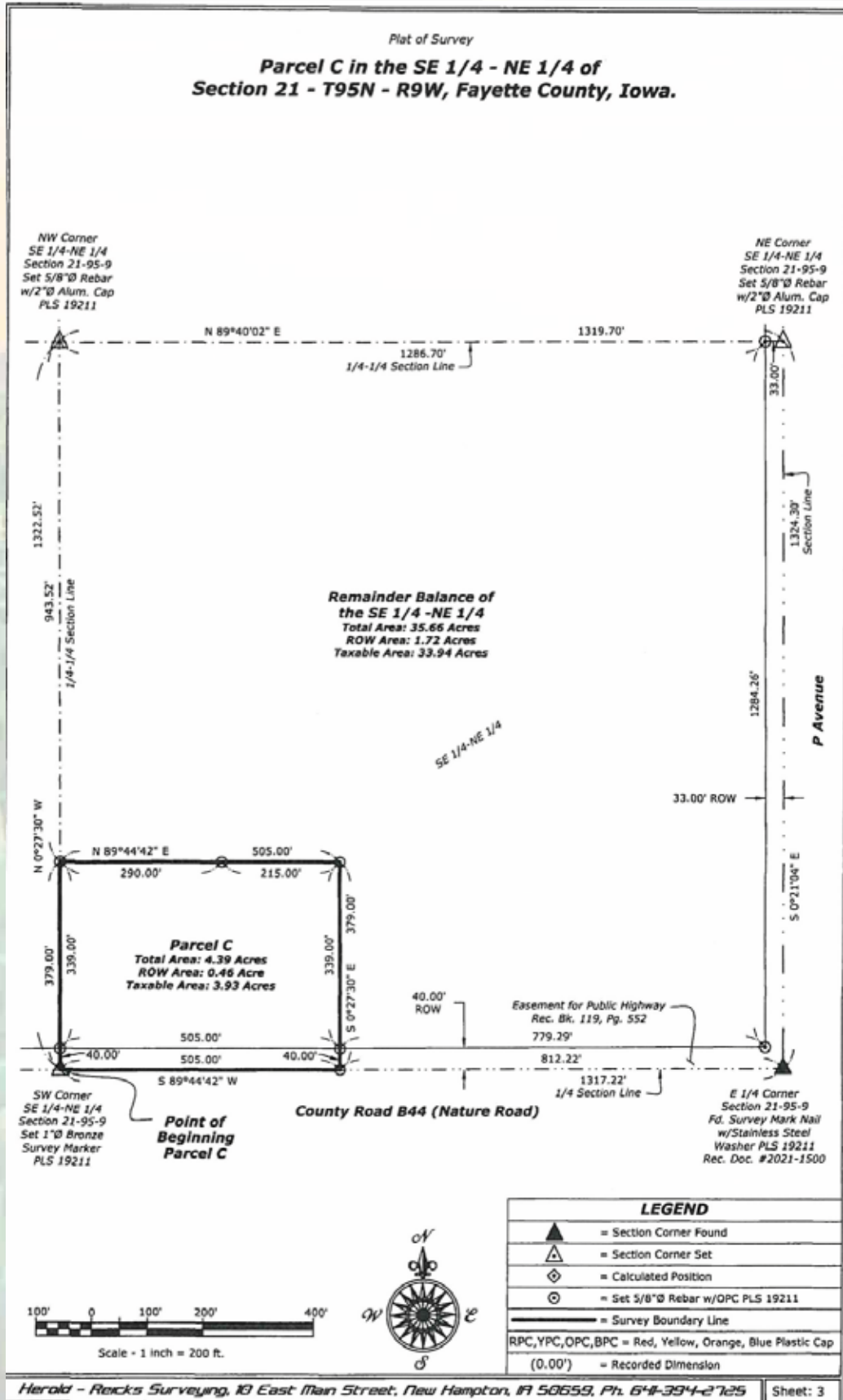
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
35.47	35.47	35.47	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	35.47	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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



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.

• 2023 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

This property shall be offered free from lease for the 2023 growing season. Buyer will have the option to operate or lease the land at their discretion.

POSSESSION

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

SURVEY

The acreage has been surveyed off of this property and is not a part of this sale. The survey for the property has been provided. Note that all maps are showing approximate property lines and the attached survey should be referenced when determining new property lines of what is being sold.

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.

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:

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319-240-6121

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ONLINE AUCTION FAYETTE COUNTY, IOWA



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