

LAND AUCTION

Property Information Packet

THURSDAY MARCH 30TH, 2023 • 1 PM

Chickasaw Senior Center • 301 N Water Ave, New Hampton, IA 50659



356.12
+/- ACRES



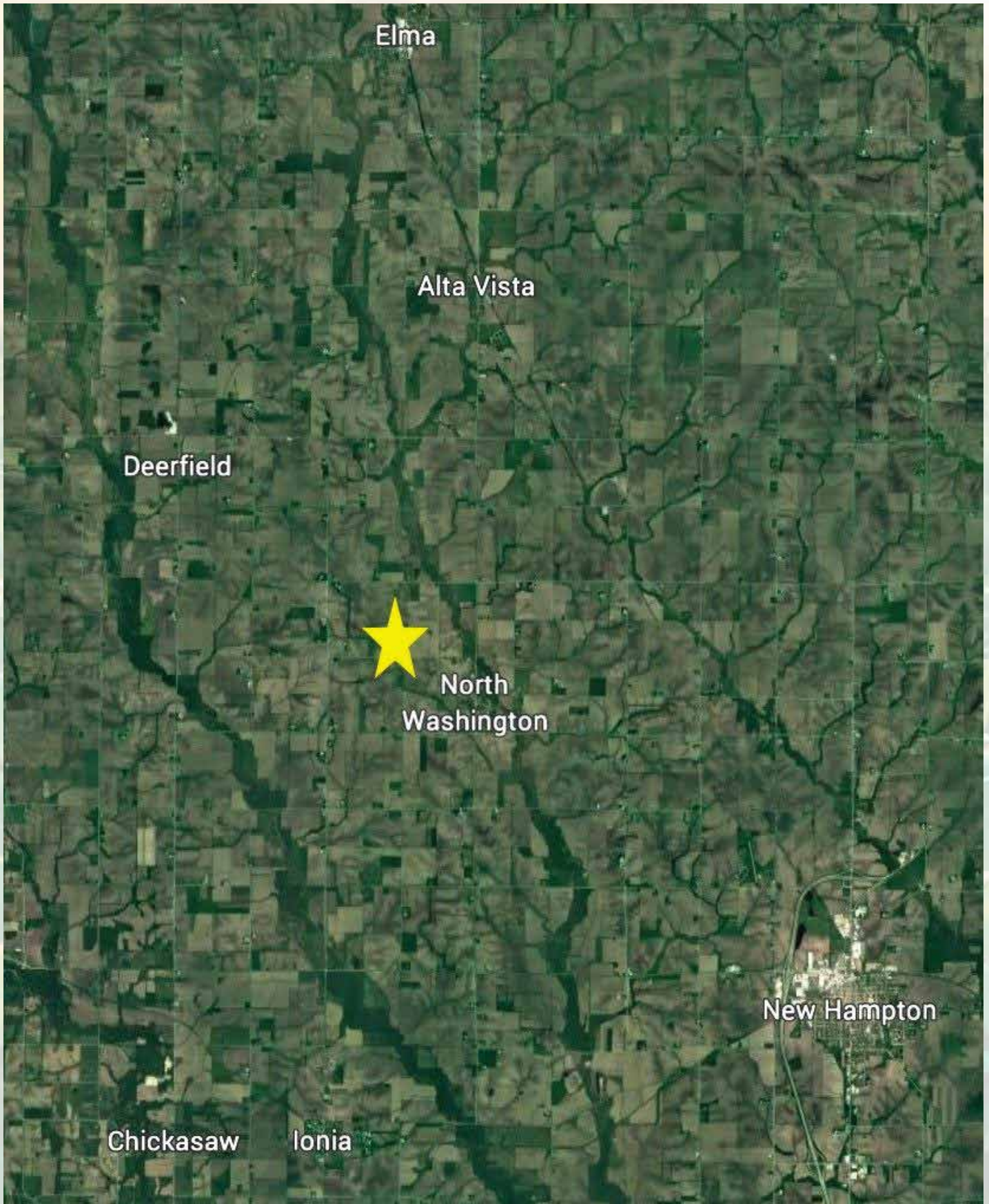
CHICKASAW COUNTY, IA
4 AVAILABLE TRACTS
CHOICE AUCTION WITH THE PRIVILEGE

641-583-6430 • HighPointLandCompany.com • 513 W Bremer Ave, Waverly, IA 50677

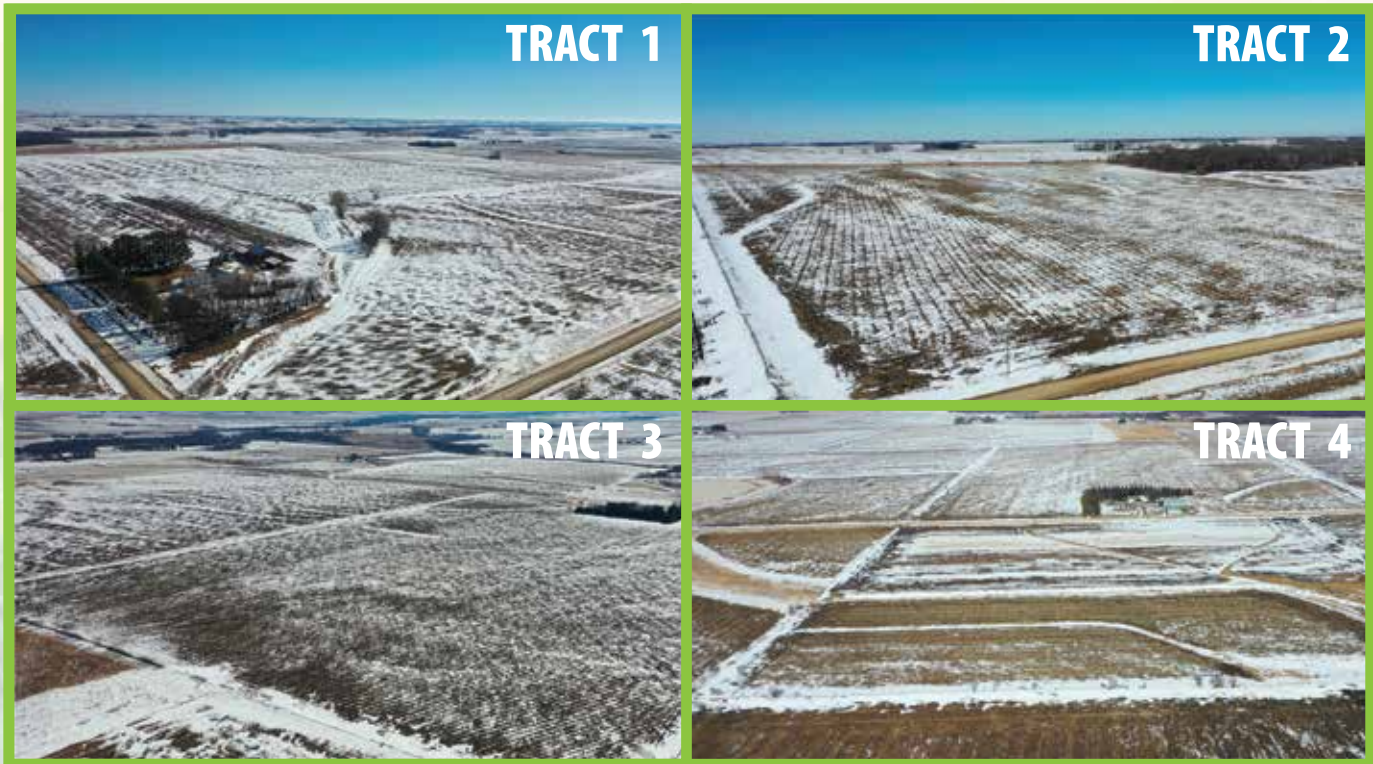
TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. Nick Hopp RE LIC # S66851000 • Jacob Hart RE LIC # B635461000

Location Map

Chickasaw County, IA



Auction BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	149.43+/-	TBD	TBD
Tract 2	73.61+/-	TBD	TBD
Tract 3	92.64+/-	TBD	TBD
Tract 4	38+/-	TBD	TBD

Tract 1

149.43+/- Acres

DESCRIPTION: Boasting an 84.2 CSR2 across the tillable acres, this tract has an impressive combination of all of the high-quality soils types found in this region. With multiple access points, this large tract offers all the desirable features of those operating today's large equipment. This tract also has 4.7 acres of CRP generating \$1,445 of annual income. With a well maintained waterway and tile where needed, this tract has adequate drainage



Aerial Map

Tract 1

149.43+/- Acres



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 8' 16.4, -92° 27' 2.95

0ft 432ft 864ft

13-96N-14W
Chickasaw County
Iowa



Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 2

74.47+/- Acres

DESCRIPTION: Consisting of Basset Loam, Clyde-Floyd Complex, and Floyd loam this tract produces a 82.6 CSR2 across it's tillable acres. With a gentle slope, clean fence lines and terraces in place, this productive piece has the efficiency that many operators are looking for. This tract has been farmed contiguously with tract 3 over the years and would pair nicely for a buyer looking to purchase a larger tract.



Aerial Map

Tract 2

74.47+/- Acres



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Maps Provided By



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Map Center: 43° 8' 10.76, -92° 25' 53.04



18-96N-13W
Chickasaw County
Iowa



2/9/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 3

94.22+/- Acres

DESCRIPTION: With long straight rows and great access; this flat, black, and square tract is a dream come true. Boasting an 80.8 CSR2 across the tillable acres, and tile projects done over the years, this tract boasts all the qualities making it a great addition to any operation. As mentioned, this tract is an excellent piece to naturally pair with tract 2 and are able to be farmed contiguously.



Aerial Map

Tract 3

94.22+/- Acres

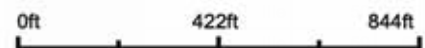


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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 7' 50.24, -92° 26' 14.58



13-96N-14W
Chickasaw County
Iowa



2/9/2023

Field borders provided by Farm Service Agency as of 5/21/2008

Tract 4

38+/- Acres

DESCRIPTION: This tract offers a great opportunity for crop rotation and added diversity to any operation or investment portfolio. Not to be outdone, this tract generates an 80.6 CSR2 across its tillable acres consisting of Clyde Clay Loam. This Tract also has additional income generated by 1.8 acres of CRP contributing \$537 annually.



Aerial Map

Tract 4

38+/- Acres



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Map Center: 43° 7' 30.23, -92° 26' 18.37



24-96N-14W
Chickasaw County
Iowa



2/9/2023

Field borders provided by Farm Service Agency as of 5/21/2008

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 **March 23, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



TRACT 1

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



TRACT 2

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



TRACT 3

Tract 3: \$ _____ Per acre
(94.22+/- Acres)



TRACT 4

Tract 4: \$ _____ Per acre
(38+/- Acres)

Full Name: _____

Address: _____

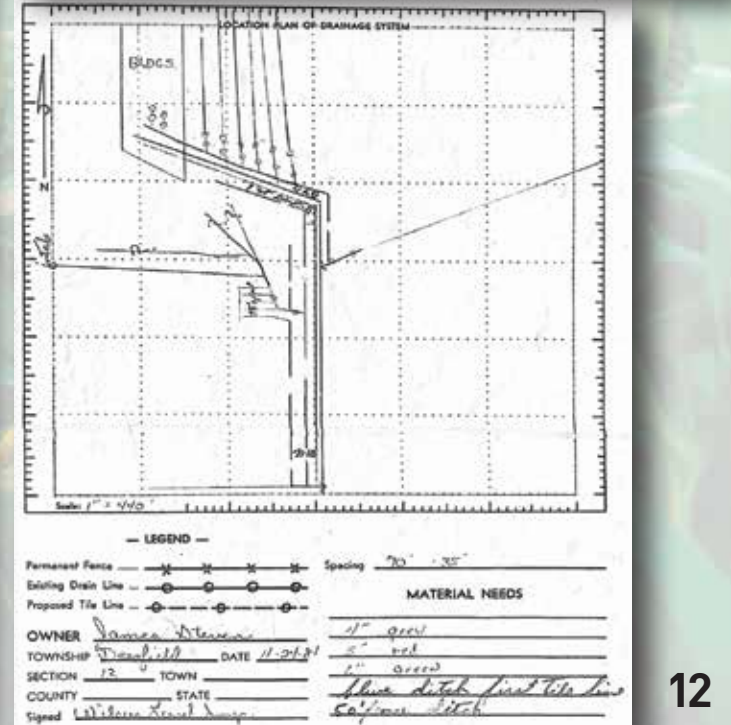
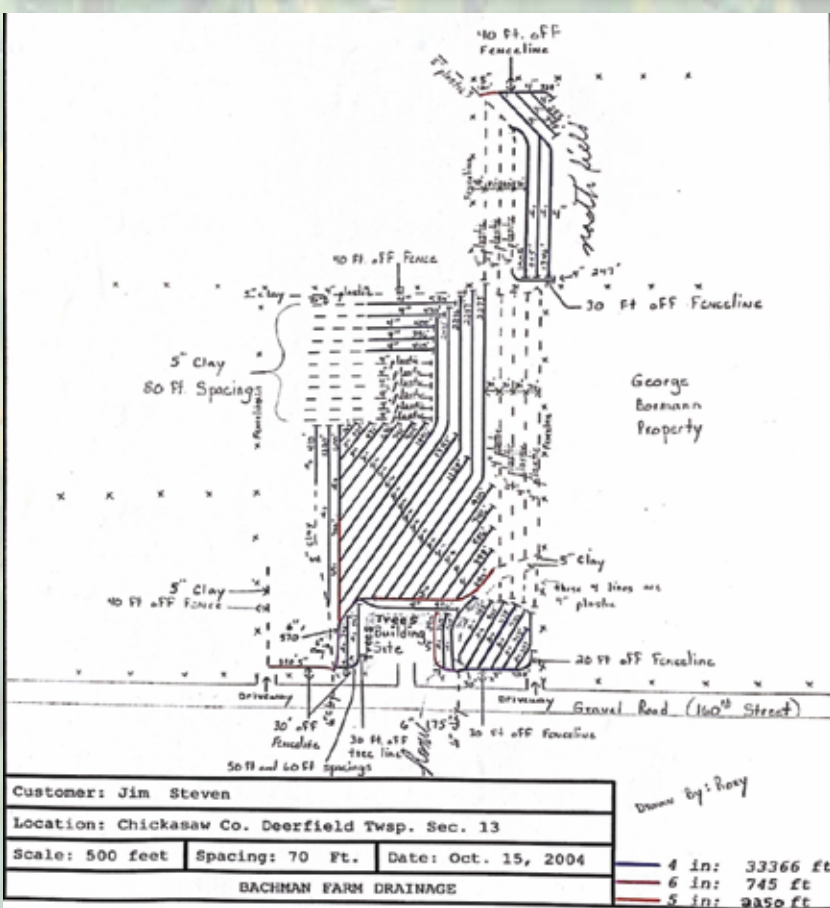
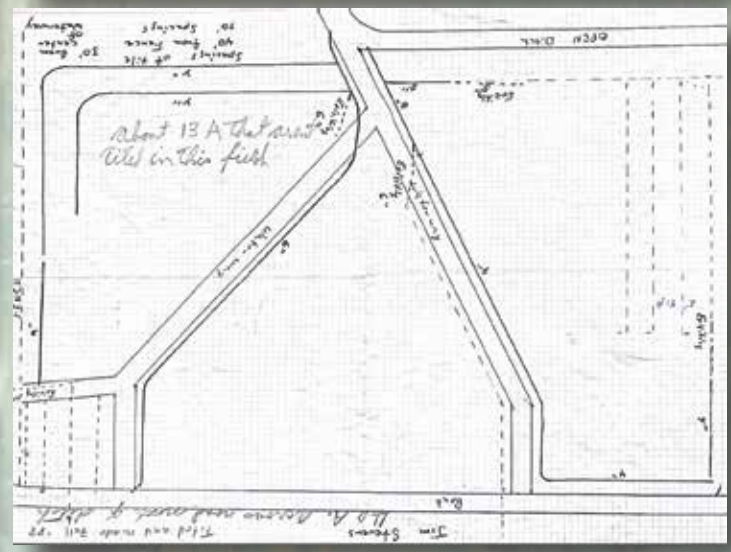
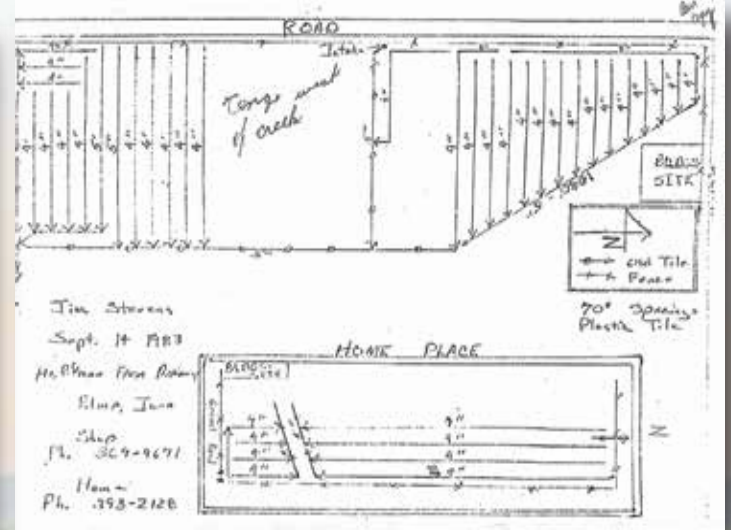
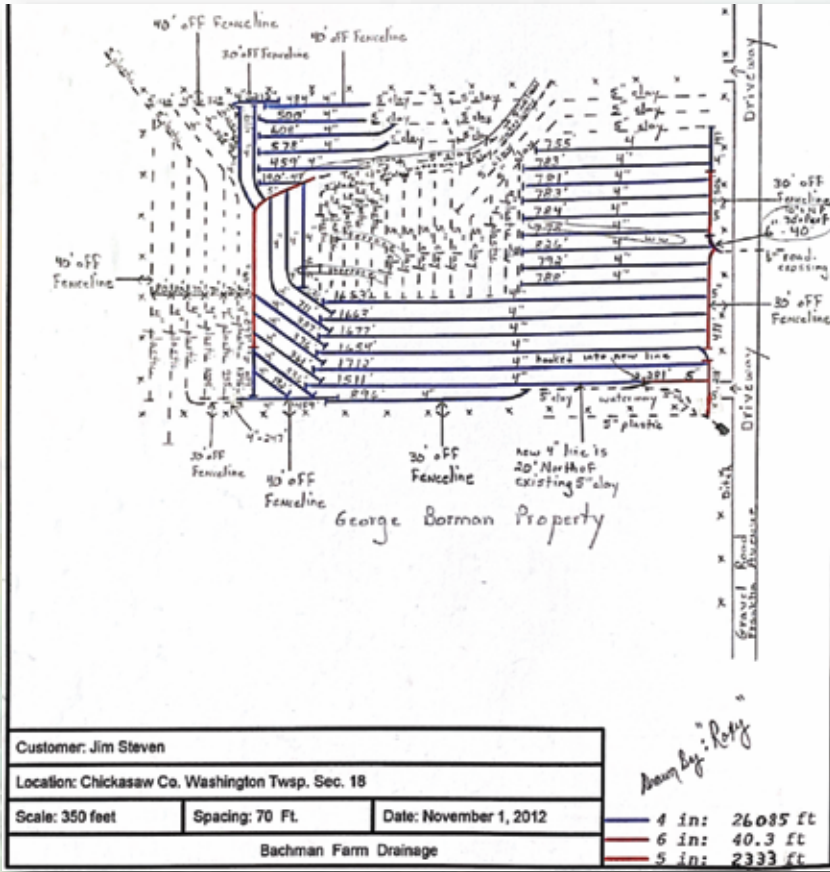
Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

The buyer of each of these tracts will be provided copies of the extensive tile projects done over the years. Copies of these maps can be provided via email upon request.

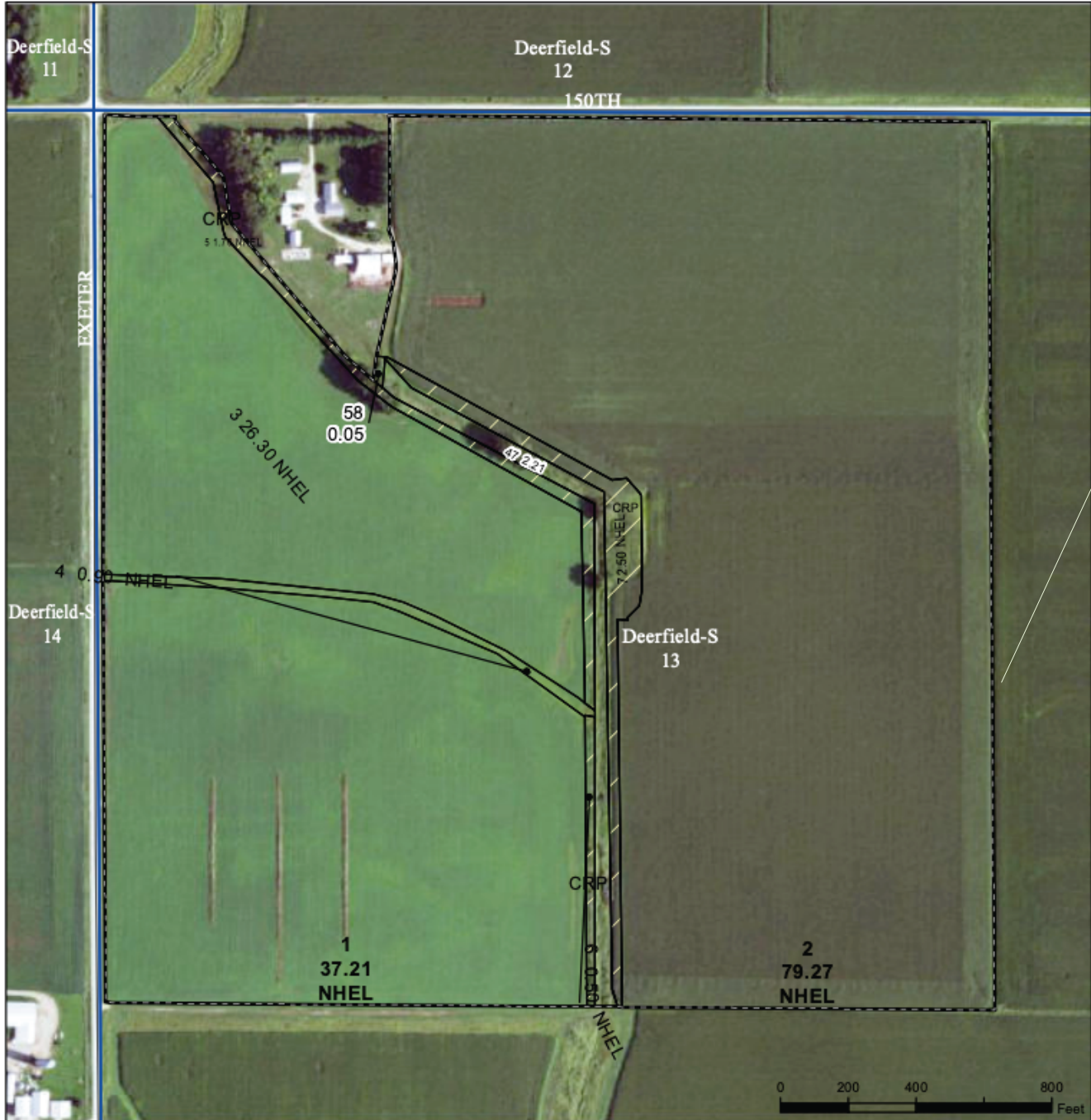
Tile Maps



Tract 1 USDA Map



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

Tract Cropland Total: 148.38 acres

2023 Program Year
Map Created September 27, 2022

Farm 7772
Tract 10342

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).

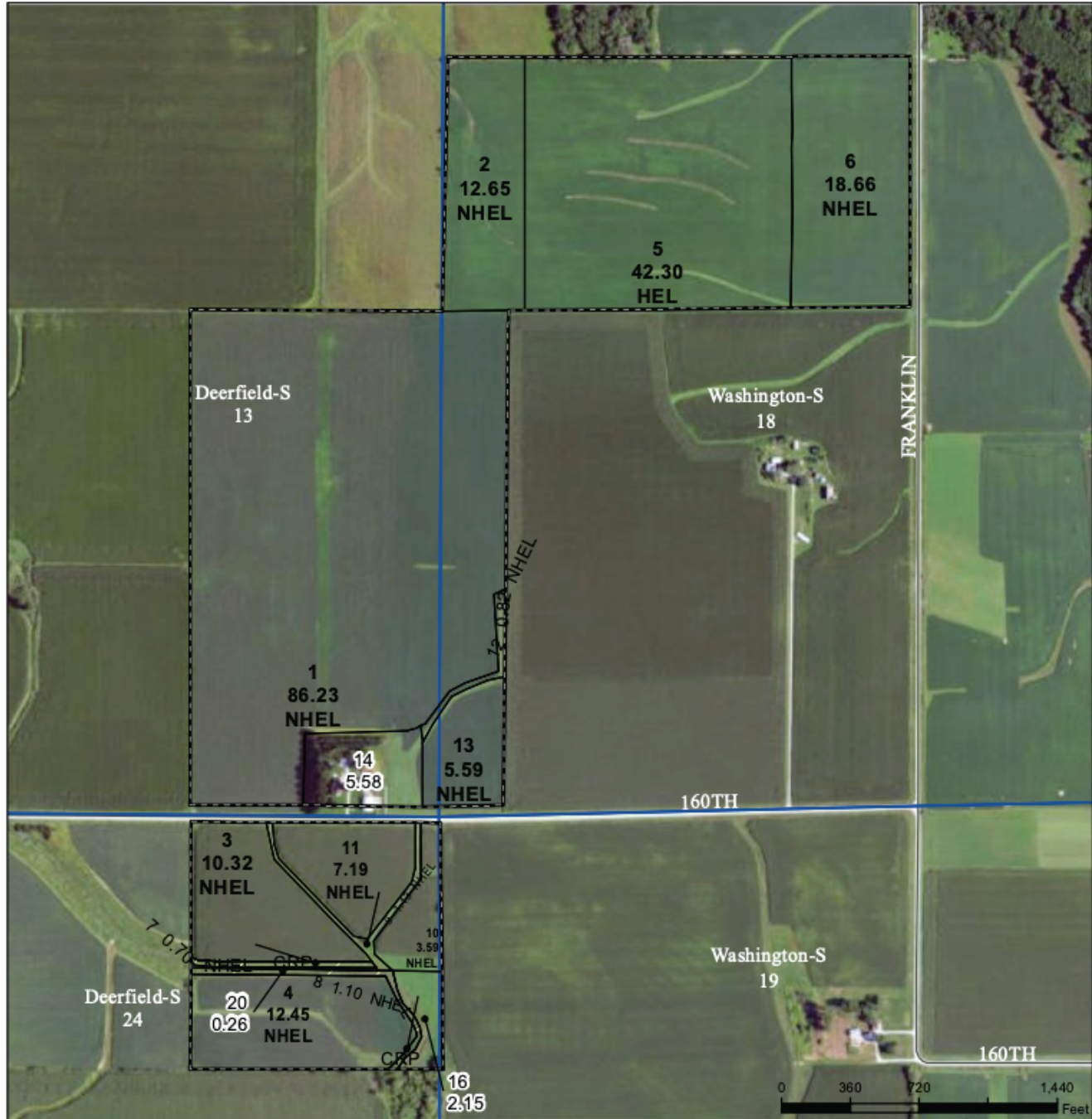
USDA is an equal opportunity provider, employer, and lender.

Tract 2, 3 & 4

USDA Map



Chickasaw County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 202.73 acres

2023 Program Year

Map Created September 27, 2022

Farm 7772

Tract 8642

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.

IOWA
CHICKASAW
Form: FSA-156EZ



FARM : 7772
Prepared : 2/21/23 2:09 PM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
CRP Contract Number(s) : 10166C, 10167C
Recon ID : 19-037-2014-113
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
361.36	351.11	351.11	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	344.61	0.00		6.50	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	157.50	0.00	144	
Soybeans	138.40	0.00	42	
TOTAL	295.90	0.00		

NOTES

Tract Number : 8642

Description : D4 13-96-14, NE1/4 24-96-14, E4 18-96-13
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 : Wetland determinations not complete
WL Violations : None
Owners : ETHEL R STEVEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
210.72	202.73	202.73	0.00	0.00	0.00	0.00	0.0

IOWA
CHICKASAW
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7772
Prepared : 2/21/23 2:09 PM CST
Crop Year : 2023

Tract 8642 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	200.93	0.00	1.80	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	95.20	0.00	144
Soybeans	60.90	0.00	42
TOTAL	156.10	0.00	

NOTES

Tract Number : 10342

Description : D4 NW 1/4 13-96-14
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 : Tract does not contain a wetland
WL Violations : None
Owners : ETHEL R STEVEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.64	148.38	148.38	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	143.68	0.00	4.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	62.30	0.00	144
Soybeans	77.50	0.00	42
TOTAL	139.80	0.00	

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.**

- **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.

POSSESSION

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

The tillable land is leased for the 2023 crop season, with the buyer to receive the rental income as disclosed. It shall be the buyers responsibility to renegotiate or terminate the lease for the 2024 crop season. All CRP contracts shall transfer to the buyer at closing with the 2023 payment to be prorated to the closing date.

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. A mutual maintenance agreement for the tile on tracts 3 and 4 will be provided, with details to be disclosed on or before auction day.

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.



356.12
+/- ACRES

LIVE PUBLIC AUCTION CHICKASAW COUNTY, IA



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