

LAND AUCTION

Property Information Packet

THURSDAY MAY 25TH, 2023 • 1 PM

Beaman Memorial Hall • 215 Main Street Beaman, IA 50609



180
+/- ACRES



**HIGH
POINT**
LAND COMPANY

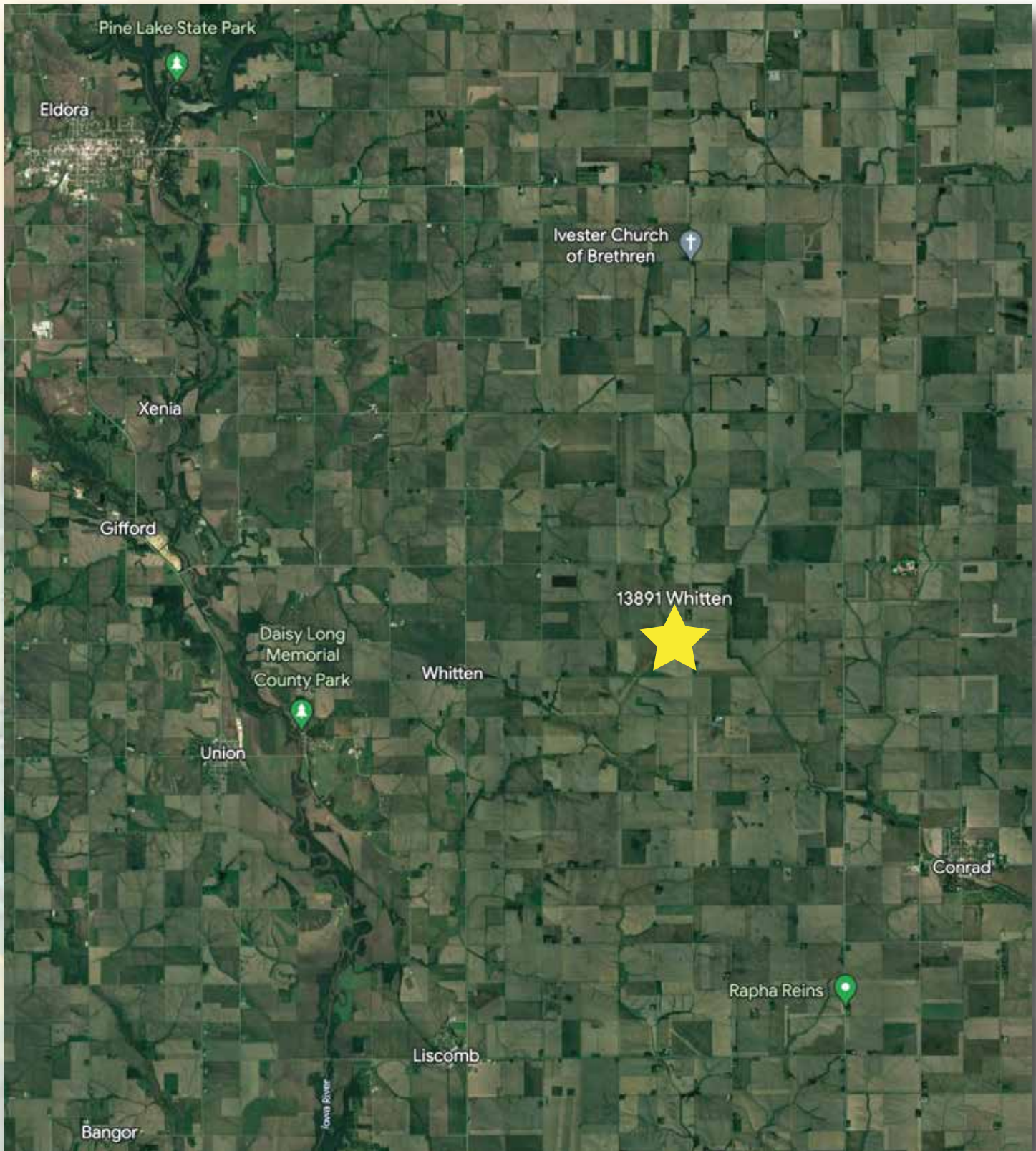
GRUNDY COUNTY, IA
1 AVAILABLE TRACT
BID NOW AT HIGHPOINTLANDCOMPANY.COM

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

TERMS: 10% down upon signing purchase agreement, payable by cash or check.
Noah Hopp RE LIC # S67953000 • Jacob Hart RE LIC # B635461000

Location Map

Grundy County, IA



Auction BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	180+/-	TBD	TBD

Property Summary

DESCRIPTION: High Point Land Company is honored to present the Katzer 180+/- acre farm in Grundy County, Iowa which shall be offered for sale at live public auction at 1:00 PM on May 25th, 2023 at the Beaman Memorial Hall, 215 Main Street Beaman, IA.

Located in Section 16 of Felix Township, just Northwest of of Conrad, IA sits 180+/- gross acres of beautiful Grundy County Iowa farmland. This farm is made up of 147.10+/- acres of FSA certified cropland, which boasts in average CSR2 of 83.1 across the tillable acres. The cropland consists of primarily of the highly sought after soils of both Dinsdale Silty Clay Loam and Tara Silty Clay Loam.

The remaining balance of farmland has served as pasture ground for many years, which presents the opportunity to potentially expand the cropland acres in the future. With three different access points and tile where needed, this well-maintained farm would serve as a great addition to anyone's current operation as well as a fantastic investment opportunity for anyone looking for land in one of the most desirable areas in Iowa.

Buyer shall receive a rent credit for the 2023 Crop season of \$44,130; Credited to the buyer in full at closing.

Tile information available upon request

PIDs: 861816200001 and 861816100006

Property Features:

- 83.1 CSR2
- Great access
- Tile Where Needed
- Close proximity to multiple grain markets

TAXES: 861816200001: \$4,436.00

861816100006: \$462.00

**Taxes Estimated for Entirety*



Property Photos



Property Photos



Tile Information Available Upon Request



Tract [REDACTED] Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	[REDACTED]	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	[REDACTED]	0.00	[REDACTED]
Soybeans	[REDACTED]	0.00	[REDACTED]
TOTAL	[REDACTED]	0.00	

NOTES

Tract Number : 10215

Description : FELX 16 NE1/4 & E1/8 of NW 1/4
 FSA Physical Location : IOWA/GRUNDY
 ANSI Physical Location : IOWA/GRUNDY
 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 : KEVIN KATZER
 Other Producers : None
 Recon ID : 19-075-2023-130

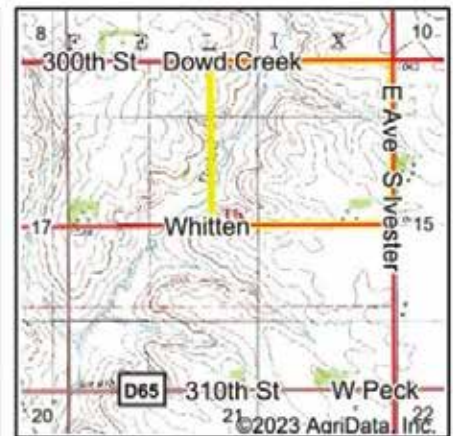
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
171.65	147.10	147.10	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	147.10	0.00	0.00	0.00	0.00	0.00

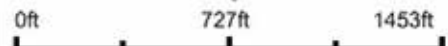
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	93.03	0.00	156
Soybeans	44.34	0.00	51
TOTAL	137.37	0.00	

Wetlands Map



State: Iowa
 Location: 16-86N-18W
 County: Grundy
 Township: Felix
 Date: 4/6/2023



Classification Code	Type	Acres
R4SBA	Riverine	1.21
PEM1C	Freshwater Emergent Wetland	1.14
PEM1A	Freshwater Emergent Wetland	0.08
Total Acres		2.43

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FSA Map



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**HIGH POINT**
LAND COMPANY

Maps Provided By:
 **surety**
CUSTOMER ONLINE MAPPING

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Map Center: 42° 15' 51.2, -92° 56' 54.81



16-86N-18W
Grundy County
Iowa



4/6/2023

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 **May 25th, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: _____ Per acre
(180+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

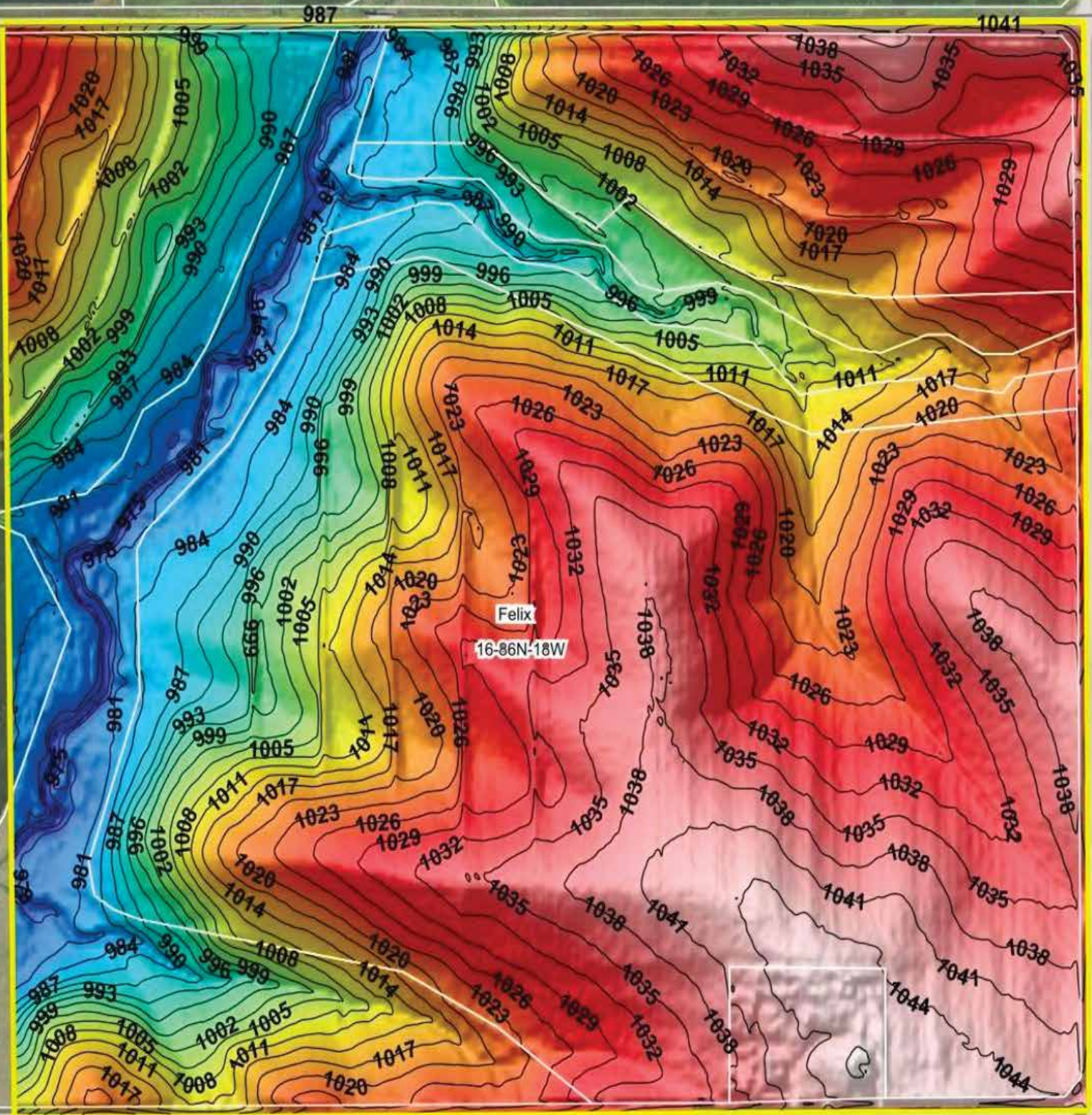
Will you be a registered phone bidder? Yes No

Topo Map



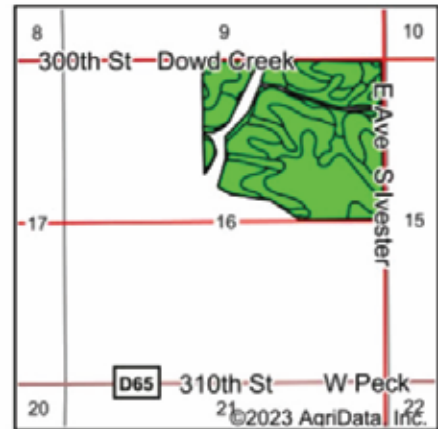
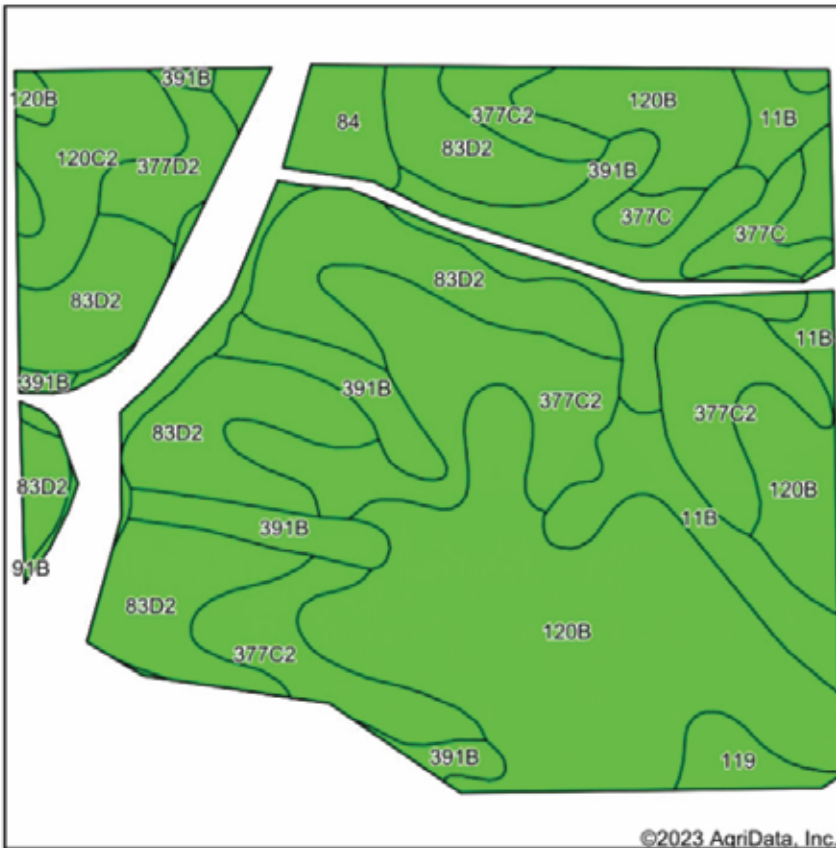
9-86N-18W

10



15

Soil Map



State: Iowa
 County: Grundy
 Location: 16-86N-18W
 Township: Felix
 Acres: 147.1
 Date: 5/5/2023



Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA075, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
120B	Tama silty clay loam, 2 to 5 percent slopes	43.83	29.8%		lle	95	95	97	97	79	80	
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	31.57	21.5%		llle	61	59	72	72	55	53	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	25.87	17.6%		llle	85	73	79	79	63	62	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	16.40	11.1%		llw	87	76	89	87	70	86	
11B	Colo-Ely complex, 0 to 5 percent slopes	8.92	6.1%		llw	86		92	92	65	76	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.03	4.1%		llle	87	78	89	89	71	70	
84	Clyde silty clay loam, 0 to 3 percent slopes	6.03	4.1%		llw	88	76	90	90	74	85	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	3.35	2.3%		llle	90	75	85	85	67	72	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	3.01	2.0%		llle	62	63	76	76	61	60	
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.09	1.4%		lw	100	100	96	96	81	91	
Weighted Average						2.46	83.2	*-	*n 85.9	*n 85.7	*n 68	*n 70.8

NA has updated the CSR values for each county to CSR2

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 2023 crop season. Lease shall end when crops are removed and be open to buyers to lease or operate at their discretion for the future.

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.

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:

Noah Hopp

319-240-9257

Noah@highpointlandcompany.com





LIVE & ONLINE AUCTION GRUNDY COUNTY, IOWA



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