

LAND

AUCTION

Property Information Packet

WEDNESDAY AUGUST 30, 2023 - 1PM

WILDWOOD GOLF COURSE · 1 WILDWOOD RD, CHARLES CITY, IA



294.74
+/- ACRES

FLOYD & MITCHELL COUNTY, IA
2 AVAILABLE TRACTS
LIVE & ONLINE AUCTION



**HIGH
POINT**
LAND COMPANY

507-218-1243 • 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.

Listing Agent: Nick Hopp RE LIC # S66851000 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065

Property Summery

High Point Land Company is honored to present the Marjorie Tudor Estate, to be sold at live public Auction on August 30th at the Wildwood Country Club in Charles City, Iowa at 1:00 pm; with online bidding also available. The method of sale used will be "Choice, with Privilege," offering an extremely rare opportunity to purchase two "A" quality farms in close proximity to each other.

These highly productive farms generate an impressive 84.7 and 85.2 CSR2 average across their tillable acres and are located in highly sought after areas of Mitchell and Floyd County, Iowa. This region offers productive soils, competitive rental rates, and close proximity to multiple grain markets.

With both properties located on Windfall Ave, these farms are only 4 miles apart allowing them to be effectively paired together. The great access and excellent drainage offer an efficiency that will benefit any portfolio for generations to come.

Tract 1 – 155+/- Gross Acres (140.60 Certified Cropland)

Generating an 84.7 CSR2 across the tillable acres, this tract leaves very little to be desired. With tile projects done and maintained over the years, this property has excellent drainage. With long rows and great access, the land lays out beautifully for today's large equipment to efficiently farm. With 14.5 +/- acres of timber on the North end of this farm, there is potential to expand the current tillable acres, or enjoy the recreational benefits that come with the small woodlots that consistently produce giant whitetails in this area. With a dynamite spot for a 2-acre food plot, this could be a deer and turkey hunter's dream.

Tract 2 – 139.74+/- Gross Acres (127.10 Certified Cropland)

This tract provides equally impressive productivity, generating an 85.2 CSR2 across the tillable acres. With tile throughout and a gentle roll, these heavy soils have great drainage and been a solid producer. With great access to Windfall Ave and just a ½ mile South of paved B28, this tract could be a fantastic addition to any farming operation. With 9.8 acres of CRP lining Beaver creek in the Northeast corner of the farm, there is additional income making this farm a great fit for both the operator and investor alike.

It is very apparent that both of these properties have been well cared for by the long-term tenant. With the buyers having the option to continue to lease the tillable land to the many tenants available in the area or to operate the ground themselves, this is an opportunity that many have waited for. es of this hog facility.

Property Address:

TBD Windfall Ave,
Colwell, IA

Directions:

From Colwell, IA go
East on B28 to Windfall
Ave. Go North 3 miles
to view Tract 1, or turn
South .5 miles to view
Tract 2.

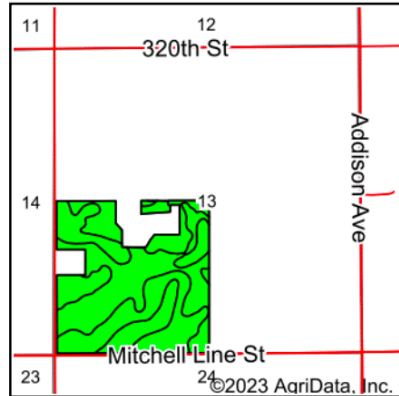
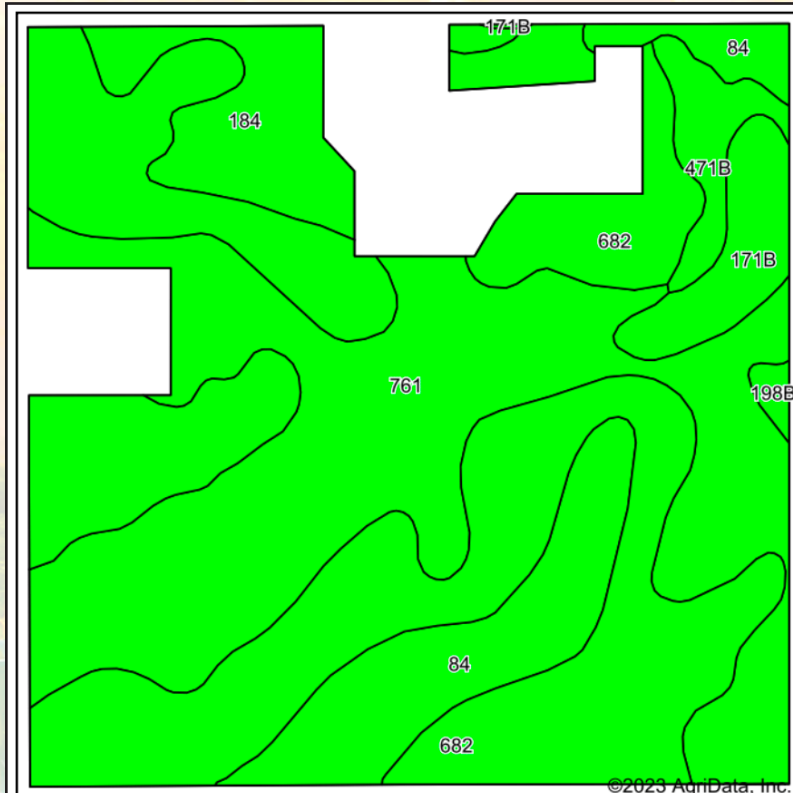
Property Features:

- 84.7 and 85.2 CSR2
- Open to operate for 2024 Crop Season
- CRP Income
- Well Tiled
- Great Access
- Excellent Proximity to Local Grain Markets
- Multiple Tenants Available
- Deer and Turkey Hunting

Property Photos



Tract 1



State: **Iowa**
 County: **Mitchell**
 Location: **13-97N-15W**
 Township: **East Lincoln**
 Acres: **140.63**
 Date: **7/13/2023**



Soils data provided by USDA and NRCS.

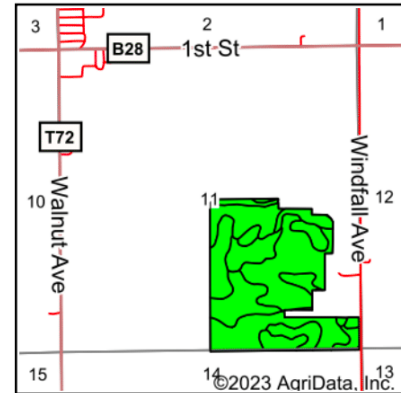
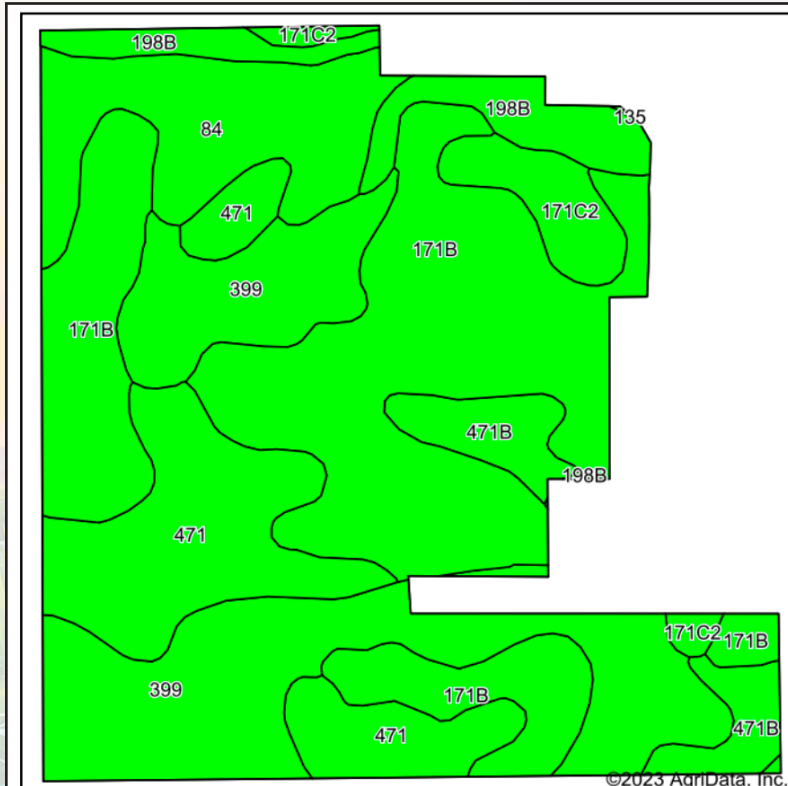
Area Symbol: IA067, Soil Area Version: 28
 Area Symbol: IA131, Soil Area Version: 28

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	
682	Maxfield silt loam, 0 to 2 percent slopes	62.39	44.4%		llw	83				78	78	52	65	
761	Franklin silt loam, 1 to 3 percent slopes	46.50	33.1%		lw	85	83			89	89	63	76	
84	Clyde silty clay loam, 0 to 3 percent slopes	13.87	9.9%		llw	88	73			90	90	74	85	
184	Klinger silty clay loam, 1 to 4 percent slopes	8.43	6.0%		lw	95	93			88	88	79	82	
171B	Bassett loam, 2 to 5 percent slopes	4.95	3.5%		lle	85	78	215	62	85	85	68	73	
471B	Oran loam, 2 to 5 percent slopes	3.90	2.8%		lw	74	78			77	77	52	57	
198B	Floyd loam, 1 to 4 percent slopes	0.59	0.4%		llw	89	78			88	83	63	88	
Weighted Average						1.58	84.7	*	7.6	2.2	*n 83.7	*n 83.7	*n 60	*n 71.8

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *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.

Tract 2

SOIL MAP



State: **Iowa**
 County: **Floyd**
 Location: **11-96N-15W**
 Township: **Niles**
 Acres: **124.54**
 Date: **7/13/2023**



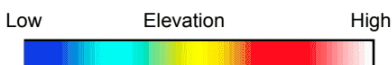
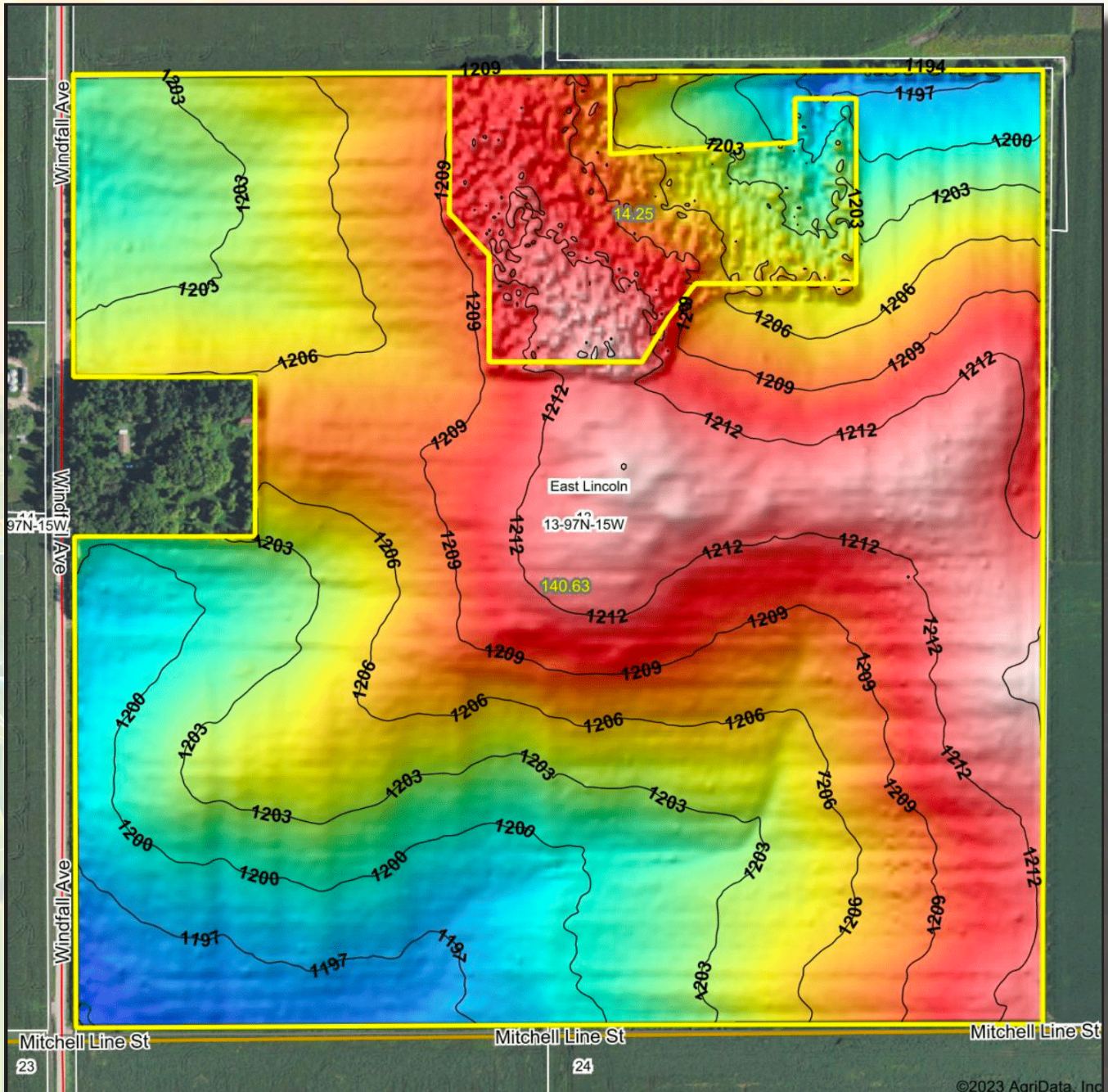
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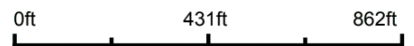
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171B	Bassett loam, 2 to 5 percent slopes	46.09	37.0%		Ile	85	79	215	62	85	85	68	73	
399	Readlyn silt loam, 1 to 3 percent slopes	29.11	23.4%		Iw	91	89			79	79	54	65	
471	Oran loam, 0 to 2 percent slopes	19.60	15.7%		Iw	79	84			78	78	52	58	
84	Clyde silty clay loam, 0 to 3 percent slopes	12.52	10.1%		Ilw	88	77			90	90	74	85	
198B	Floyd loam, 1 to 4 percent slopes	6.59	5.3%		Ilw	89	74			88	83	63	88	
471B	Oran loam, 2 to 5 percent slopes	5.68	4.6%		Iw	74	79			77	77	52	57	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	4.95	4.0%		Ille	77	62	174	50	79	79	61	63	
Weighted Average						1.60	85.2	81	86.5	24.9	*n 82.6	*n 82.3	*n 61.5	*n 69.6

**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.

Tract 1



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,193.6
 Max: 1,216.1
 Range: 22.5
 Average: 1,205.9
 Standard Deviation: 4.99 ft



13-97N-15W
Mitchell County
Iowa

Boundary Center: 43° 12' 59.2, -92° 34' 9.28

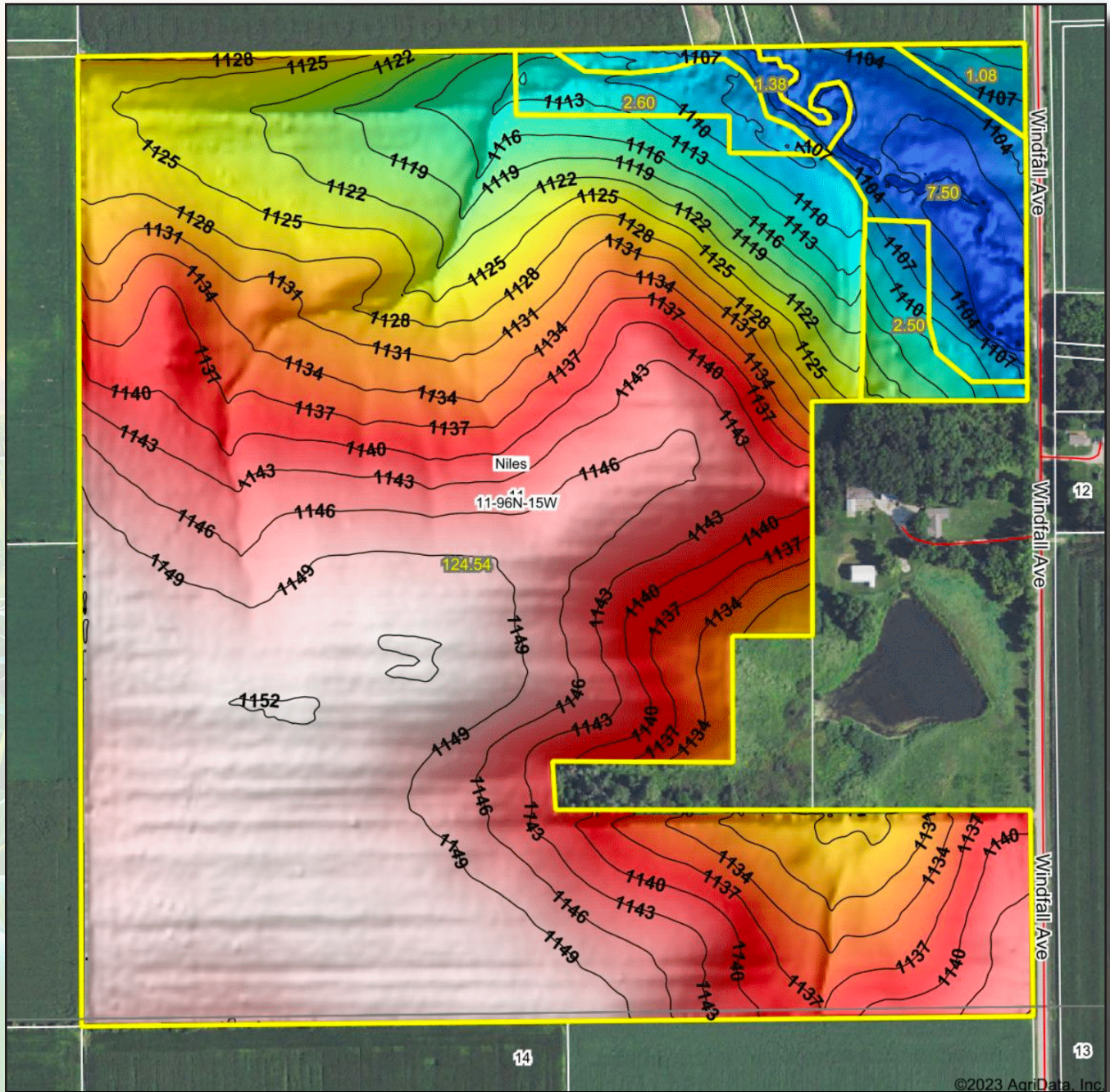


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 Field borders provided by Farm Service Agency as of 5/21/2008

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Tract 2

TOPO MAP



©2023 AgriData, Inc.

Low Elevation High



Maps Provided By:



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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,097.3
Max: 1,152.5
Range: 55.2
Average: 1,135.2
Standard Deviation: 14.8 ft

0ft 436ft 872ft

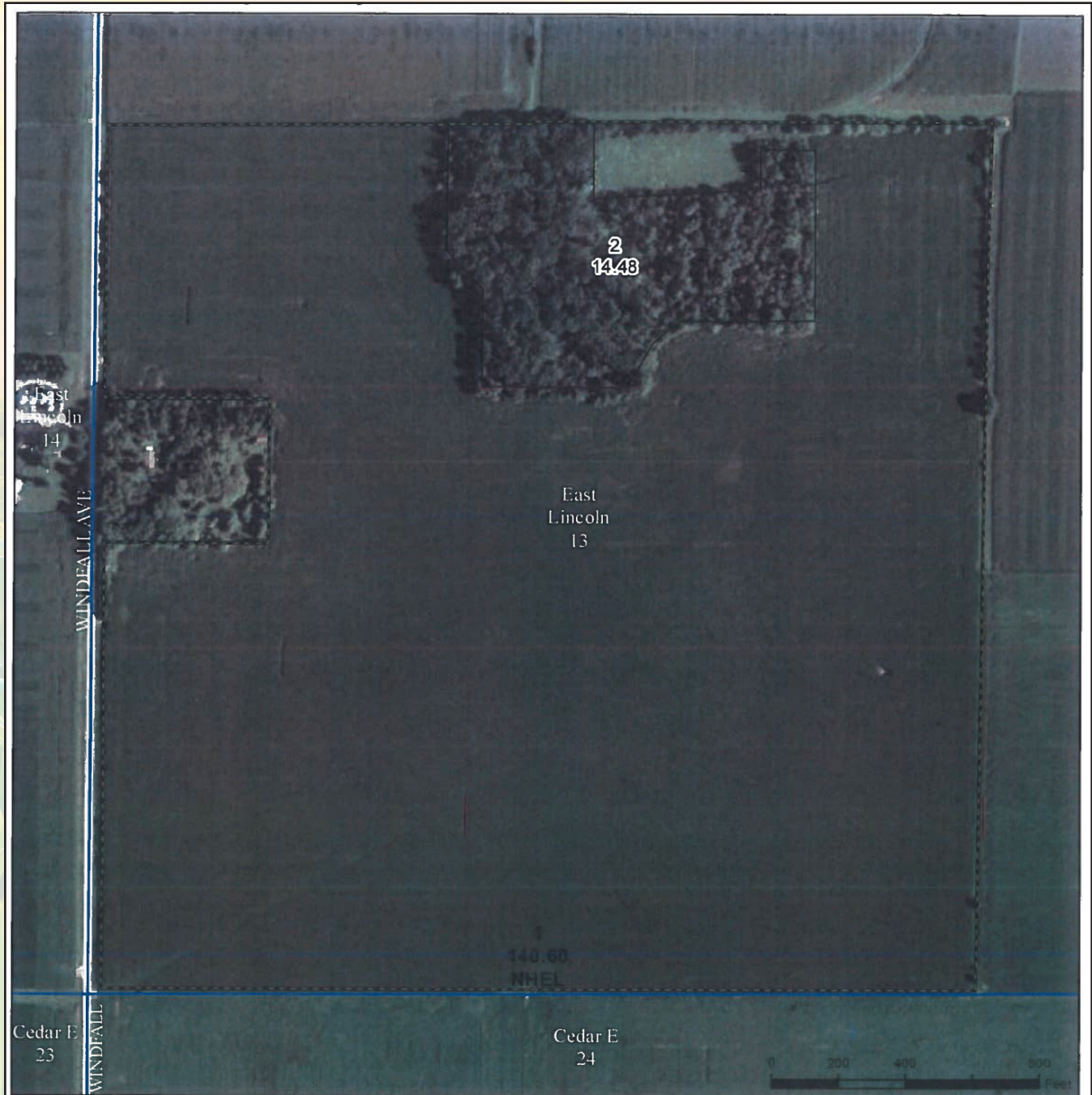


7/13/2023

11-96N-15W
Floyd County
Iowa

Boundary Center: 43° 8' 42.12, -92° 34' 45.54

Tract 1



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

Wetland Determination Identifiers

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

Tract Cropland Total: 140.60 acres

2023 Program Year

Map Created April 07, 2023

Farm 7380

Tract 1709

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).



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

Wetland Determination Identifiers

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

Tract Cropland Total: 127.10 acres

2023 Program Year
Map Created April 07, 2023

Farm 7380
Tract 12017

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Tract 1

IOWA
FLOYD

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7380

Prepared : 7/20/23 8:30 AM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : 10227B, 10228B
Recon ID : 19-067-2014-48
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Famland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
294.68	267.70	267.70	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	265.40	0.00		2.30	7.50	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	152.71	0.00	153	0
Soybeans	112.69	2.30	45	
TOTAL	265.40	2.30		

NOTES

Tract Number : 1709
Description : 13-97-15 MITCHELL
FSA Physical Location : IOWA/MITCHELL
ANSI Physical Location : IOWA/MITCHELL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARJORIE L TUDOR ESTATE
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.08	140.60	140.60	0.00	0.00	0.00	0.00	0.0

IOWA
FLOYD



FARM : 7380

Form: FSA-156EZ

Prepared : 7/17/23 9:13 AM CST

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Crop Year : 2023

Tract Number : 12017
Description : 11-96-15 NILES
FSA Physical Location : IOWA/FLOYD
ANSI Physical Location : IOWA/FLOYD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : MARJORIE L TUDOR ESTATE
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
139.60	127.10	127.10	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	124.80	0.00	2.30	7.50	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.51	0.00	153
Soybeans	52.29	2.30	45
TOTAL	124.80	2.30	

NOTES

Tract 1

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 19 067	2. SIGN-UP NUMBER 44
	3. CONTRACT NUMBER 10227B	4. ACRES FOR ENROLLMENT 2.30
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) FLOYD COUNTY FARM SERVICE AGENCY 611 BECK STREET CHARLES CITY, IA50616-3799	6. TRACT NUMBER 12017	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 228-4055	8. SIGNUP TYPE: Continuous	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 307.20	10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment	\$ 707.00	A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
9C. First Year Payment	\$	12017	0012	CP21	2.30
(Item 9C is applicable only when the first year payment is prorated.)					\$ 0.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
MAURICE L. KOBER ESTATE KAJA BEAH KOBER 1922 GIL AVE CHARLES CITY, IA 50616-4168	100.00 %	<i>M. Kober</i>	Executor	01-09-23
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 11/29/23
-------------------------	--	----------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410, (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED
FLOYD COUNTY FSA
CHARLES CITY, IA

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MARJORIE L. KOBEP ESTATE MARJORIE L. KOBEP 1922 GIL AVE CHARLES CITY, IA 50616-3163	JKK 100.00 %	<i>Janean Kober</i>	Executor	01-09-23
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	<i>JL Jones</i>	1/11/2023

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FLOYD COUNTY FSA
CHARLES CITY, IA
Date Printed: 11/09/2022

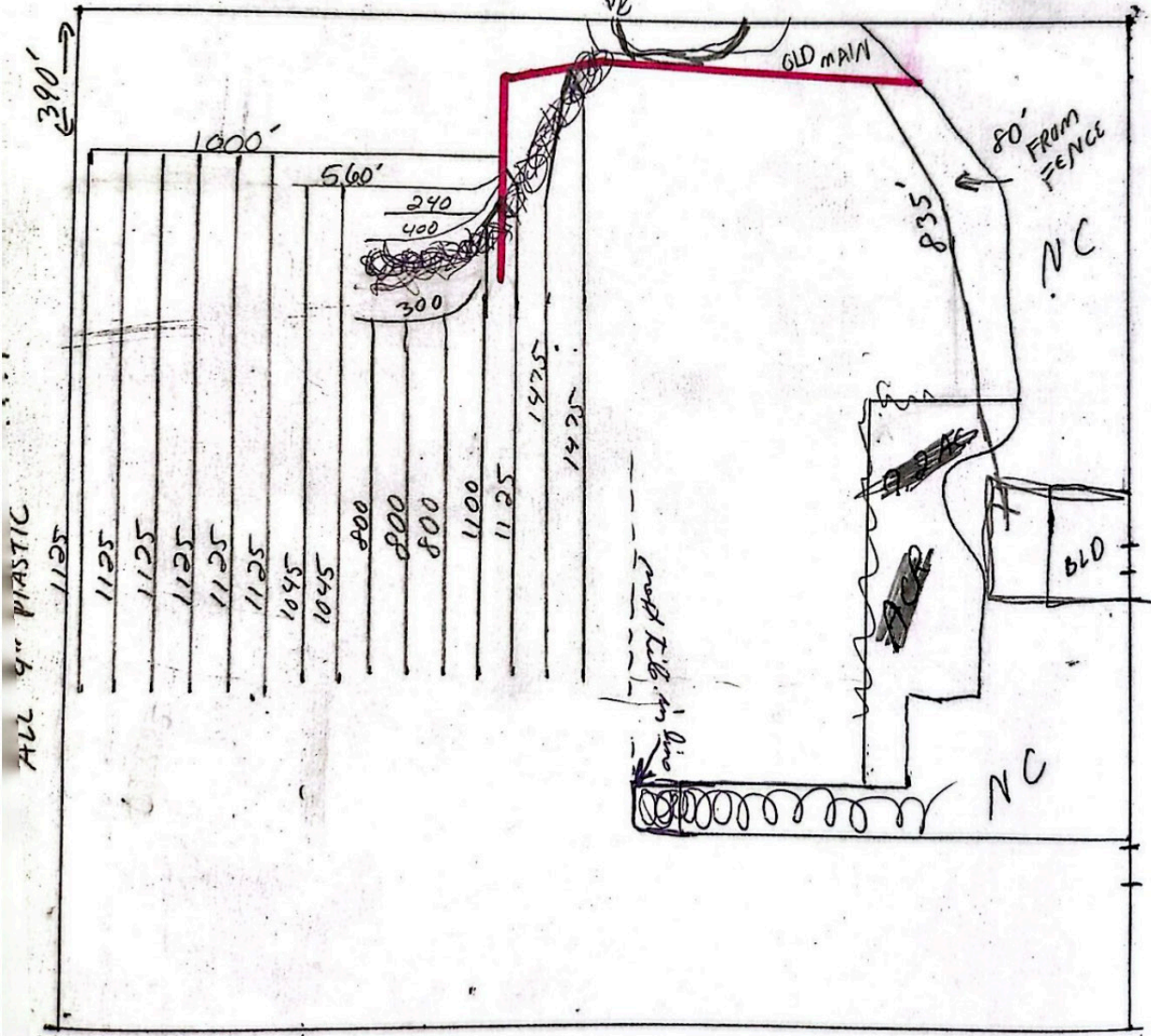
Tile Maps

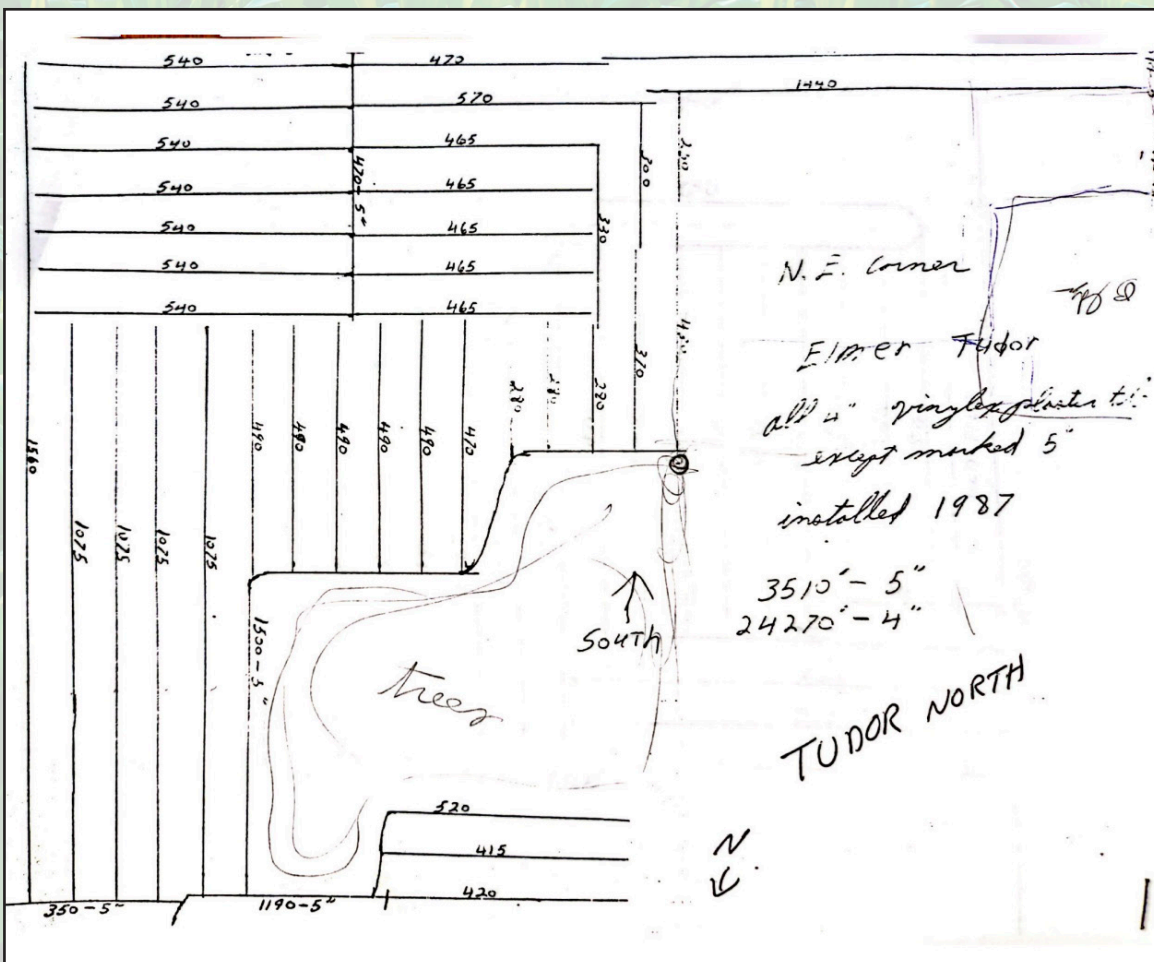
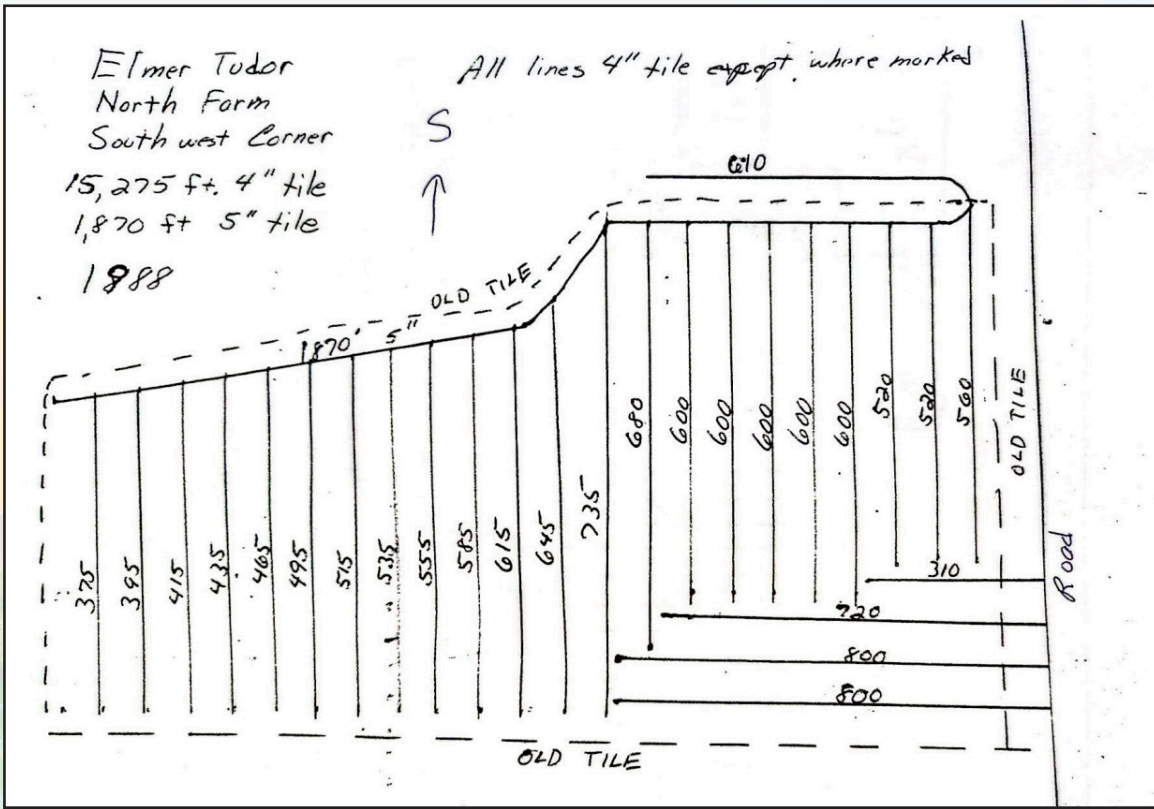
TUBOR SOUTH

1 MILE EAST, 3/4 MILE SOUTH
FROM EOLWELL
WEST SIDE



LAST TILE
100' WEST
OF GRASS
NOOK





AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	155+/-	TBD	TBD
Tract 2	139.74+/-	TBD	TBD

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



Tract 1: \$ _____ Per Acre
(155+/- Acres)

Tract 2: \$ _____ Per Acre
(139.74+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

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 guarantees 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 AND 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 Trustee's 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 auctioneer's discretion of the multi parcel 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 be at Noah Smith & Schuknecht PLC, in Charles City, Iowa.

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 canceled 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.

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. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm is currently leased for the 2023 growing season . The 2023 lease shall terminate once crops are removed and Farm shall be open to farm or lease for the 2024 season. All CRP contracts currently in place shall transfer to the buyer at closing and shall be succeeded by the buyer; with all responsibility and liabilities transferring to the buyer at closing. All lease income for 2023 shall be retained by the sellers.

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

SURVEY Tracts are being sold using their current legal descriptions as seen on the abstract. There will not be a survey completed and all acreage amounts are approximate and not guaranteed.

SELLER'S PERFORMANCE The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees 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.

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:
Nick Hopp
319-240-6121
Nick@highpointlandcompany.com





294.74
+/- ACRES

FLOYD & MITCHELL COUNTY

IOWA



**HIGH
POINT**
LAND COMPANY

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