

# LAND

# AUCTION

Property Information Packet

**TUESDAY SEPTEMBER 26, 2023 · 1PM**

**WESTGATE COMMUNITY CENTER · 184 MAIN ST, WESTGATE, IA**



**113.98**  
**+/- ACRES**

**FAYETTE COUNTY, IA**  
**2 AVAILABLE TRACTS**  
**LIVE & ONLINE AUCTION**

507-218-1243 • [HighPointLandCompany.com](http://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 Nieman Farm, which shall be available at live public auction on September 26, 2023 at 1:00; with online bidding also available. The method of sale used will be "Choice, with Privilege," offering an incredible opportunity to purchase two "A" quality farms directly across the road from each other.*

*The farmland surrounding Westgate, Iowa is known for some of the most productive soils Fayette County has to offer, with the Nieman farm being no exception. These well tiled tracts generate an incredible 89.4 and an 88.9 CSR2 respectively across their tillable acres, and have been well managed by the long-term tenants. We are pleased to be able to offer this property in two tracts, making a great opportunity for every buyer; from the beginning farmer to the seasoned investor.*

*These tracts shall be offered using the Net taxable acres as the multiplier.*

## **Tract 1 - 77+/- Net Taxable Acres (74.37 Certified Cropland)**

*With long rows, and great access, this highly productive "80" would be a tremendous add on to any operation. Generating an 89.4 CSR2 across the tillable acres, this tract is well tiled and lays beautifully to be efficiently farmed.*

## **Tract 2 - 36.98+/- Net Taxable Acres (33.42 Certified Cropland)**

*Not to be outdone, this tract offers an average 88.9 CSR2 across the tillable acres consisting of Clyde Clay, Kenyon and Floyd Loams. With well established waterways in place, this tract drains well, with the original tile continuing to be operational. It's not often that we are able to offer a smaller tract with the productivity of this short "40."*

*This productive land is being offered free from lease for the 2024 growing season. With many tenants interested in expanding their operation locally, this property could either be owner-operated, or rented to a local tenant providing a solid ROI.*

**Property Address:** TBD V Ave, Westgate, IA 50681

### **Directions:**

From Westgate, Iowa go West 1 mile and turn South 3 miles on V Avenue. The property is on the East side of the Road

### **Property Features:**

- Excellent Access
- Opportunity to pair both tracts together
- 89.4 and 88.9 CSR2
- Highly Productive soil types
- Well Tiled
- Many tenants available

# Property Photos





# Tract 1



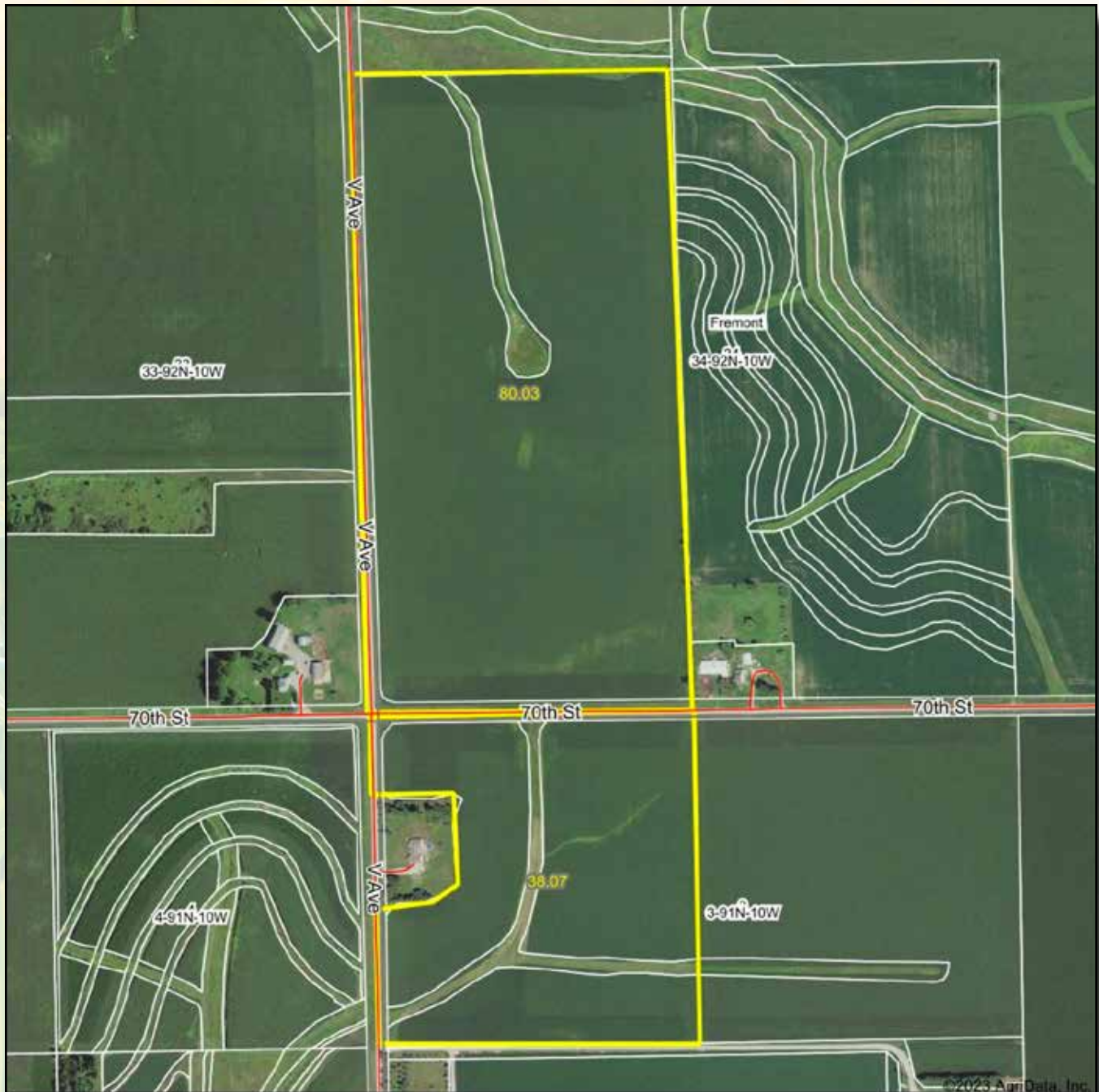


# Tract 2

# Property Photos



# Property Lines



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**HIGH POINT**  
LAND COMPANY

Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Boundary Center: 42° 43' 52.82, -92° 1' 6.8

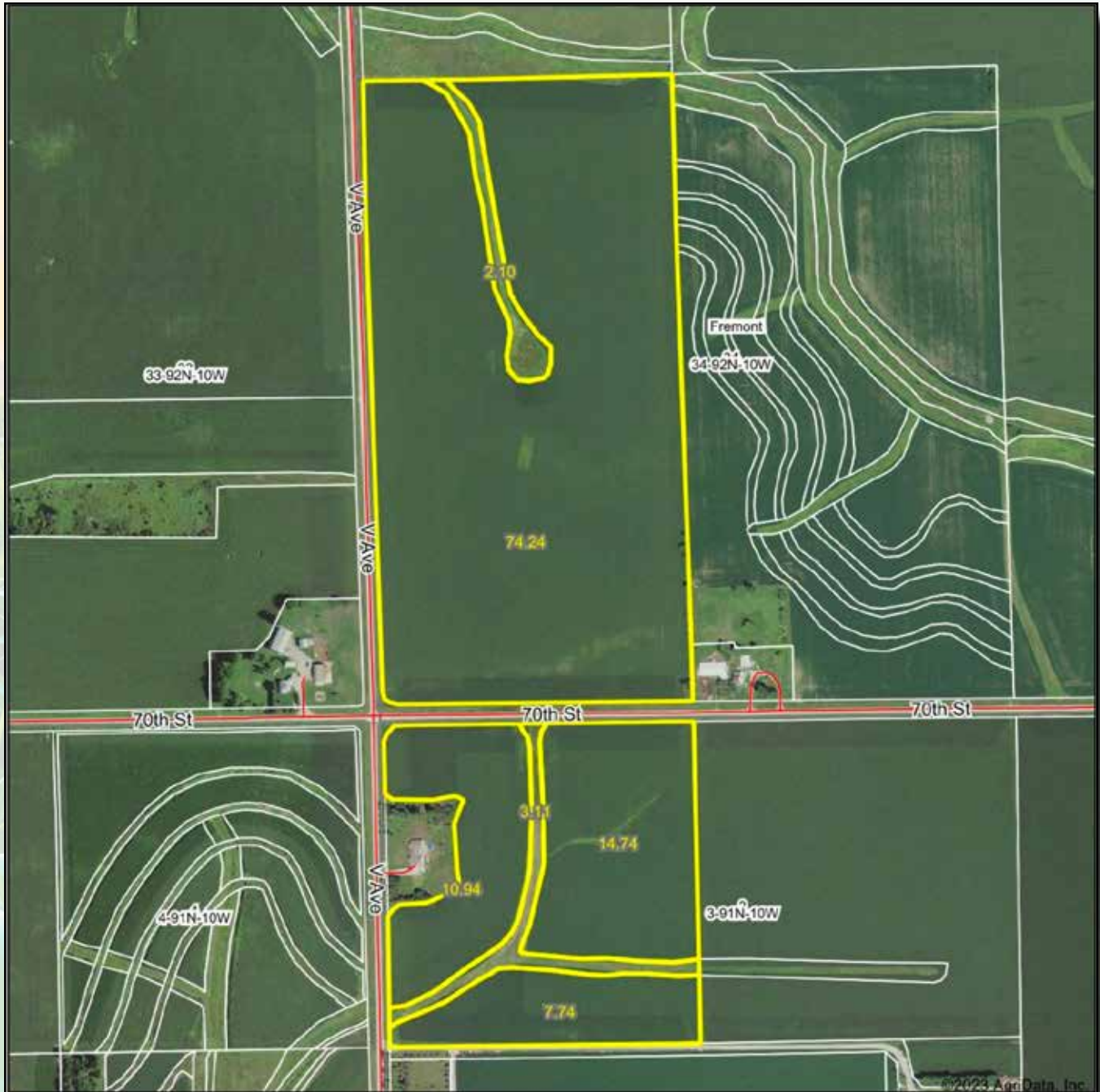
0ft 644ft 1288ft



**34-92N-10W**  
**Fayette County**  
**Iowa**

7/24/2023





Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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Boundary Center: 42° 43' 52.84, -92° 1' 6.49

**34-92N-10W**  
**Fayette County**  
**Iowa**

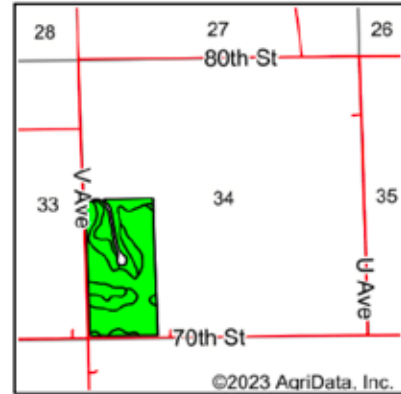
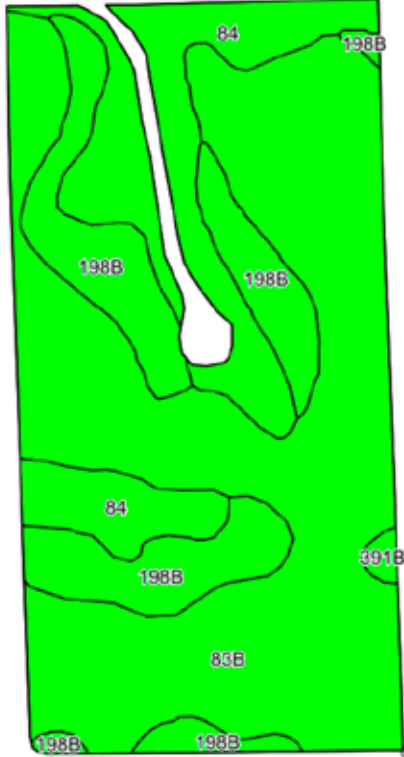
0ft 644ft 1287ft



7/24/2023

Field borders provided by Farm Service Agency as of 02/1/2008

# Tract 1



State: Iowa  
 County: Fayette  
 Location: 34-92N-10W  
 Township: Fremont  
 Acres: 74.24  
 Date: 7/24/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 27

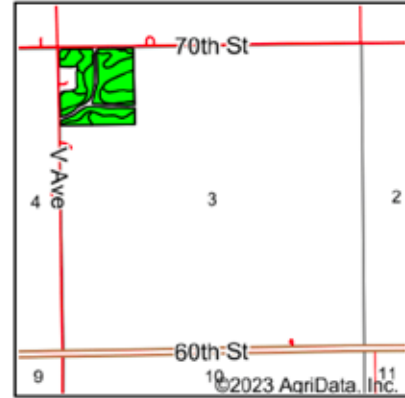
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
83B	Kenyon loam, 2 to 5 percent slopes	44.23	59.6%		lle	90	65	87	66	66	71	
198B	Floyd loam, 1 to 4 percent slopes	14.90	20.1%		llw	89	80	88	63	63	88	
84	Clyde clay loam, 0 to 3 percent slopes	14.72	19.8%		llw	88	75	90	90	75	85	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.39	0.5%		llw	87	73	89	87	70	86	
<b>Weighted Average</b>						<b>2.00</b>	<b>89.4</b>	<b>82</b>	<b>*n 87.8</b>	<b>*n 86.2</b>	<b>*n 67.2</b>	<b>*n 77.3</b>

\*\*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.

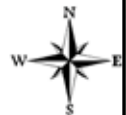


# Tract 2

# Soil Map



State: **Iowa**  
 County: **Fayette**  
 Location: **34-92N-10W**  
 Township: **Fremont**  
 Acres: **33.42**  
 Date: **7/24/2023**



Soils data provided by USDA and NRCS.

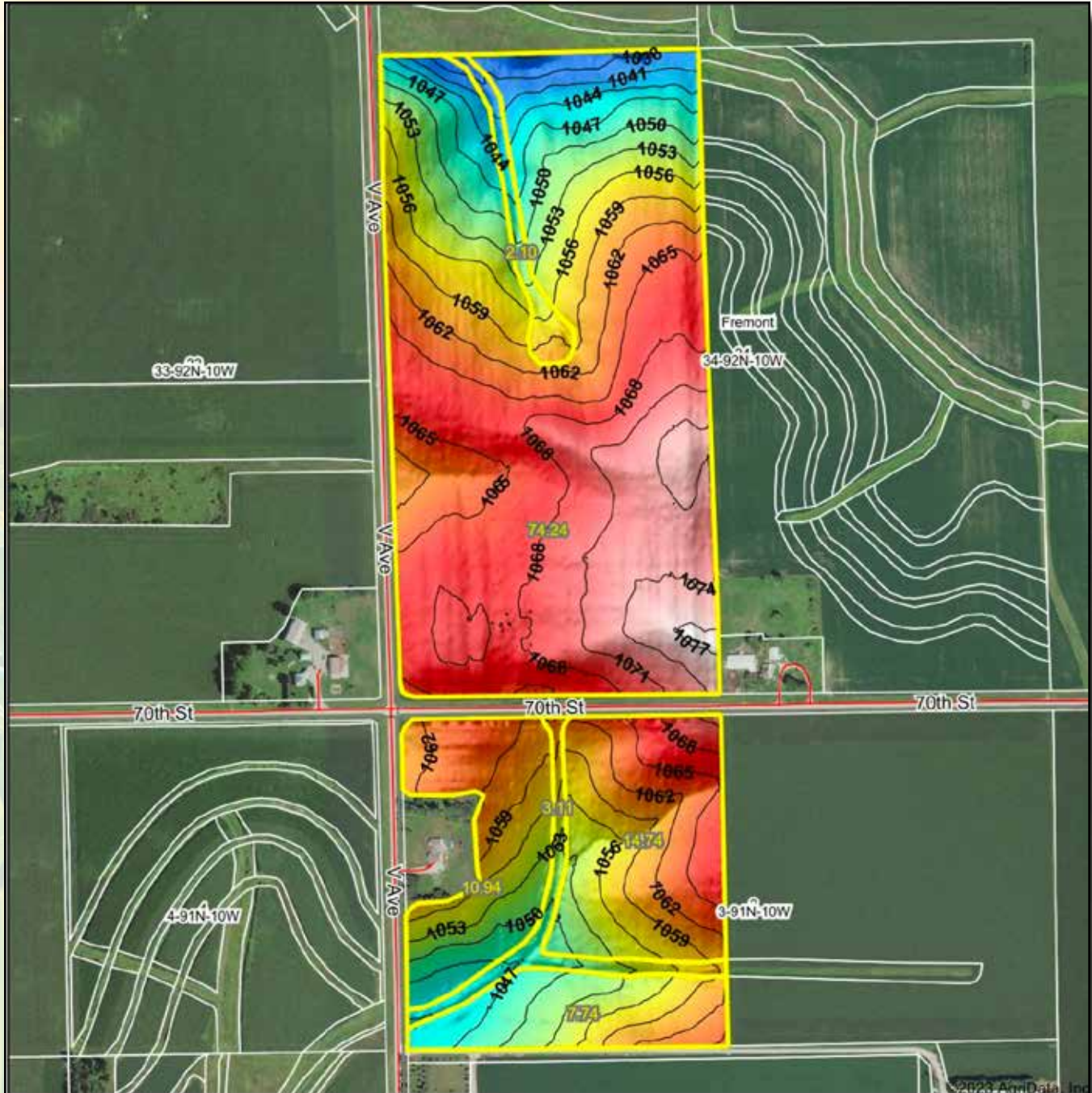
Area Symbol: IA065, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
84	Clyde clay loam, 0 to 3 percent slopes	12.19	36.5%		llw	88	75	90	90	75	85	
198B	Floyd loam, 1 to 4 percent slopes	11.14	33.3%		llw	89	80	88	83	63	88	
83B	Kenyon loam, 2 to 5 percent slopes	10.09	30.2%		lle	90	85	87	86	66	71	
<b>Weighted Average</b>						<b>2.00</b>	<b>88.9</b>	<b>79.7</b>	<b>*n 88.4</b>	<b>*n 86.5</b>	<b>*n 68.3</b>	<b>*n 81.8</b>

\*\*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.



# Topo Map

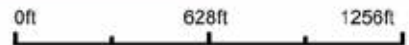


Maps Provided by:



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Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,034.2  
Max: 1,077.9  
Range: 43.7  
Average: 1,060.0  
Standard Deviation: 9.06 ft



7/24/2023

34-92N-10W  
Fayette County  
Iowa

Boundary Center: 42° 43' 52.84, -92° 1' 6.49



# Wetland Map

# Entirety



State: **Iowa**  
 Location: **34-92N-10W**  
 County: **Fayette**  
 Township: **Fremont**  
 Date: **7/24/2023**



Maps Provided by:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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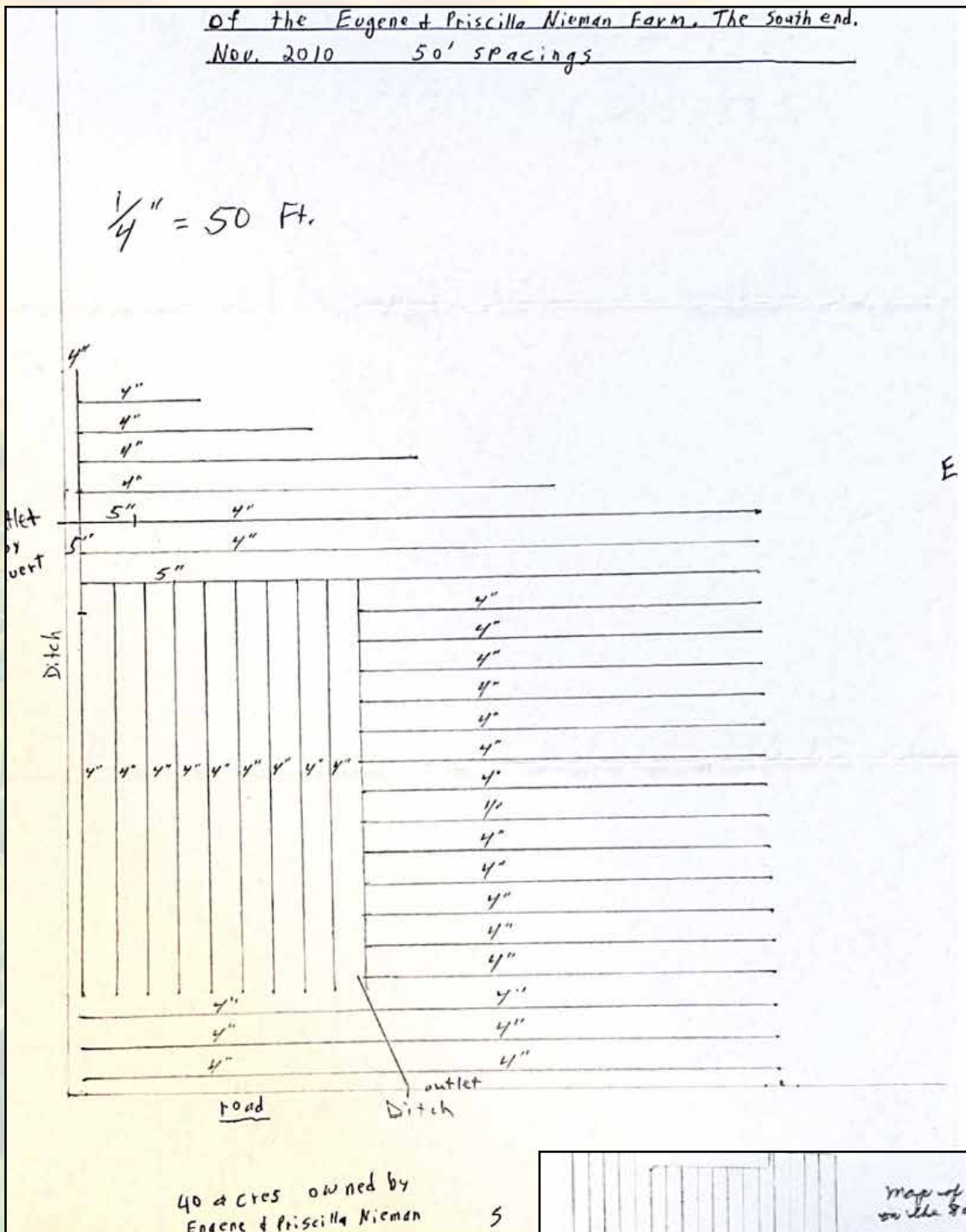
0ft 957ft 1914ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	2.07
PEM1Ax	Freshwater Emergent Wetland	0.61
Total Acres		2.68

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

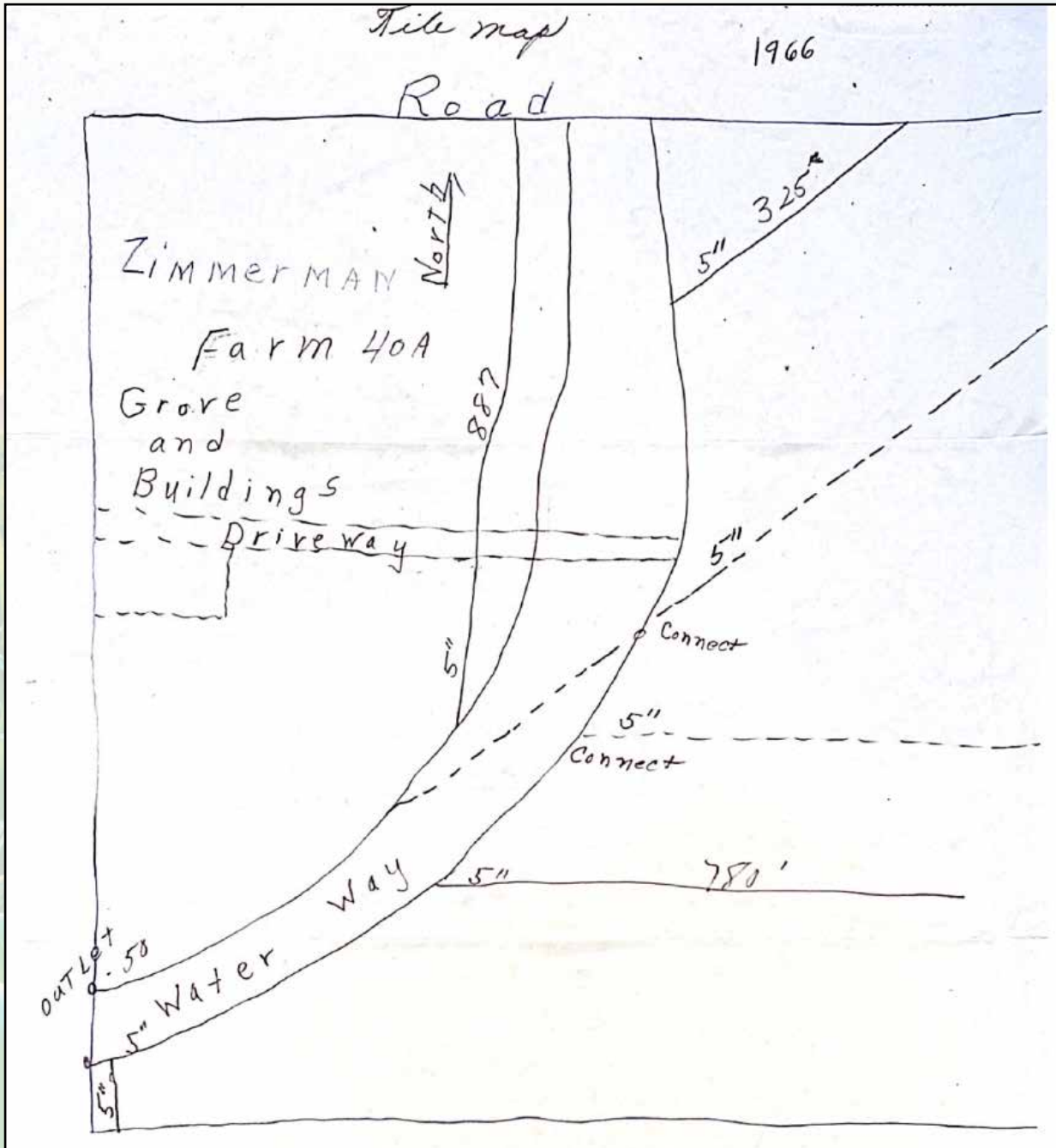


# Tile Maps





# Entirety



Delores Zimmerman Farm  
Tile installed by Pickett Construction, Inc  
November 1982

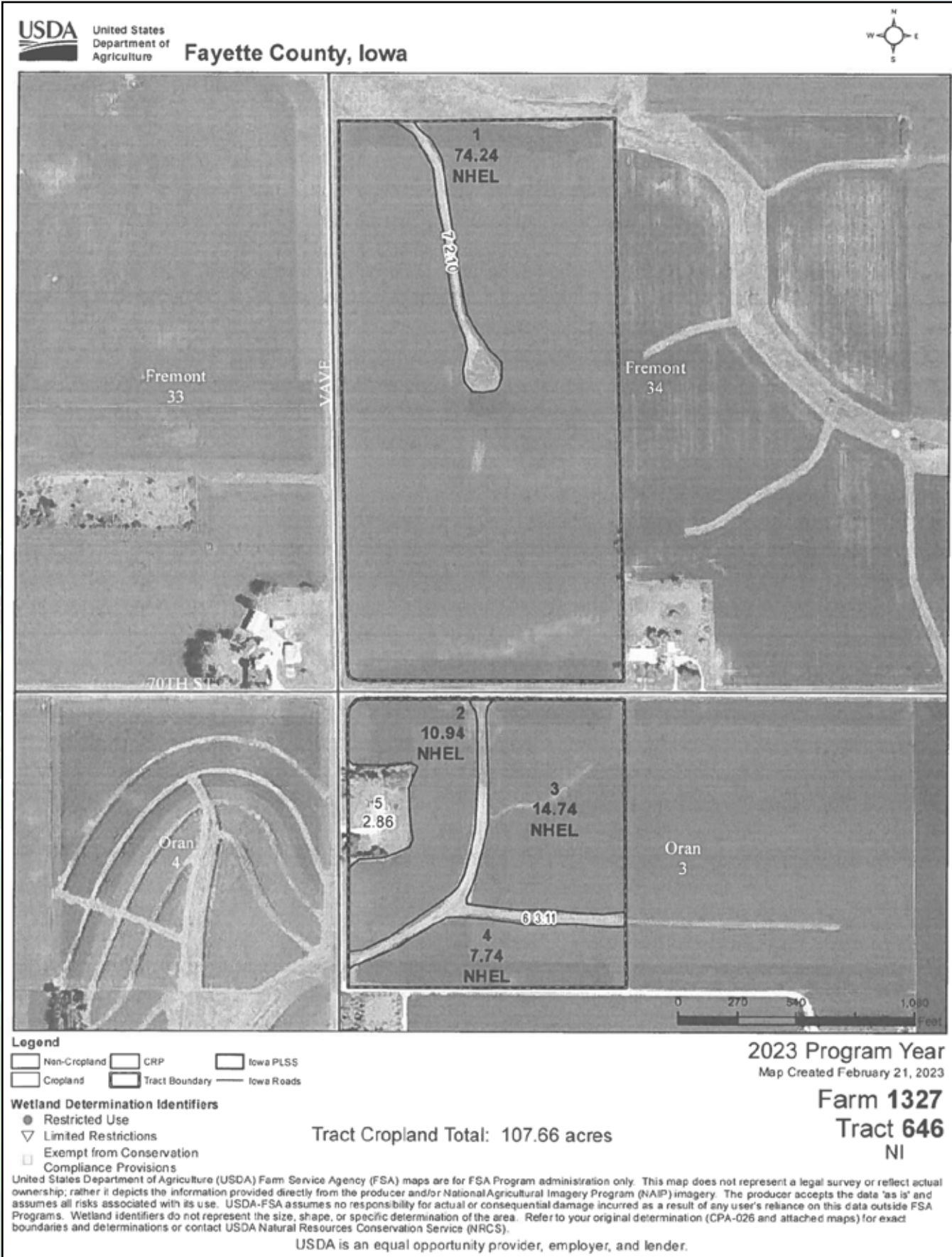


IOWA FAYETTE Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency	FARM : 1327 Prepared : 8/2/23 1:16 PM CST Crop Year : 2023							
<b>Abbreviated 156 Farm Record</b>									
Operator Name : CRP Contract Number(s) : None Recon ID : None Transferred From : None ARCPLC GI/F Eligibility : Eligible									
<b>Farm Land Data</b>									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.73	107.66	107.66	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	107.66	0.00		0.00	0.00	0.00	0.00	
<b>Crop Election Choice</b>									
ARC Individual	ARC County	Price Loss Coverage							
None	CORN, SOYBN	None							
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	74.37	0.00	171	0					
Soybeans	33.29	0.00	44						
<b>TOTAL</b>	<b>107.66</b>	<b>0.00</b>							
<b>NOTES</b>									
Tract Number : 646 Description : C 12 13 SEC 34 FREMONT SEC 3 ORAN FSA Physical Location : IOWAFAYETTE ANSI Physical Location : IOWAFAYETTE BIA Unit Range Number : HEL Status : NHEL: No agricultural commodity planted on undetermined fields Wetland Status : Wetland determinations not complete WL Violations : None Owners : PRISCILLA L NIEMAN, EUGENE D NIEMAN Other Producers : None Recon ID : None									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
115.73	107.66	107.66	0.00	0.00	0.00	0.00	0.0		

<b>Tract 646 Continued ...</b>							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	107.66	0.00	0.00	0.00	0.00	0.00
<b>DCP Crop Data</b>							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	74.37	0.00	171				
Soybeans	33.29	0.00	44				
<b>TOTAL</b>	<b>107.66</b>	<b>0.00</b>					



# USDA Map





# AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	77+/-	TBD	TBD
Tract 2	36.98+/-	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 **September 19, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



**Tract 1:** \$ \_\_\_\_\_ Per Acre  
(77+/- Acres)

**Tract 2:** \$ \_\_\_\_\_ Per Acre  
(36.98+/- 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 the date listed on the purchase agreement signed by all parties. Closing will be at the office of Ethan Epley in Waverly, 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 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.









**113.98**  
**+/- ACRES**

**FAYETTE COUNTY**  
**IOWA**



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