

LAND AUCTION

Property Information Packet

WEDNESDAY OCTOBER 11, 2023 - 1PM

DANAN LANSING BUILDING · 900 E MAIN ST, DECORAH, IA 52131



183.04
+/- ACRES



WINNESHIEK COUNTY, IA
3 AVAILABLE TRACTS
LIVE & ONLINE AUCTION

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.

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 John Rodecap Trust, to be sold at live public Auction on October 11th at the Danan Lansing building in Decorah, 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 multiple tracts in close proximity to each other.

Located just minutes South of Decorah, Iowa, on paved Middle Calmar Rd, these productive tracts of land provide excellent access to local grain markets. John Rodecap had an incredible focus on land stewardship, and conservation, and this land has been incredibly well cared. This is evident in the meticulously managed walnut plantings, contoured farming practices and overall erosion control put into place during his ownership of this farm. The long-term tenant has played an important role in helping to maintain the land by continuing to carry out these best practices.

We are pleased to be able to offer this property in 3 available tracts:

Tract 1 – 45.19+/- Net Taxable (43.95 Certified Cropland)

Offering excellent top access from 225th Ave, this tract has been well managed with contoured farming practices and lays out well to be farmed with today's large equipment. With .98 acres of CRP producing \$136 annually, this tract has been optimized to be as efficient as possible. With productive soil types including Downs Silt loam, this tract will be a solid producer for years to come. This tract generates a 58.9 CSR2 average across the tillable acres.

Tract 2 – 68.48+/- Net Taxable (56.09 Certified Cropland)

With multiple access points, and frontage to middle Calmar Road, this tract pairs well with both tracts 1 and 3. With great Southern exposure, and good drainage this tract is a great addition to any farming operation. With 93% of this tract being comprised of Downs Silt loam, this tract generates an average 66.1 CSR2 across the tillable acres. As an added bonus, there are 8.21 acres of well managed timber as well as 3.59 acres of Walnut plantings that generate \$240 annually and will be an excellent investment when it comes time for a timber harvest.

Tract 3 – 69.37+/- Net Taxable (56.27 Certified Cropland)

Generating an impressive 75.3 CSR2, tract 3 is an ideal piece for any buyer looking to expand their farming operation or investment portfolio. This tract includes one unobstructed field with a very gently roll. On the North end you will be pleased with the timbered ridge with strong stands of mature Oaks and walnut plantings. Between the tubed oak plantings, and the manicure walnuts trees, the extra effort that has been put into this timber for a future return on investment is very evident. This tract will generate additional CRP income that will be disclosed once the survey is completed.

The emphasis on soil conservation, timber management and best farming practices hold true on all three available tracts. The Rodecap Family would like to continue the legacy that these efforts have afforded the land, and will be placing deed restrictions on all three tracts. These will limit future residential development, construction of any CAFO's and mining of the land. It is their hope that this land is farmed for future generations to come.

***A survey is being completed on the portion of the property that the sellers are retaining, and may adjust the acres used as a multiplier. Any adjustments will be disclosed on or before October 11, 2023. Property lines are approximate.**

Property Address: TBD Middle Calmar Rd, Decorah, IA

Directions:

From Decorah, Iowa go South approximately 2 miles on Middle Calmar Road, the farm will be on both the East and West side of the road.

Property Features:

- Excellent access
- Opportunity to pair multiple tracts together
- Multiple tenants available
- CRP income
- Timber value (Future and Present)

Property Photos



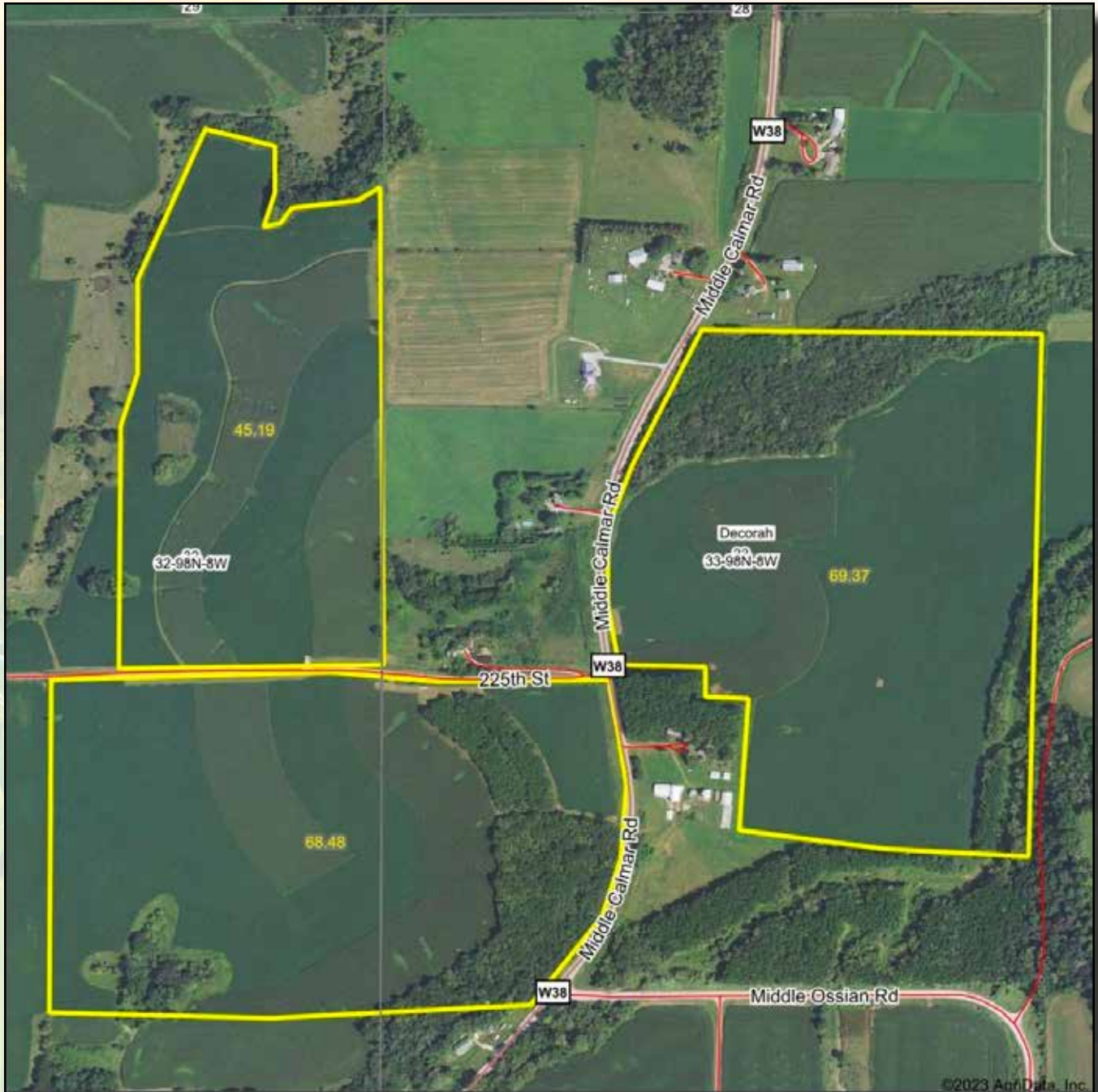
Property Photos



Property Photos



Aerial Map



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HIGH POINT
LAND COMPANY

Maps Provided By:



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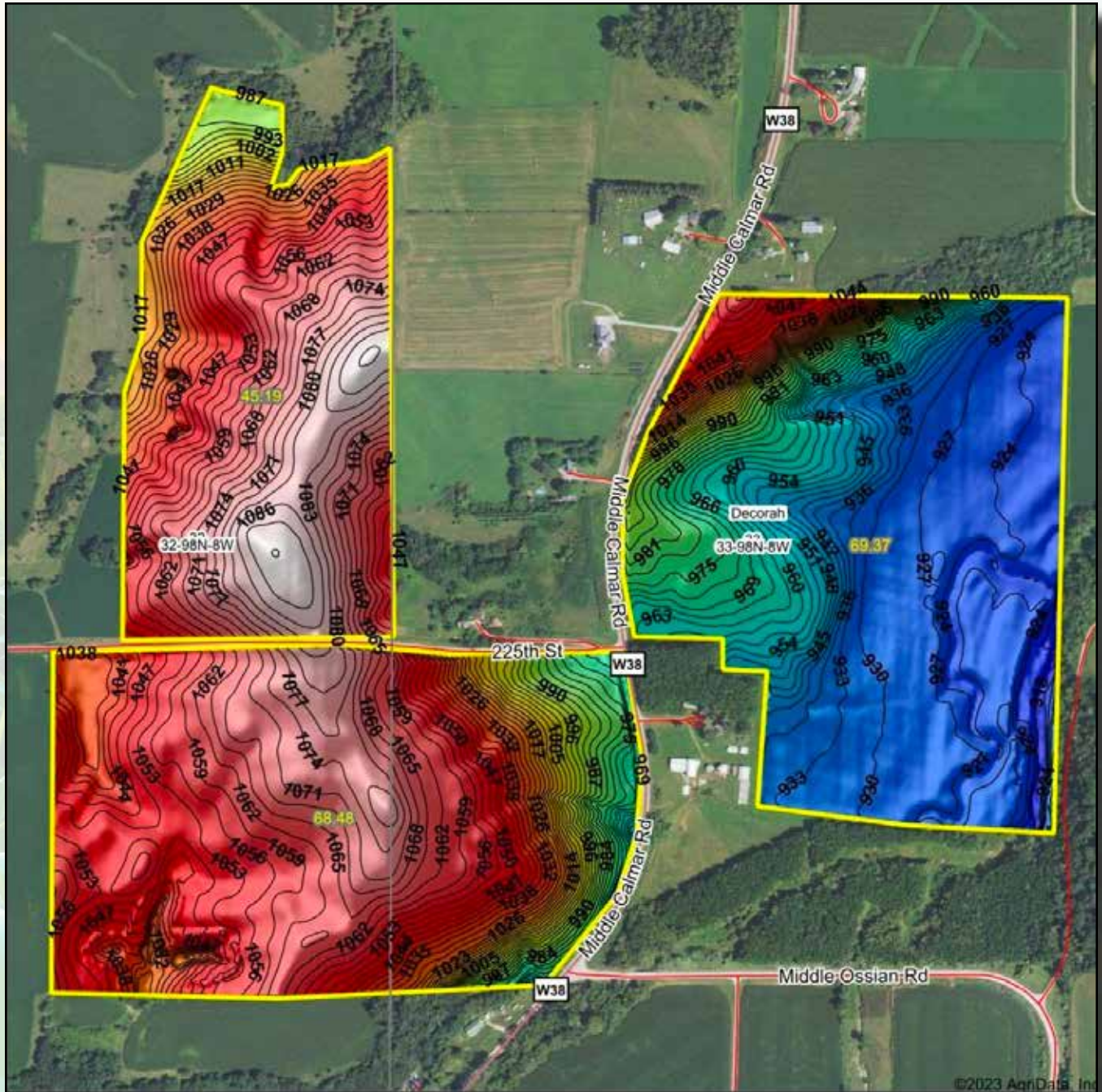
Boundary Center: 43° 15' 49.49, -91° 48' 2.25

33-98N-8W
Winneshiek County
Iowa

0ft 627ft 1254ft



8/22/2023

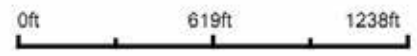


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Source: USGS 3 meter dem
Interval(ft): 3
Min: 913.6
Max: 1,092.4
Range: 178.8
Average: 1,011.0
Standard Deviation: 56.82 ft



8/22/2023

33-98N-8W
Winneshiak County
Iowa

Boundary Center: 43° 15' 49.49, -91° 48' 2.25

Aerial Map



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Boundary Center: 43° 15' 56.46, -91° 48' 18.12

32-98N-8W
Winneshiek County
Iowa

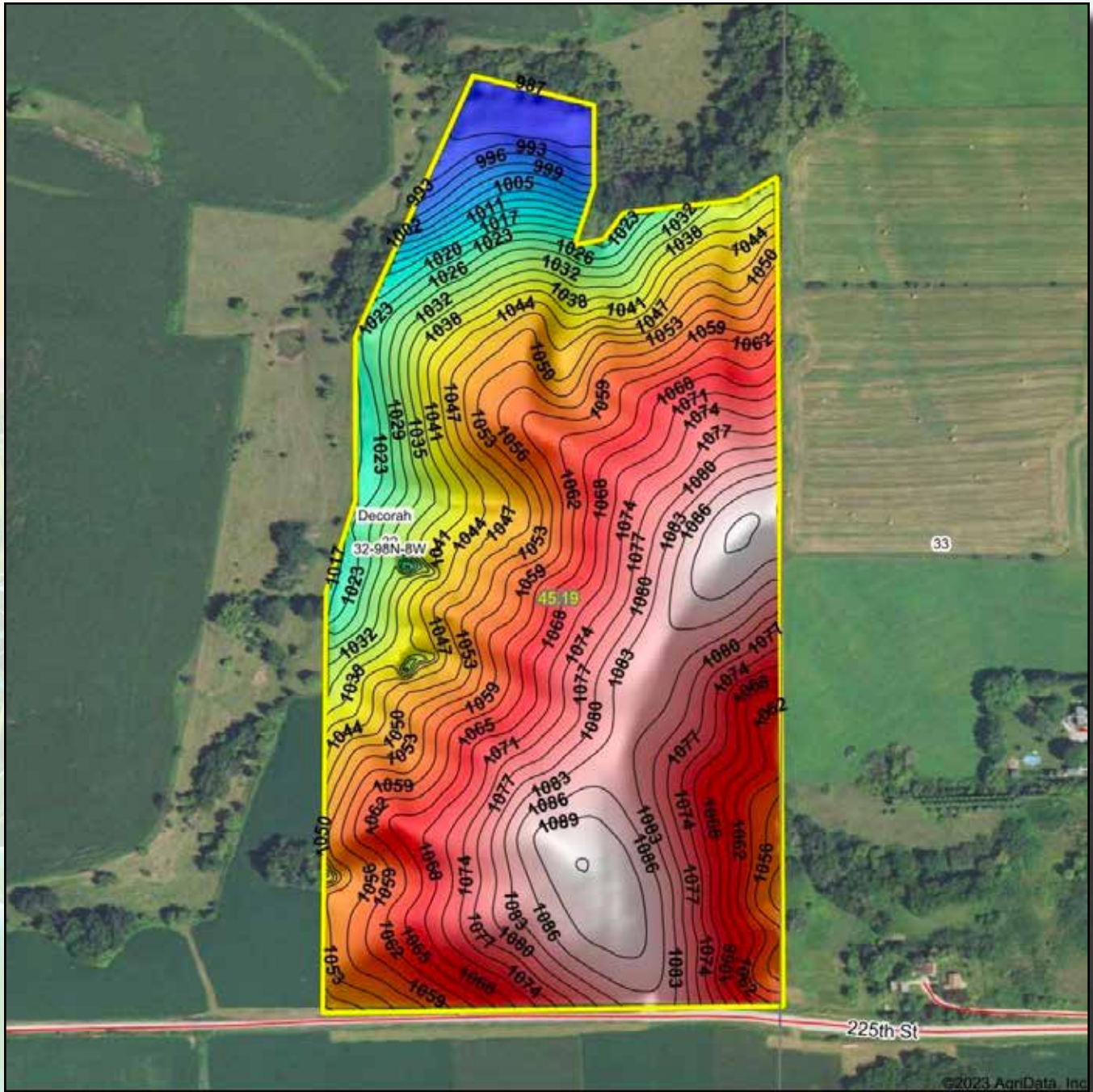
0ft 361ft 722ft



8/22/2023

Topo Map

Tract 1



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 987.8
Max: 1,092.4
Range: 104.6
Average: 1,057.5
Standard Deviation: 24.08 ft

0ft 362ft 723ft

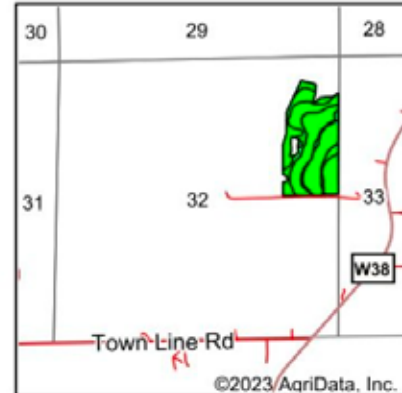
8/22/2023

32-98N-8W
Winneshiek County
Iowa

Boundary Center: 43° 15' 56.46, -91° 48' 18.12

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Soil Map



State: **Iowa**
 County: **Winneshiek**
 Location: **32-98N-8W**
 Township: **Decorah**
 Acres: **42.97**
 Date: **8/22/2023**



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Soils data provided by USDA and NRCS.

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Area Symbol: IA191, Soil Area Version: 31

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
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	24.12	56.1%		Ille	54		81	81	68	67
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	11.12	25.9%		Ille	80		85	85	71	72
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	3.43	8.0%		Ive	35	46	74	74	61	58
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	3.26	7.6%		Ive	42	51	76	76	63	62
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	1.04	2.4%		Ilw	77	82	75	63	43	75
Weighted Average						3.13	58.9	*n 81	*n 80.7	*n 67.2	*n 67.4

**IA has updated the CSR values for each county to CSR2.

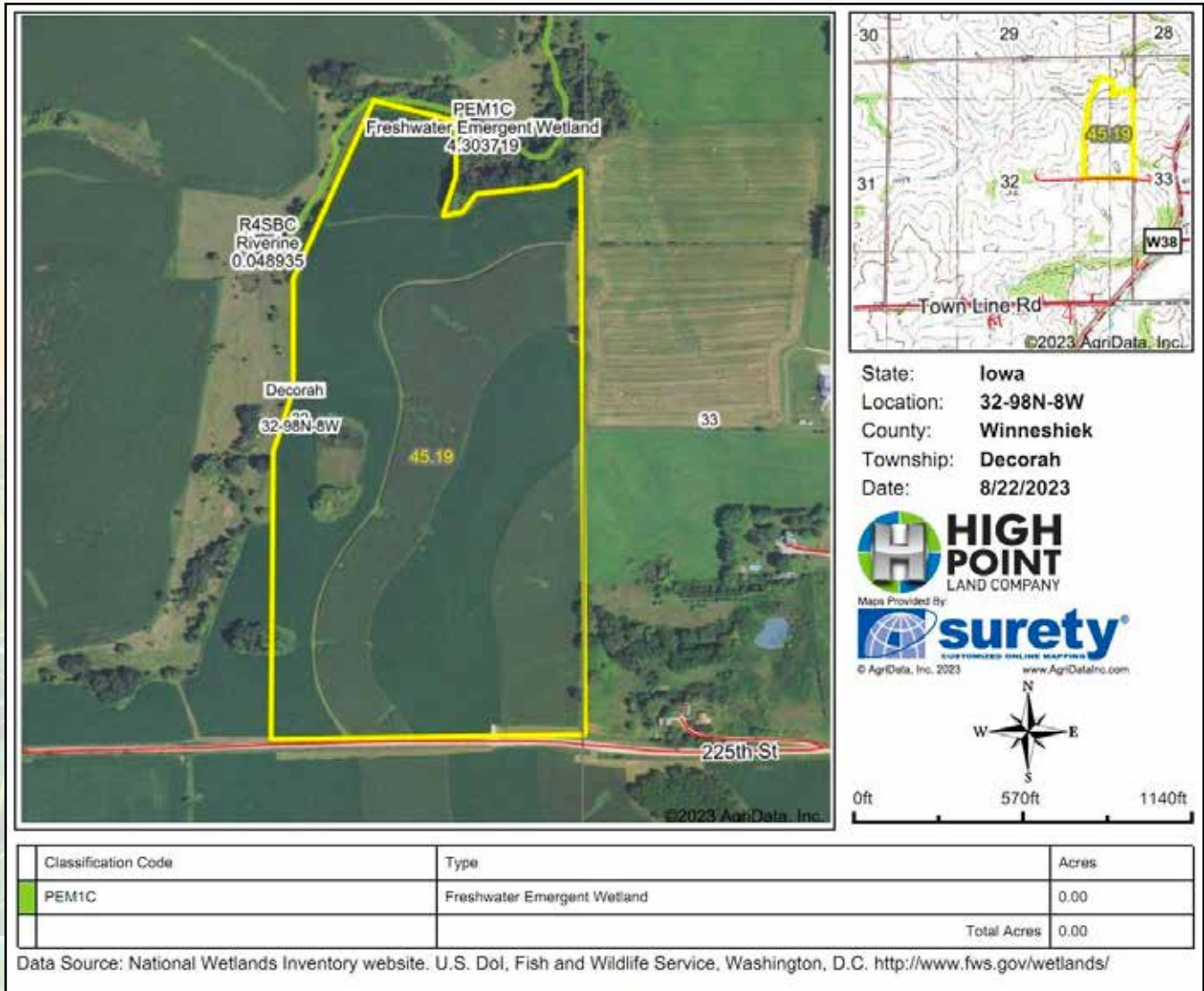
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetland Map

Tract 1



State: Iowa
 Location: 32-98N-8W
 County: Winneshiek
 Township: Decorah
 Date: 8/22/2023

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0ft 570ft 1140ft

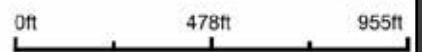
Aerial Map



 **HIGH POINT**
LAND COMPANY

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

Boundary Center: 43° 15' 38.89, -91° 48' 13.69

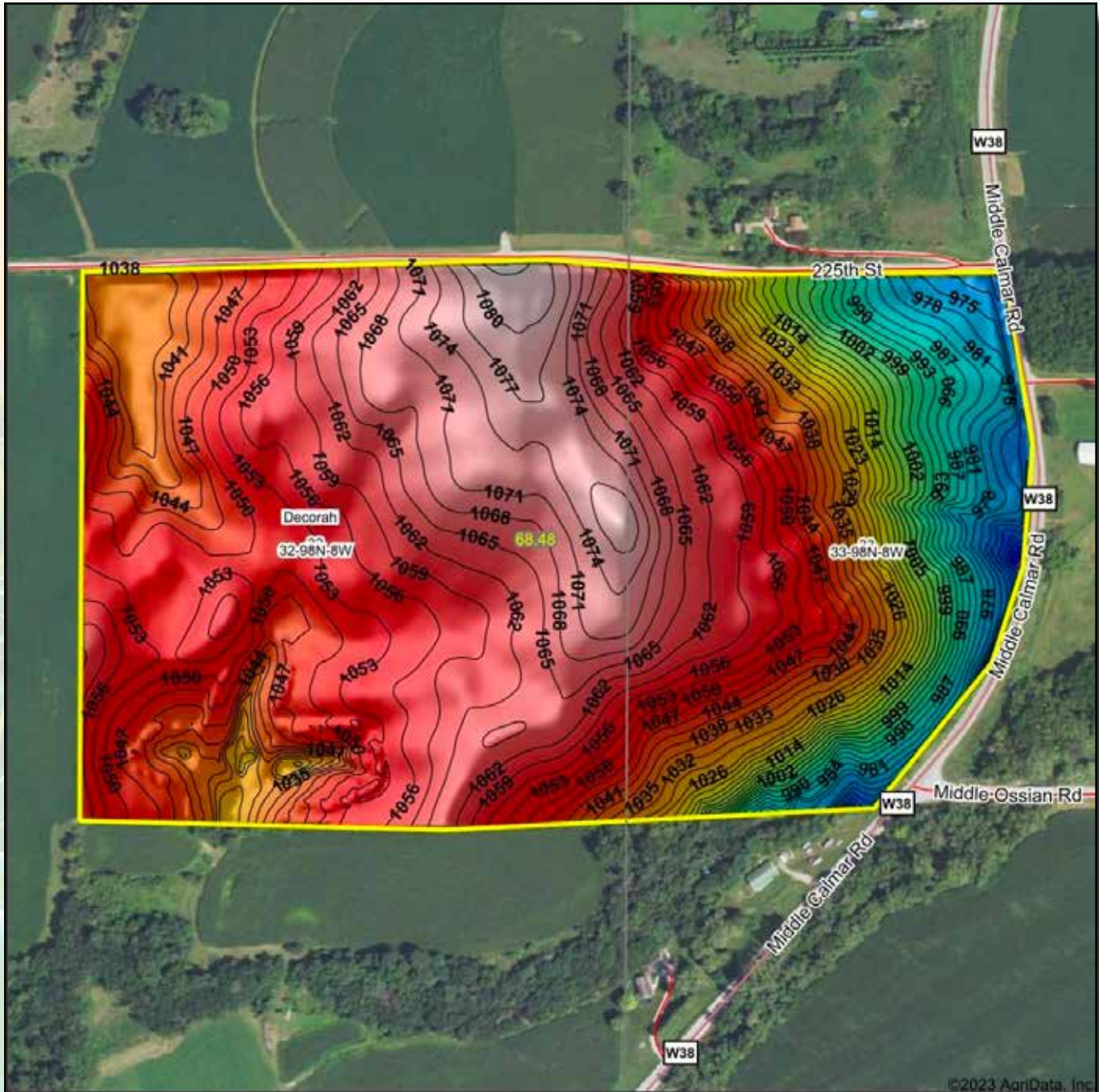


32-98N-8W
Winneshiek County
Iowa



Topo Map

Tract 2



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Source: USGS 3 meter dem
Interval(ft): 3
Min: 951.6
Max: 1,086.0
Range: 134.4
Average: 1,044.1
Standard Deviation: 26.97 ft

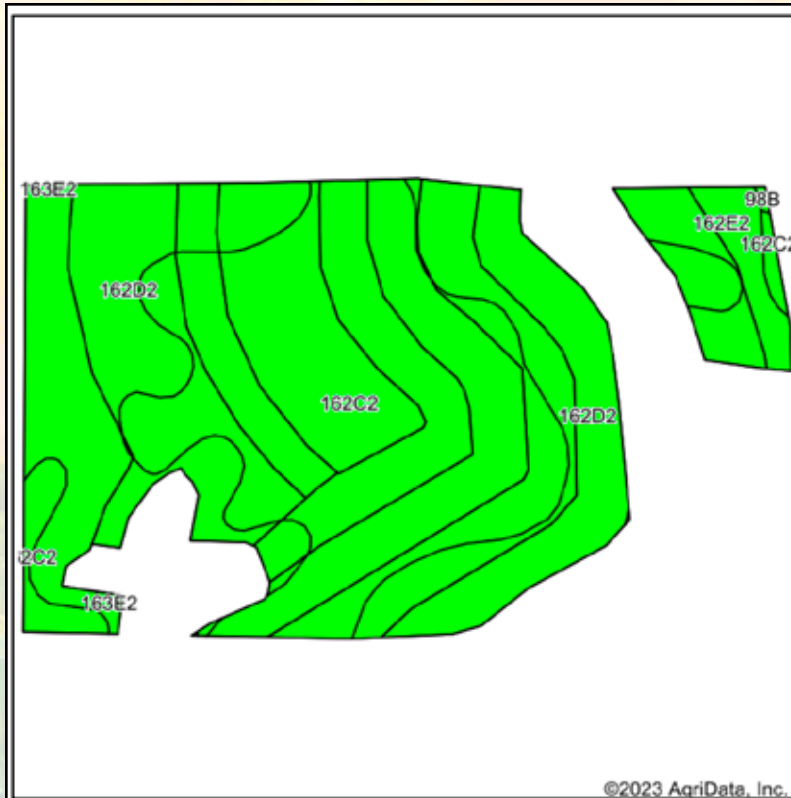


8/22/2023

32-98N-8W
Winneshiek County
Iowa

Boundary Center: 43° 15' 38.69, -91° 48' 13.69

Soil Map



State: **Iowa**
 County: **Winneshiek**
 Location: **32-98N-8W**
 Township: **Decorah**
 Acres: **52.23**
 Date: **8/22/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 31

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
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	25.89	49.6%		IIIe	80		85	85	71	72
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	23.05	44.1%		IIIe	54		81	81	68	67
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	3.08	5.9%		IVe	42	51	76	76	63	62
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.21	0.4%		IVe	35	46	74	74	61	58
Weighted Average						3.06	66.1	*n 82.7	*n 82.7	*n 69.2	*n 69.1

**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.

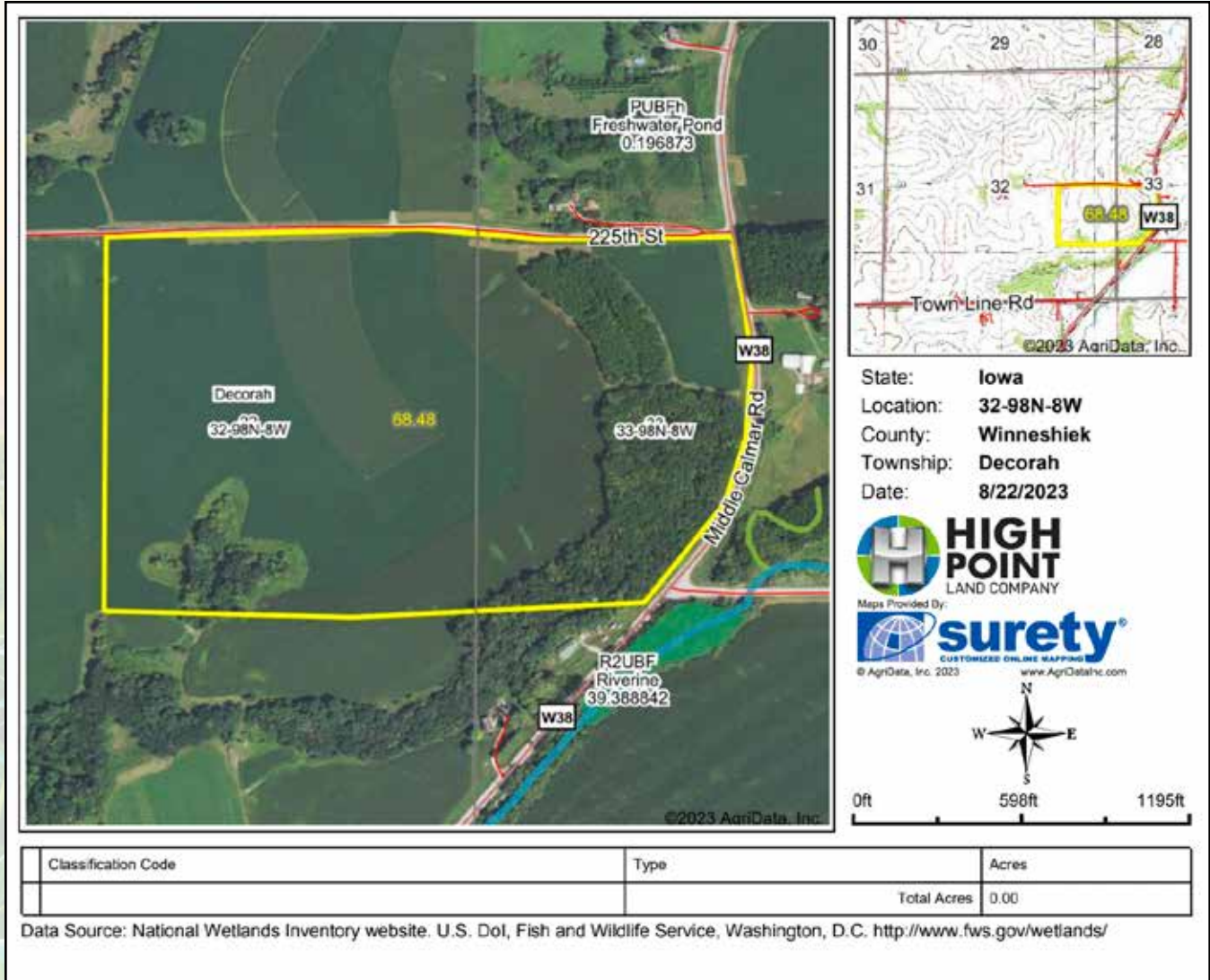
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

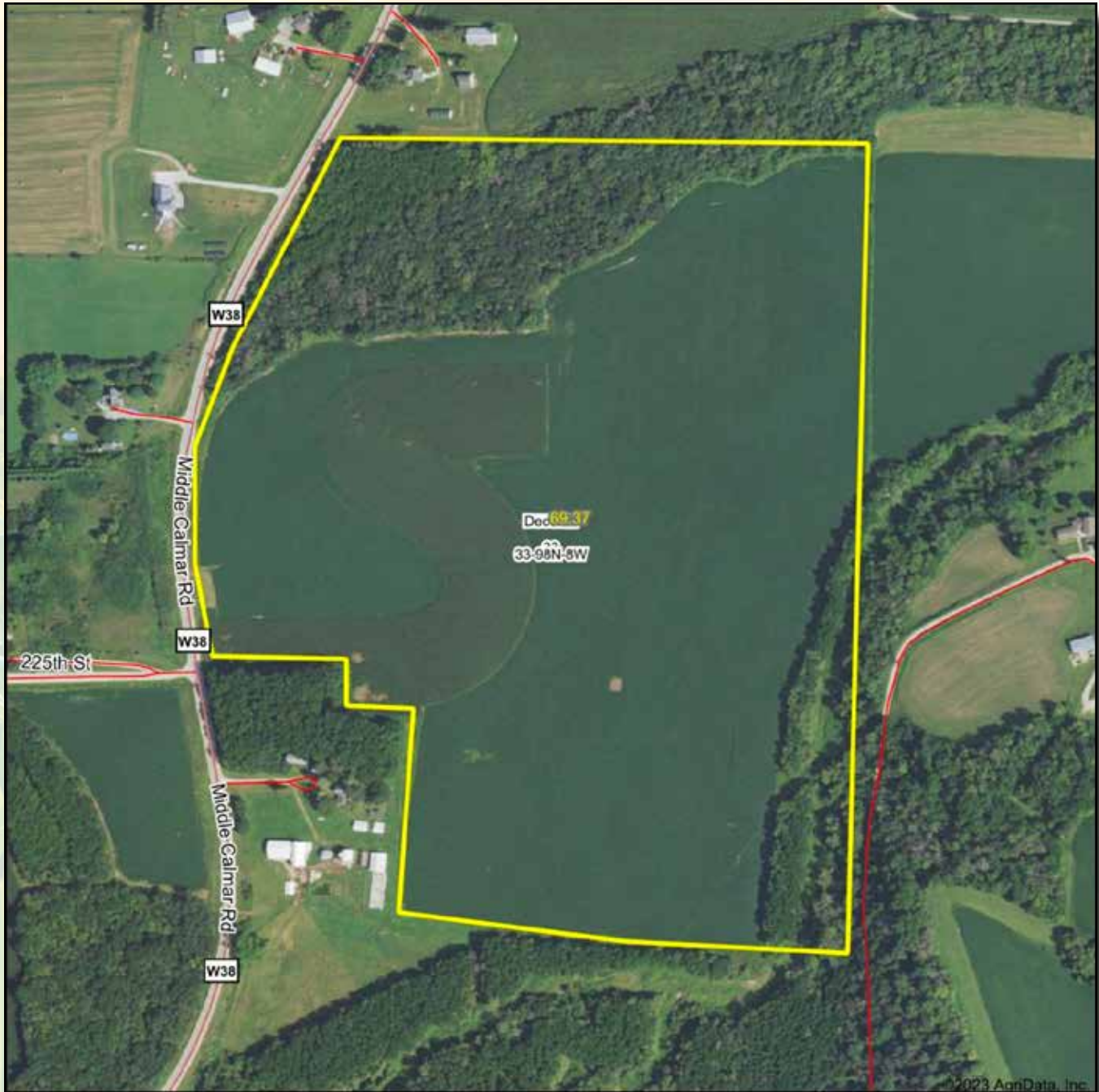
Soils data provided by USDA and NRCS.

Wetland Map

Tract 2



Aerial Map



Maps Provided By:
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Boundary Center: 43° 15' 48.35, -91° 47' 46.95

33-98N-8W
Winneshiek County
Iowa

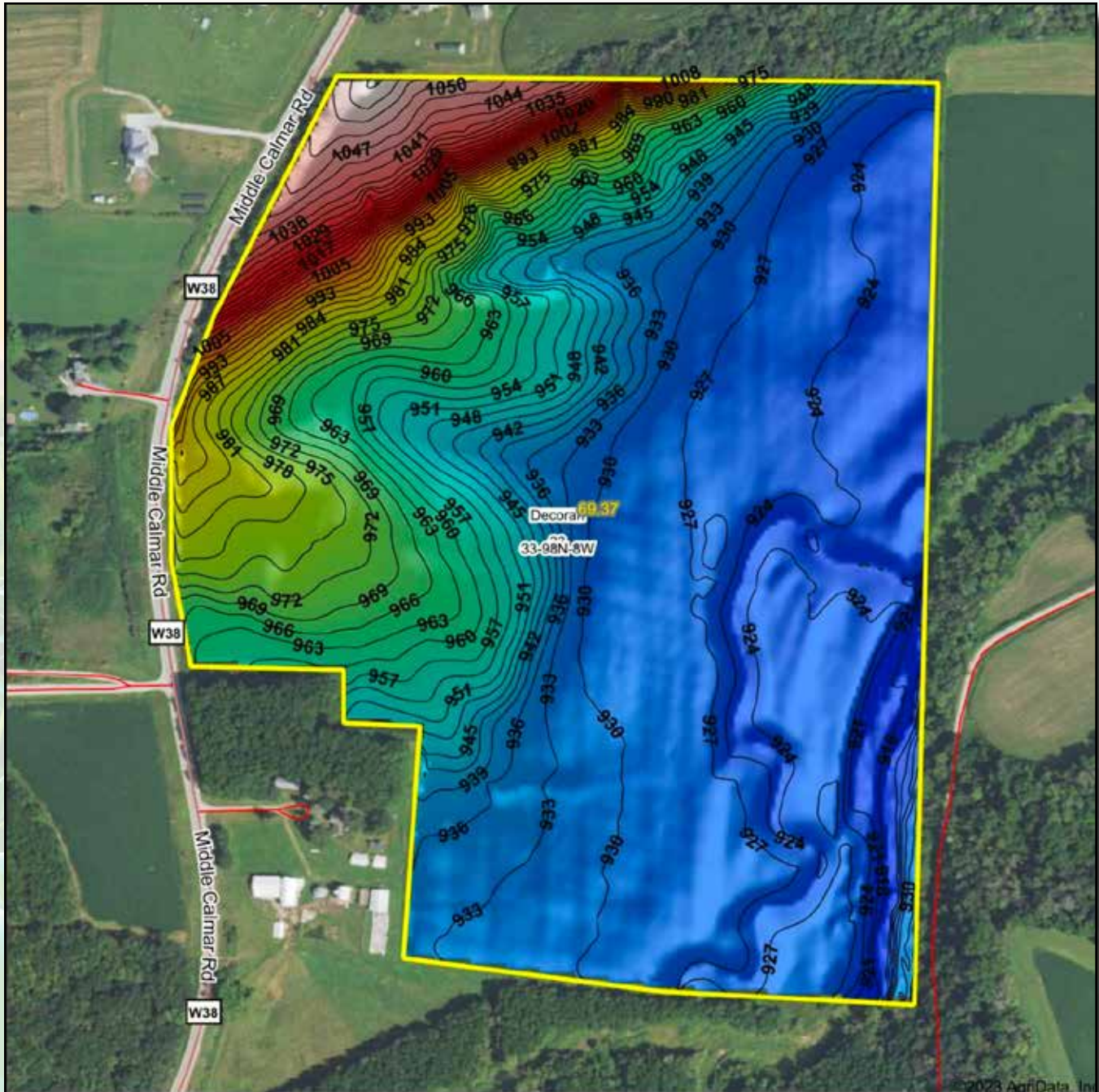
0ft 403ft 806ft



8/22/2023

Topo Map

Tract 3



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 913.6

Max: 1,059.7

Range: 146.1

Average: 948.4

Standard Deviation: 31.56 ft

0ft 359ft 718ft

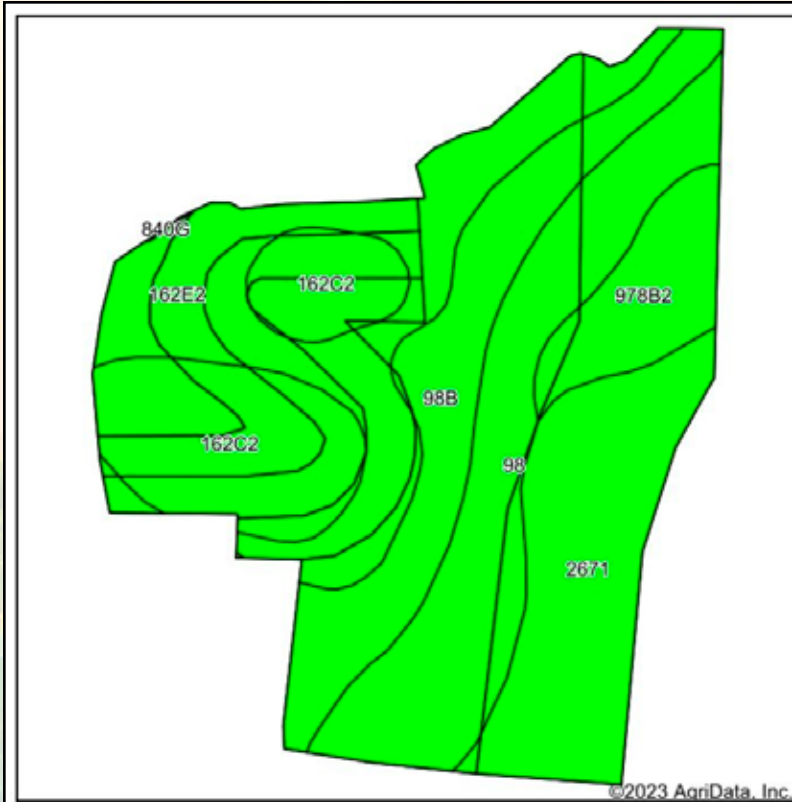


8/22/2023

33-98N-8W
Winneshiek County
Iowa

Boundary Center: 43° 15' 48.35, -91° 47' 46.95

Soil Map



State: Iowa
 County: Winneshiek
 Location: 33-98N-8W
 Township: Decorah
 Acres: 54.27
 Date: 8/22/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 31

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	
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	11.69	21.5%		Ive	42	51	76	76	63	62	
98	Huntsville silt loam, 0 to 2 percent slopes, occasionally flooded	10.91	20.1%		IIw	93	95	89	89	67	88	
2671	Ion-Eitzen complex, 0 to 2 percent slopes, occasionally flooded	9.72	17.9%		IIw	76	88	74	74	63	73	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	9.15	16.9%		IIle	80		85	85	71	72	
98B	Huntsville silt loam, 2 to 5 percent slopes, occasionally flooded	8.93	16.5%		IIe	88	90	88	88	67	86	
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	3.87	7.1%		IIe	84		81	81	71	72	
Weighted Average						2.60	75.3	*-	*n 82.1	*n 82.1	*n 66.4	*n 75.5

**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

Wetland Map

Tract 3



State: Iowa
 Location: 33-98N-8W
 County: Winneshiek
 Township: Decora
 Date: 8/22/2023

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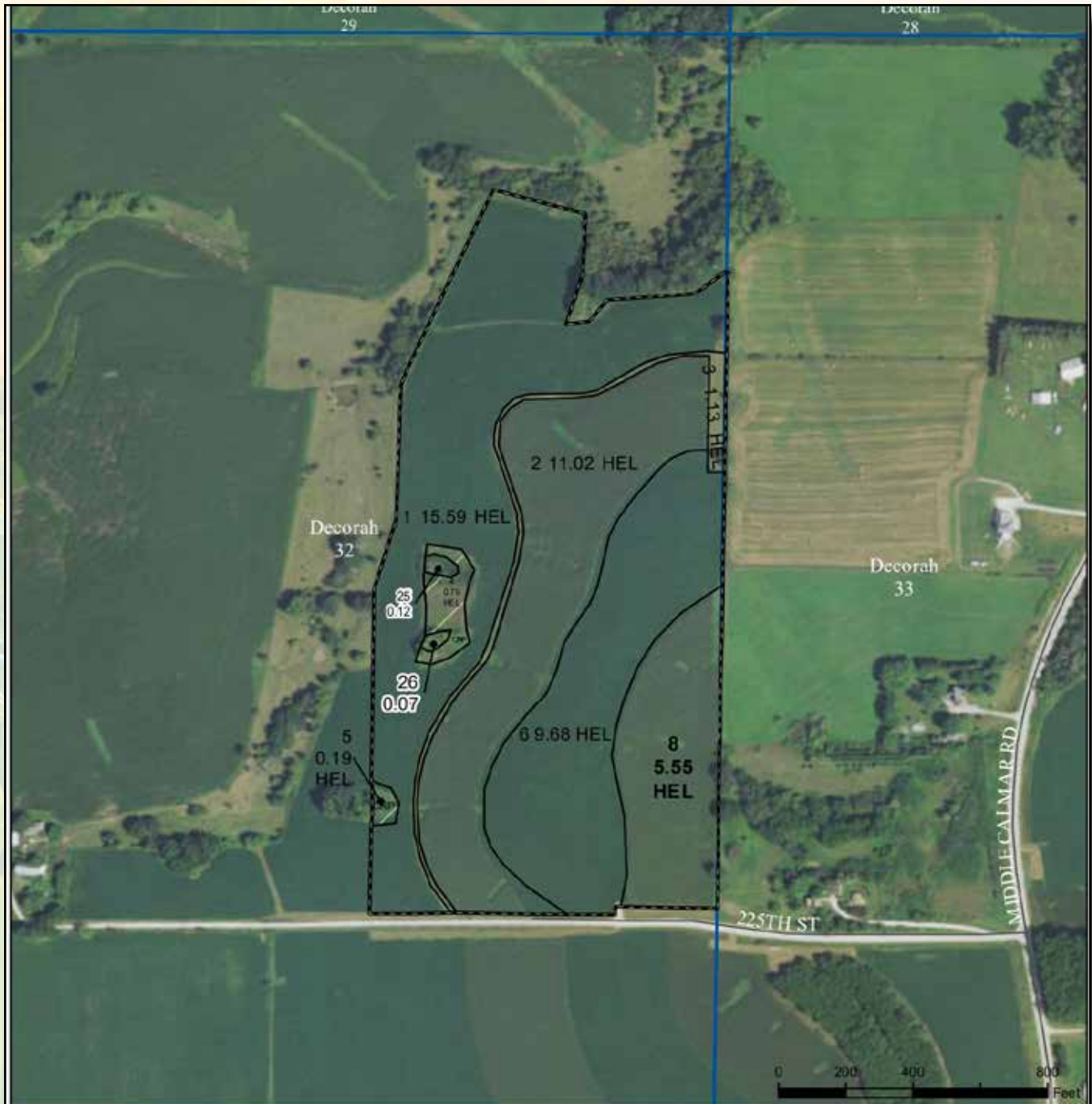


0ft 566ft 1132ft

Classification Code	Type	Acres
R2UBG	Riverine	0.56
Total Acres		0.56

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

Tract 1



- 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: 43.95 acres

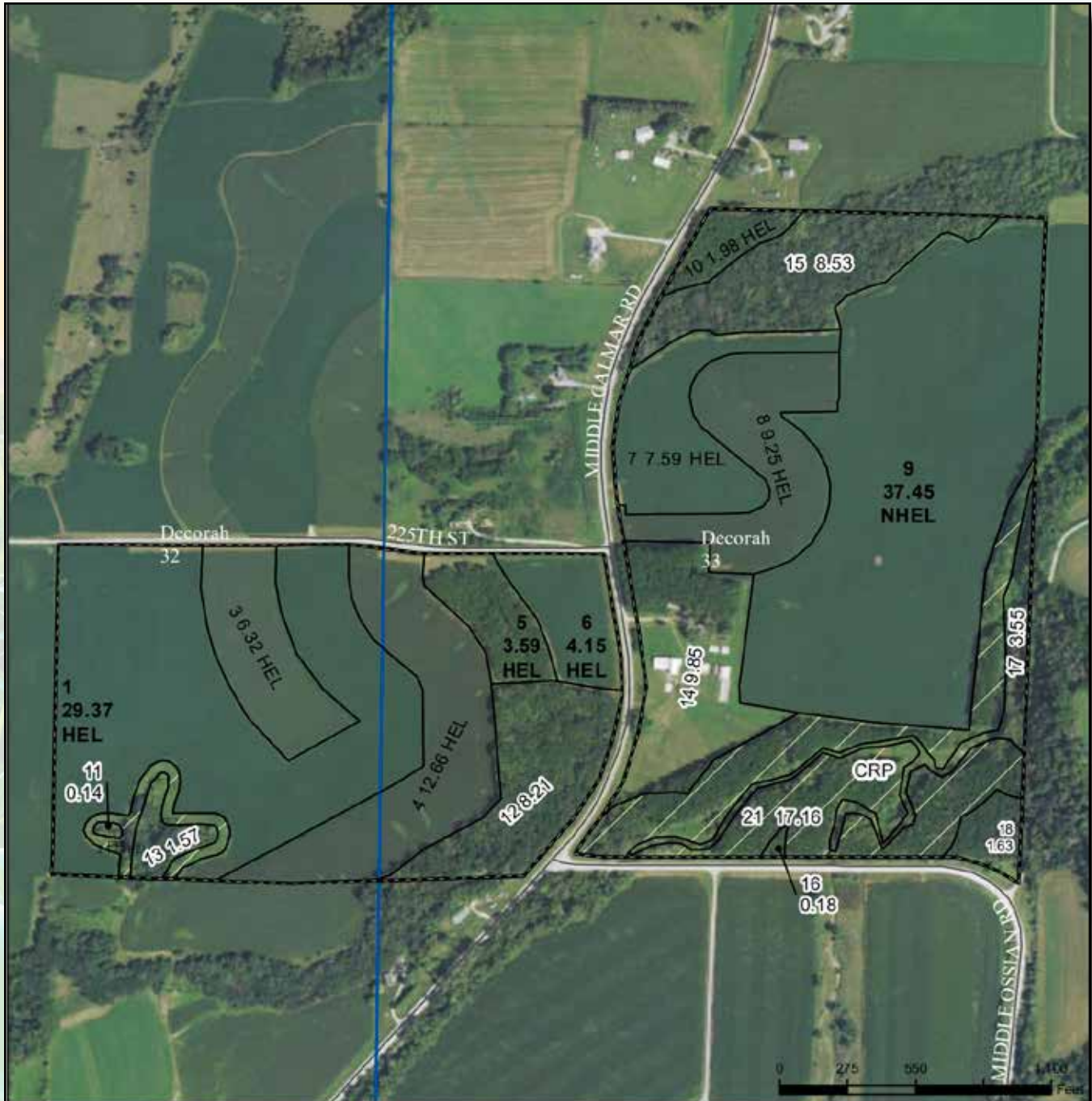
2023 Program Year
Map Created June 08, 2023

Farm **9061**
Tract **4876**

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)

Tracts 2 & 3

USDA Map



Legend
 Non-Cropland CRP Iowa PLS
 Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 114.09 acres

2023 Program Year
 Map Created June 08, 2023

Farm 9061
 Tract 3733

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IOWA WINNESHIEK Form: FSA-156EZ <small>See Page 3 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9061 Prepared : 8/1/23 8:26 AM CST Crop Year : 2023
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Operator Name	:
CRP Contract Number(s)	: 11022C, 11649A, 6232D
Recon ID	: 19-191-2016-168
Transferred From	: None
ARCPLC G/F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
209.05	158.04	158.04	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	155.33	0.00		2.71	17.16	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	104.70	0.00	167	
Soybeans	34.90	0.00	44	
TOTAL	139.60	0.00		

NOTES

Tract Number	: 3733
Description	: SEC 32 & 33 DECORAH
FSA Physical Location	: IOWA/WINNESHIEK
ANSI Physical Location	: IOWA/WINNESHIEK
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	: JOHN J RODECAP TRUST
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
164.91	114.09	114.09	0.00	0.00	0.00	0.00	0.0

IOWA WINNESHIEK Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9061 Prepared : 8/1/23 8:26 AM CST Crop Year : 2023
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Tract 3733 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	112.36	0.00	1.73	17.16	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	73.70	0.00	167
Soybeans	22.93	0.00	44
TOTAL	96.63	0.00	

NOTES

Tract Number : 4876

Description : SEC 32 DECORAH

FSA Physical Location : IOWA/WINNESHIEK

ANSI Physical Location : IOWA/WINNESHIEK

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 : JOHN J RODECAP TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.14	43.95	43.95	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	42.97	0.00	0.98	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.00	0.00	167
Soybeans	11.97	0.00	44
TOTAL	42.97	0.00	

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	45.19*+/-	TBD	TBD
Tract 2	68.48*+/-	TBD	TBD
Tract 3	69.37*+/-	TBD	TBD

*A survey is being completed on the portion of the property that the sellers are retaining, and may adjust the acres used as a multiplier. Any adjustments will be disclosed on or before October 11, 2023. Property lines are approximate.

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 **October 4th, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



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

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

Tract 3: \$ _____ Per Acre
(69.37+/- Acres)

Entirety: \$ _____ Per Acre
(183.04+/- 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.

BUYERS PREMIUM - There is no buyers premium.

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 the office of Dustin Noble in Decorah, IA.**

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 in place on the property shall transfer to the buyer at closing, and buyer agrees to succeed all said contracts. 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.

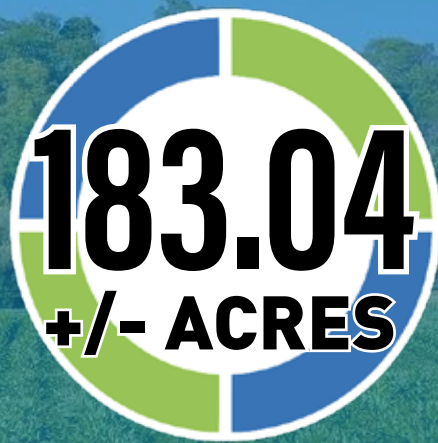
SURVEY The building site adjoining tract 2 and portions of the property being retained by the seller shall be surveyed, and copies provided to the buyer. A Survey will not be provided for the tracts being offered for sale. The property sold will be transferred by legal description as seen on the property's abstracts. All acreage totals are approximate and are represented to the best of the sellers and brokerages knowledge.

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. Mineral rights are subject to the deed restrictions put in place by the seller at closing.

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.

DEED RESTRICTION Property shall be transferred with imposed deed restrictions by the seller. These include the restriction of residential development, construction of CAFOs, as well as mining of the property. These restrictions shall be disclosed on or before the live auction on October, 11, 2023 and all bidders shall accept these restrictions.



183.04
+/- ACRES

WINNESHIEK COUNTY

IOWA



**HIGH
POINT**
LAND COMPANY

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