

LAND AUCTION

Property Information Packet

WEDNESDAY OCTOBER 12, 2023 - 1PM

THE RED SHED EVENT CENTER · 908 2ND ST NW, CLARION, IA 50525



159.5
+/- ACRES



WRIGHT COUNTY, IA
1 AVAILABLE TRACT
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 Agents: Nick Hopp RE LIC # S66851000 • Noah Hopp RE LIC # S67953000 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065

Property Summery

High Point Land Company is honored to present the Stanley Anderson Residuary Trust, to be offered a live public Auction on October 12th at The Red Shed Event Center, in Clarion, Iowa at 1:00pm, with online bidding available.

Located in Grant Township, just North of Clarion, IA, sits 159.50+/- acres with excellent access off a paved Madison Ave. Boasting many of the highly desired soils in this region, including Webster Clay, Nicollet Clay, and Clarion Loam; this land boasts an average CSR2 of 87.5 across the tillable acres. Maximizing the return on this property, there are 4.02 acres that are currently enrolled in CRP generating an income of \$1,318.44 annually.

With tile projects done over the years, as well as access to a main county tile, the drainage system on this farm has made it an excellent producer and will continue to be for generations to come!

This is the opportunity to purchase one large, unobstructed field of high quality farmland with long rows and great access that many have waited for in this area. The lease on this property has been terminated, and shall be open to farm or lease for the 2024 crop season, with many tenants available.

A survey is being conducted on this property and any amendments to the total acreage or property lines shall be disclosed on or before the live public auction on October 12, 2023.

For more information, call Iowa Land Specialist Noah Hopp at 319-240-9257 or Nick Hopp at 319-240-6121.

Driving Directions:

From Clarion, IA travel North on Madison Ave for 5 miles. Farm is on the East side of Road, watch for real estate signs.

Property Features:

- Adequate drainage
- County tile access
- 87.5 CSR2
- 4.02 acres CRP – \$1,318.44 annually
- Great Access

Property Address: TBD Madison Ave, Clarion, IA 50525

Property Photos



Aerial Map



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Maps Provided By:
 surety®

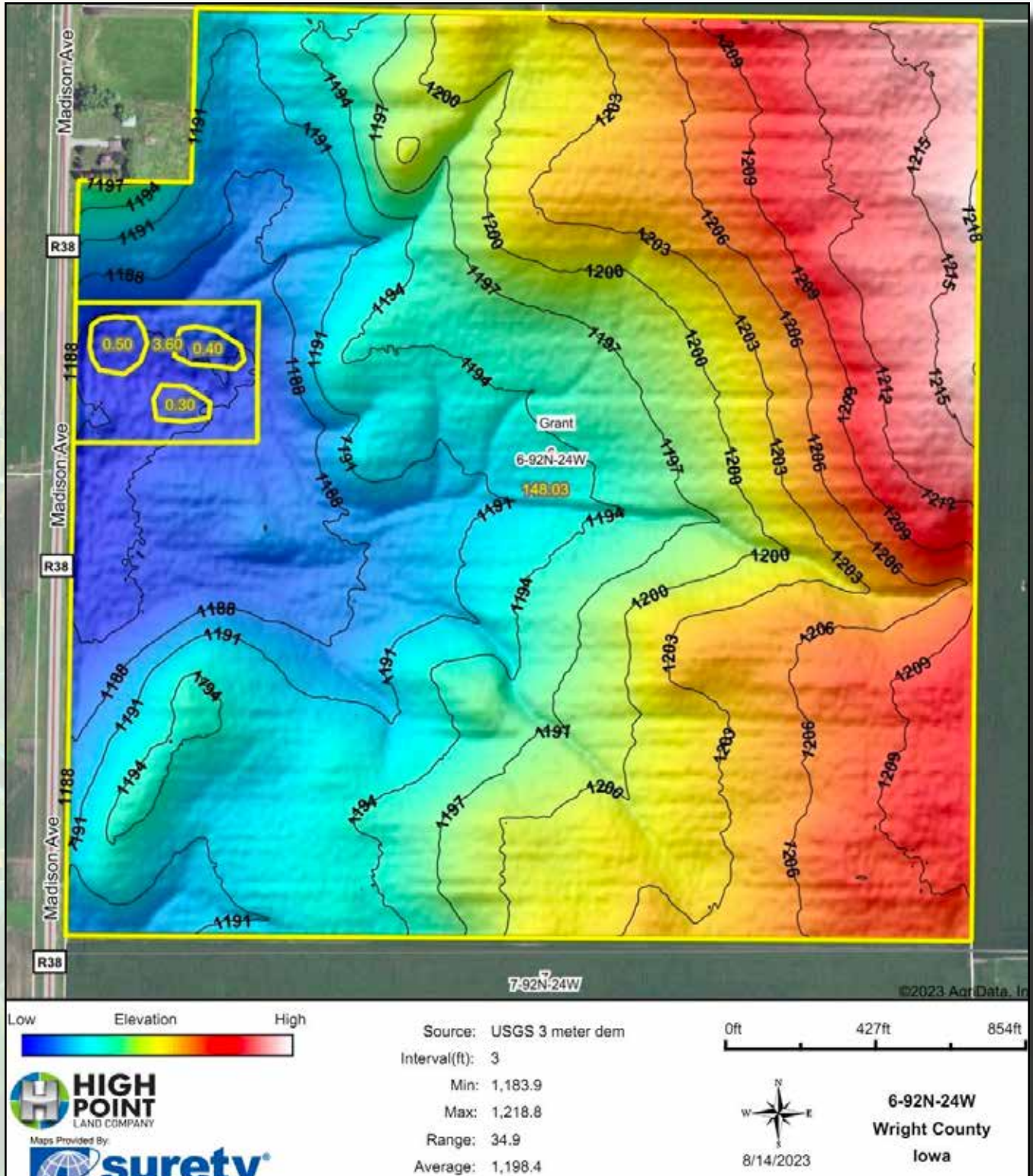
Boundary Center: 42° 48' 27.78, -93° 43' 47.6

0ft 686ft 1372ft

6-92N-24W
Wright County
Iowa



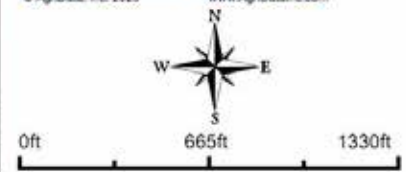
Topo Map



Wetlands Map



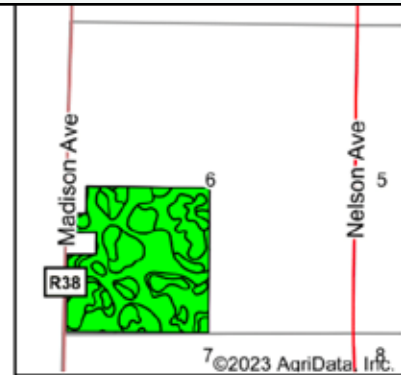
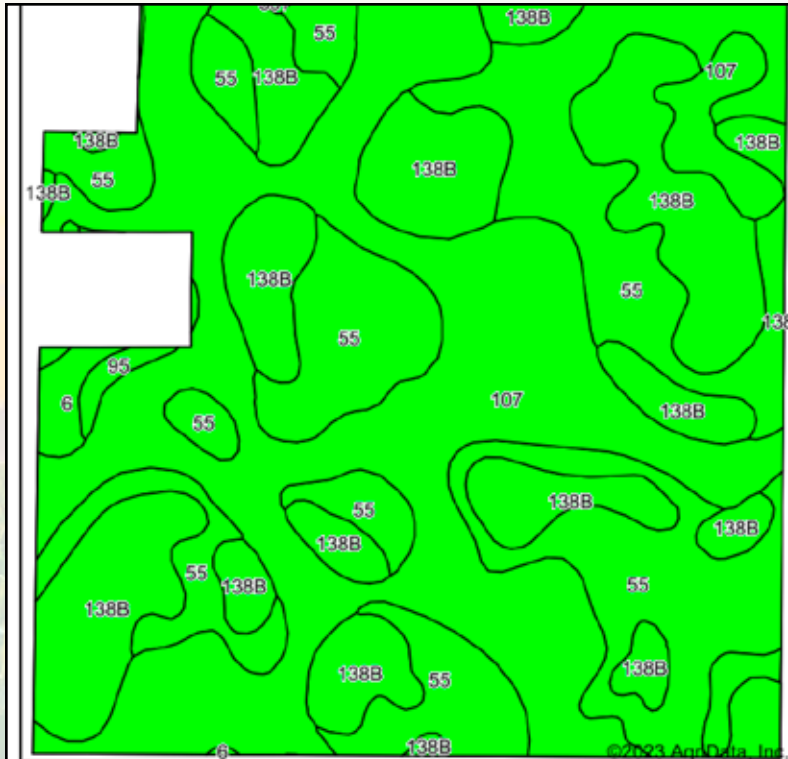
State: Iowa
 Location: 6-92N-24W
 County: Wright
 Township: Grant
 Date: 8/14/2023



Classification Code	Type	Acres
R4SBC	Riverine	1.07
Total Acres		1.07

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

Soil Map



State: **Iowa**
 County: **Wright**
 Location: **6-92N-24W**
 Township: **Grant**
 Acres: **148.03**
 Date: **8/14/2023**



Map Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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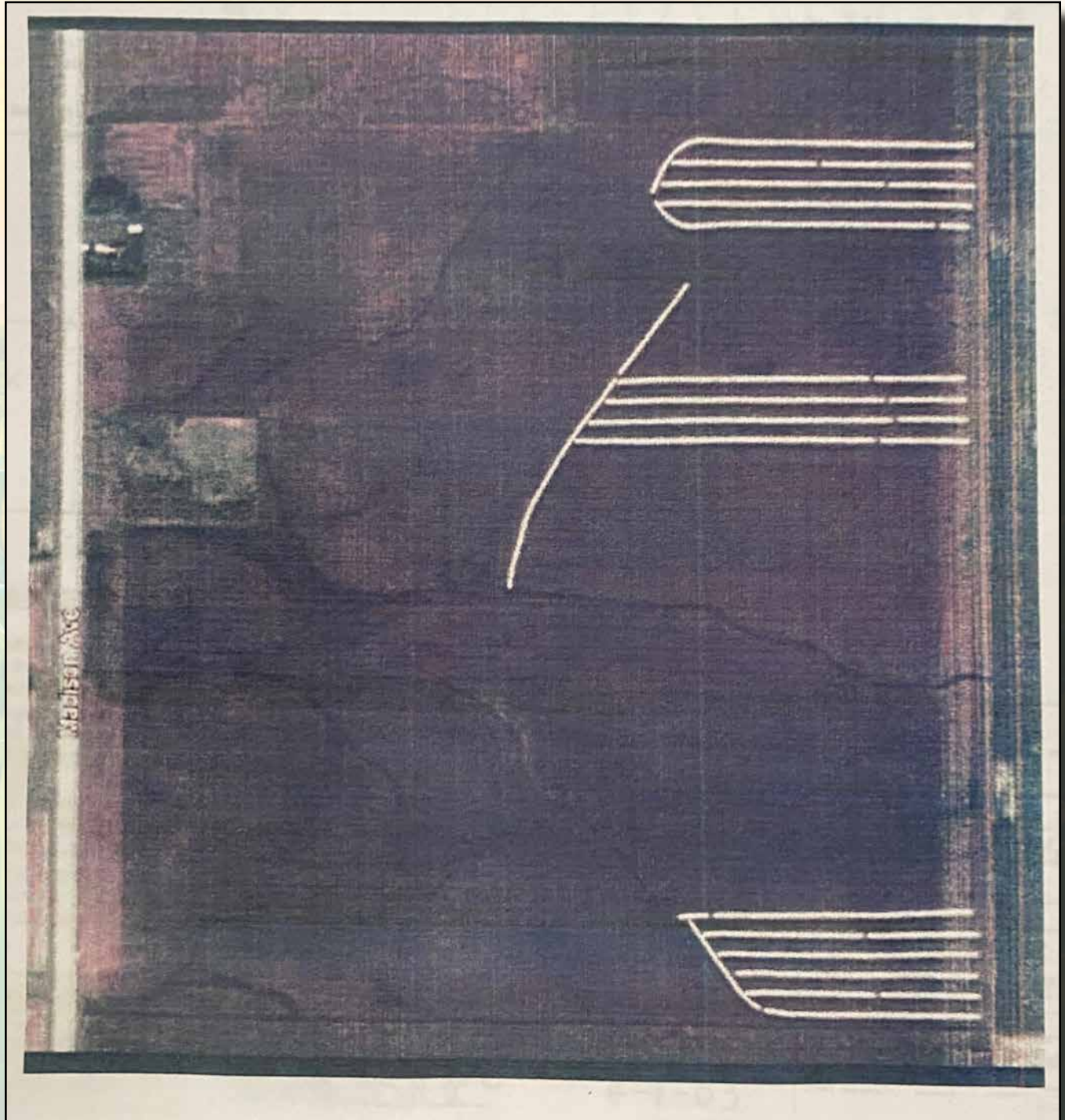
Soils data provided by USDA and NRCS.

Area Symbol: IA197, 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	
107	Webster clay loam, 0 to 2 percent slopes	56.16	37.9%		llw	86	83	82	78	60	82	
55	Nicollet clay loam, 1 to 3 percent slopes	49.50	33.4%		lw	89	88	81	81	64	81	
138B	Clarion loam, 2 to 6 percent slopes	39.95	27.0%		lle	89	80	83	78	62	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.41	1.0%		lllw	59	57	76	74	64	74	
95	Harps clay loam, 0 to 2 percent slopes	0.81	0.5%		llw	72	62	82	70	54	82	
507	Canisteo clay loam, 0 to 2 percent slopes	0.20	0.1%		llw	84	78	81	71	56	81	
Weighted Average						1.68	87.5	83.5	*n 81.9	*n 78.9	*n 61.9	*n 81.9

**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

Tile Map



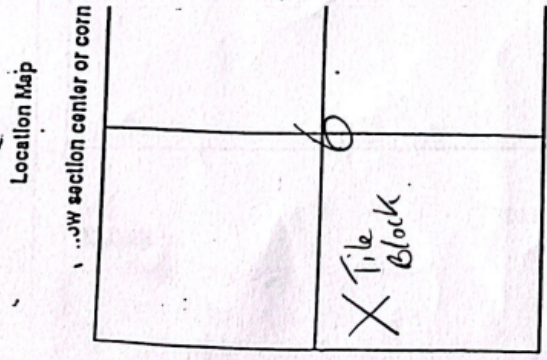
Tile Info

Wetland ¹⁰⁸² ft. in full
STATEMENT DATE **4/02/03** TERMS

TO			
ADDRESS			
IN ACCOUNT WITH			
HILIPRE TILING TODD HILIPRE 1872 250TH ST. CLARION, IA 50525 (515) 532-3468			
298 ft	8" Tile	300 ft	894.00
180 ft	6" Tile	153 ft	275.40
217 ft	5" Tile	131 ft	284.27
3	8" connections	40.00 EA	120.00
1	5" connections	25.00 EA	25.00
3	tile plugs	3.00 EA	9.00
2 hrs	Backhoe/locating pipe for raising intake	80.00	160.00
	8x6 Reducer		5.00
6	8" couplers	3.00 EA	18.00
1	Bag cement		6.00
		DUE	1816.67

DC5812

Check # 1082
 4-02-03
 Jayne Huffaker



OPERATION AND MAINTENANCE RE

Keep intakes clean to maintain their flow capacity.
 Remove trees and brush from embankment area.
 Beavers, muskrats, and other digging animals damage to the embankment and spillway. This shall be done during trapping season when possible and in accordance with state law.
 Repair rodent holes and eroded areas on the embankment and vegetated spillway.
 Control weed growth using appropriate methods.
 Inspect pipe structures and repair any damaged areas.
 Prevent livestock from entering the area including the wetland, the embankment and the vegetated spillway, except as shown in a grazing management plan.
 Mechanical components such as intakes, pipes, structures, fences, etc., shall be replaced as needed to insure that the functioning of the system is maintained as it was originally designed.

If a cultural resource is identified during construction, immediately notify the Soil Conservation Service.

from Stanley Anderson Res. Trust
 Location Switz to 6. Grant County, IA
 U.S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE

Designed by [Signature] 8/1/02
 Approved by [Signature]
 Date 8/1/02

I certify that this practice has been constructed in accordance with the plans and specifications.

IOWA STANDARD DRAWING
 SUBSURFACE DRAIN BLOCK PLAN

[Signature] 4-1-03

Tile Info Cont.

Wetland Restoration



Replace 6" tile running through pond with 8" non-perforated tile. Remove at least 10' of the 6" at the hook-ups. Block 5" tile if it does not serve other areas.



USDA Map



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Wetland Determination
 - National Wetlands Inventory
 - Iowa Roads
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

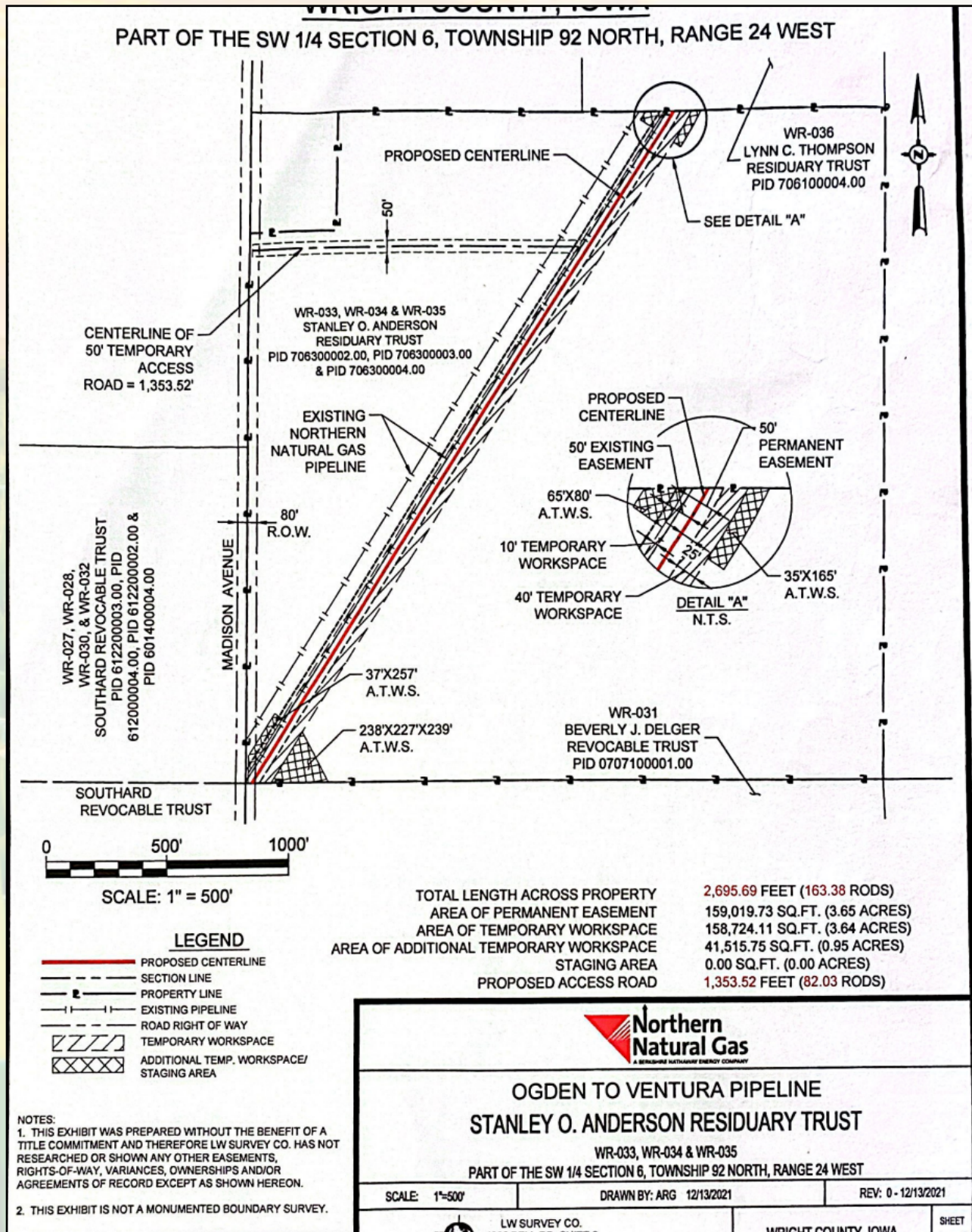
2023 Program Year
Map Created April 10, 2023

Farm 1197
Tract 726

Tract Cropland Total: 152.82 acres

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.

Pipeline Info



Pipeline Info



Northern Natural Gas Company
P.O. Box 3330
Omaha, NE 68103-0330
402 398-7200

March 23, 2023

RE: Northern Natural Gas Company
Ogden to Ventura A-line Capacity Replacement Project
Docket No. CP22-42-000

Dear Sir or Madam:

Northern Natural Gas Company (Northern) owns and operates an interstate natural gas pipeline system and is regulated by the Federal Energy Regulatory Commission (FERC). On January 21, 2022, Northern filed an application with FERC in Docket No. CP22-42-000 requesting authorization to install an approximately 6.04-mile-long 30-inch-diameter extension of Northern's D-line to replace the capacity lost from the abandonment of Northern's A-line. On February 8, 2022, you were mailed notification of the project.

This letter has been sent to you because you previously had been identified as a potential stakeholder, by virtue of being an affected landowner, a public official in the project area, or a representative of a permitting or interested agency.

The intent of this letter is to notify you that due to a change in the project scope, your parcel(s) has been removed from the project. This means your property is no longer required for the proposed changes in the project scope. Northern's application to reduce the project scope is on file with FERC (Docket No. CP22-138-001). If another project is proposed that would impact your property, Northern will make notifications and work with you regarding any needed spaces and compensation. Northern appreciates your assistance and working with us to identify the needed spaces for the initial project.

Should you have any questions regarding this letter or the project, please feel free to contact Steven Martinez at 612-201-6174. If you call, please reference the Ogden to Ventura A-line Capacity Replacement project.

Respectfully yours,

Bryan P. Kruger
Director, Right of Way

CRP Contract

(10-22-15) Commodity Credit Corporation		LOCATION	
CONSERVATION RESERVE PROGRAM CONTRACT		19 197	50
		3. CONTRACT NUMBER 11423	4. ACRES FOR ENROLLMENT 4.02
7A. COUNTY OFFICE ADDRESS (Include Zip Code) WRIGHT COUNTY FARM SERVICE AGENCY 1133 CENTRAL AVE W CLARION, IA 50525-7729		5. FARM NUMBER 0001197	6. TRACT NUMBER(S) 0000726
7B. TELEPHONE NUMBER (Include Area Code): (515) 532-2849		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-1-2017 9-30-2027
<p><i>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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. 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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</i></p>			
10A. Rental Rate Per Acre \$ 327.97		11. Identification of CRP Land (See Page 2 for additional space)	
10B. Annual Contract Payment \$ 1,318	A. Tract No.	B. Field No.	C. Practice No.
10C. First Year Payment \$	0000726	0001	CP27
(Item 10C applicable only to continuous sign-up when the first year payment is prorated.)	0000726	0002	CP27
	0000726	0003	CP27
			D. Acres
			E. Total Estimated Cost-Share
			0.53
			97
			0.33
			60
			0.30
			55
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): STANLEY O ANDERSON RESIDUARY TR JOYCE GRIFFITH 1200 2ND ST SW APT 109 CLARION, IA 50525-2083	(2) SHARE 100.00%	(3) SIGNATURE <i>Joyce Griffith</i>	(4) DATE (MM-DD-YYYY) 12-29-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY			B. DATE (MM-DD-YYYY)
SIGNATURE OF CCC REPRESENTATIVE <i>Jane Mellicham, Acting CSA</i>			1-5-17
<p>NOTE: The following statements are 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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.</p> <p>This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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.</p> <p>The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).</p> <p>If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at protections@aphis.usda.gov. USDA is an equal opportunity provider and employer.</p>			
<input type="checkbox"/> Original - County Office Copy	<input type="checkbox"/> Owner's Copy	<input type="checkbox"/> Operator's Copy	
<p>RECEIVED JAN - 3 2017 WRIGHT CO. FSA</p>			

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	F. CONTRACT PERIOD (MM-DD-YYYY)	
					(1) FROM	(2) TO
0000726	0004	CP28	2.86	523		

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
152.82	152.82	152.82	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	148.80	0.00		4.02	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	111.00		0.00		147				
Soybeans	37.78		4.02		56				
TOTAL	148.78		4.02						
NOTES									
Tract Information									
Tract Number	: 726								
Description	: SW1/4 6 92 24 GRANT TOWNSHIP								
FSA Physical Location	: IOWA/WRIGHT								
ANSI Physical Location	: IOWA/WRIGHT								
BIA Unit Range Number	:								
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields								
Wetland Status	: Wetland determinations not complete								
WL Violations	: None								
Owners	: STANLEY O ANDERSON RESIDUARY TRUST								
Other Producers	: None								
Recon ID	: None								
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
152.82	152.82	152.82	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	148.80	0.00	4.02	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres		CCC-505 CRP Reduction Acres		PLC Yield		
Corn	111.00		0.00		147		
Soybeans	37.78		4.02		56		
TOTAL	148.78		4.02				

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Entirety	159.5*+/-	TBD	TBD

*A survey is being conducted on this property and any amendments to the total acreage or property lines shall be disclosed on or before the live public auction on October 12, 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 **October 5th, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: \$ _____ Per Acre
(159.5+/- 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. This includes an easement in place Northern Natural Gas. This property is part of drainage district 6 and 42.

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 Dan Fretheim 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- LEASE- Farm is currently leased for the 2023 growing season, and shall be sold subject to tenants rights. The 2023 lease shall terminate once crops are removed and the tillable land shall be open to operate or lease for the 2024 season. All CRP contracts in place shall transfer to the buyer at closing and all responsibilities and liabilities of said contracts shall be succeeded by the buyer.

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

SURVEY Survey shall be provided by the sellers.

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.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

- . Purchasing the property
- . Purchasing the property at a price you can afford.

How is this accomplished?

- . Estimate comparative value.
- . Experienced buyers always decide what to pay before the bidding begins.
- . Inspect the property carefully.
- . Compare with other properties available in the area.
- . Check the selling price of previously sold properties.
- . Discuss your buying plans with lender. Have your financing arrangements made in advance.
- . This sale is not subject to financing.

VOID 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.



Iowa Land Agent
Nick Hopp
319-240-6121

Nick@HighPointLandCompany.com

RE LIC # S66851000



Iowa Land Agent
Noah Hopp
319-240-9257

Noah@HighPointLandCompany.com

RE LIC # S67953000



159.5
+/- ACRES

WRIGHT COUNTY
IOWA



**HIGH
POINT**
LAND COMPANY

641-583-6430 • HighPointLandCompany.com
513 West Bremer Ave, Waverly, Iowa 50677