

LAND AUCTION

Property Information Packet

WEDNESDAY OCTOBER 18TH • 1PM

HUDSON COMMUNITY CENTER • 525 Jefferson St, Hudson, IA 50643



170
+/- ACRES



BLACK HAWK COUNTY, IA
2 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. This sale does not have a buyers premium.

Listing Agent: Tanner Knowlton RE LIC #S68105000 • Listing Agent: Randy Thompson RE LIC #S69315000 Registered IA Auctioneer/Broker Jacob Hart RE LIC B635461000 Phone # 507-259-1065

*All Property Boundaries are approximate, only an accurate survey of the property should be relied upon and determined as accurate

Property Summary

High Point Land Company is honored to represent the Jane Kennedy Family Trust Farm at live and simultaneous online public auction. Mark your calendars for Wednesday, October 18th, at 1:00PM, at the Hudson Community Center in Hudson, IA. The farm will be offered in 2 Tracts, using the "Buyer's Choice with the Privilege" method with the high bidder having the option to select Tract 1, Tract 2, or both Tracts.

Located just South of Hudson, IA near the Black Hawk/Grundy County border, sits this wide-open, highly productive farm boasting an impressive 88 CSR2 rating across all 164.74 FSA Certified Non-Highly Erodible Cropland acres. Primary soils across the cropland acres include the highly desired Dinsdale silty clay loam, Maxmore silty clay loam, and Klinger silty clay loam. With quick access to hard surface roads and a short drive to local grain markets, this clean farm with minimal waste would be a fantastic addition to any operation and presents the rare opportunity to add the widely desired "80" or the chance to purchase a large, high quality, contiguous piece of Black Hawk County dirt.

Tract 1: 90+/- Acres (89.39+/- Cropland)

This nearly all tillable tract brandishes an impressive 88.1 CSR2. Conveniently situated between Hudson & Reinbeck, and just North of Voorhies Elavator, this property's superior location allows easy access to multiple grain markets in the area. Coupled with wide-open fields, this consistent producing Tract would make a great addition alone or in combination with Tract 2 for any operation.

Tract 2: 80+/- Acres (75.35 Cropland)

Tract 2 carries a CSR2 of 87.8 across the Cropland Acres. Maxmore silty clay loam and Klinger silty clay loam are the primary soil types found on Tract 2. An outstanding 62.05+/- cropland acres on Tract 2 carry a CSR2 rating of 90 or higher. Wide field drives and the proximity to multiple grain markets make Tract 2 a great addition to any operation or a fantastic addition in combination with Tract 1.

Property Address: TBD W Griffith Road, Hudson, IA 50643

Directions: From Reinbeck: Head East on Highway 175 for 3 miles, turn left (north) on to Grundy Ave. Continue North for 3 miles and turn right (east). Continue East for ½ mile. The property is located on the south side of the road.

Property Features:

- 88.1 CSR2
- 97% Tillable
- Great Access
- Minimal Waste
- Open to Operate for 2024 Crop Season
- Excellent Proximity to Local Grain Markets
- Multiple Tenants Available

*Closing Attorney for Seller: Nathan D. Miller | Beecher, Field, Walker, Morris, Hoffman & Johnson, P.C.
620 Lafayette St # 300, Waterloo, IA 50703 | (319) 234-1766*

**All Property Boundaries are approximate, only an accurate survey of the property should be relied upon and determined as accurate*

Property Location



Tract 1



Tract 2

Property Photos



Tract 1



Maps Provided by:
surety
CUSTOMER ONLINE MAPPING
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Boundary Center: 42° 21' 57.25, -92° 31' 20.82



7-87N-14W
Black Hawk County
Iowa



9/4/2023

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

Tract 2

Aerial Map



Boundary Center: 42° 21' 57.86, -92° 31' 2.41

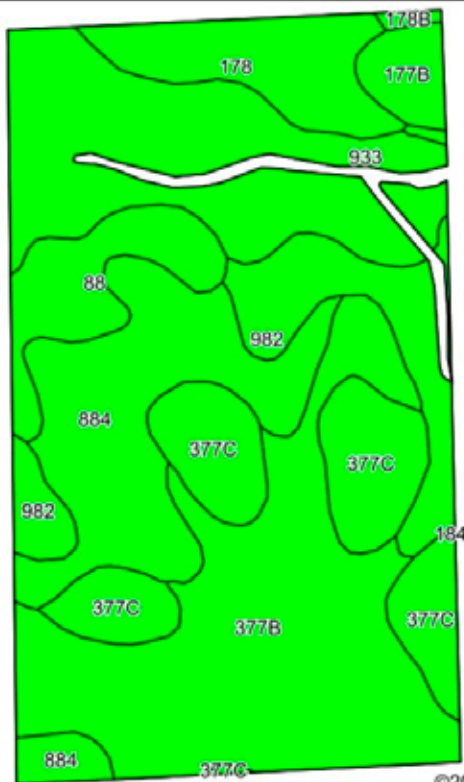
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7-87N-14W
Black Hawk County
Iowa



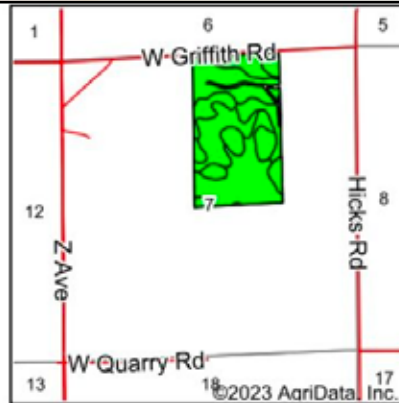
9/4/2023

Tract 1



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Soils data provided by USDA and NRCS.



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State: Iowa
 County: Black Hawk
 Location: 7-87N-14W
 Township: Lincoln
 Acres: 89.39
 Date: 9/15/2023



Maps Provided By:



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Area Symbol: IA013, Soil Area Version: 30

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	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	24.95	27.9%		llc	94	90	87	87	68	74	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	16.38	18.3%		llw	78	80	77	77	35	75	
884	Klingmore silty clay loam, 1 to 3 percent slopes	14.80	16.6%		l	95	95	99	99	78	90	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	11.77	13.2%		lllc	90	75	85	85	67	72	
982	Maxmore silty clay loam, 0 to 2 percent slopes	7.87	8.8%		llw	94	93	91	91	76	89	
178	Waukee loam, 0 to 2 percent slopes	6.08	6.8%		lls	69	79	82	82	70	70	
88	Nevin silty clay loam, 0 to 2 percent slopes	5.27	5.9%		lw	95	90	96	95	72	89	
177B	Saude loam, 2 to 5 percent slopes	2.01	2.2%		lls	55	58	76	76	63	59	
178B	Waukee loam, 2 to 5 percent slopes	0.26	0.3%		lls	64	74	81	81	70	68	
Weighted Average						1.91	88.1	85.8	*n 87.2	*n 87.1	*n 64.4	*n 78.1

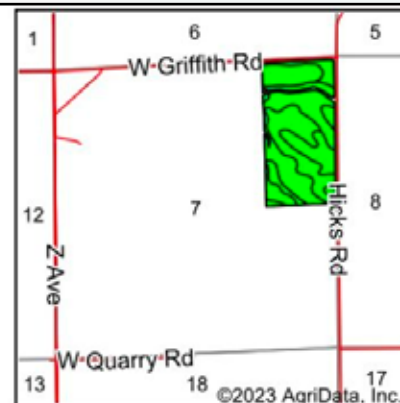
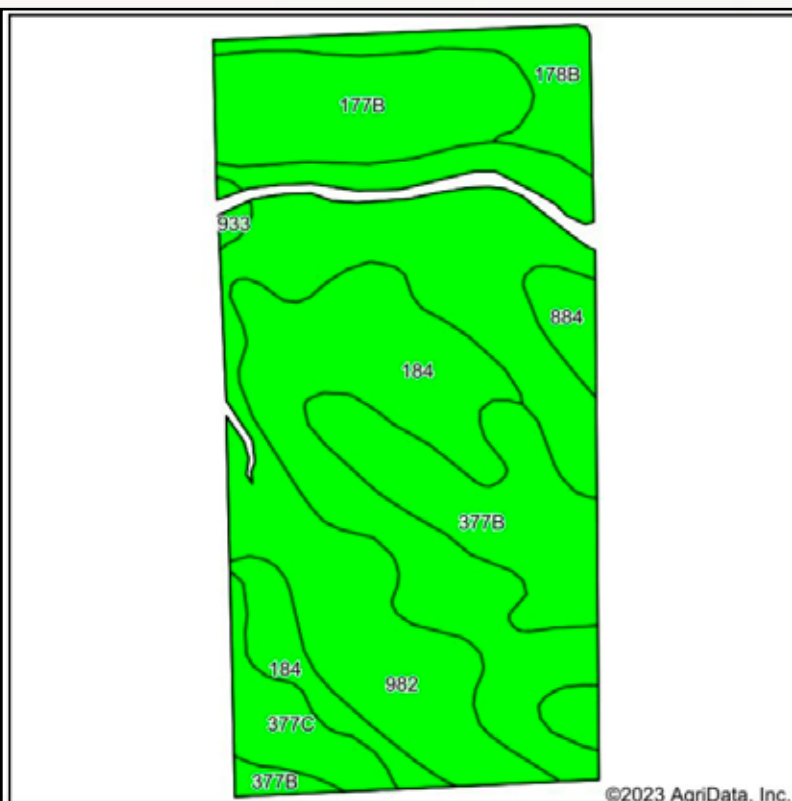
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 2

Soil Map



State: Iowa
 County: Black Hawk
 Location: 7-87N-14W
 Township: Lincoln
 Acres: 75.35
 Date: 9/15/2023



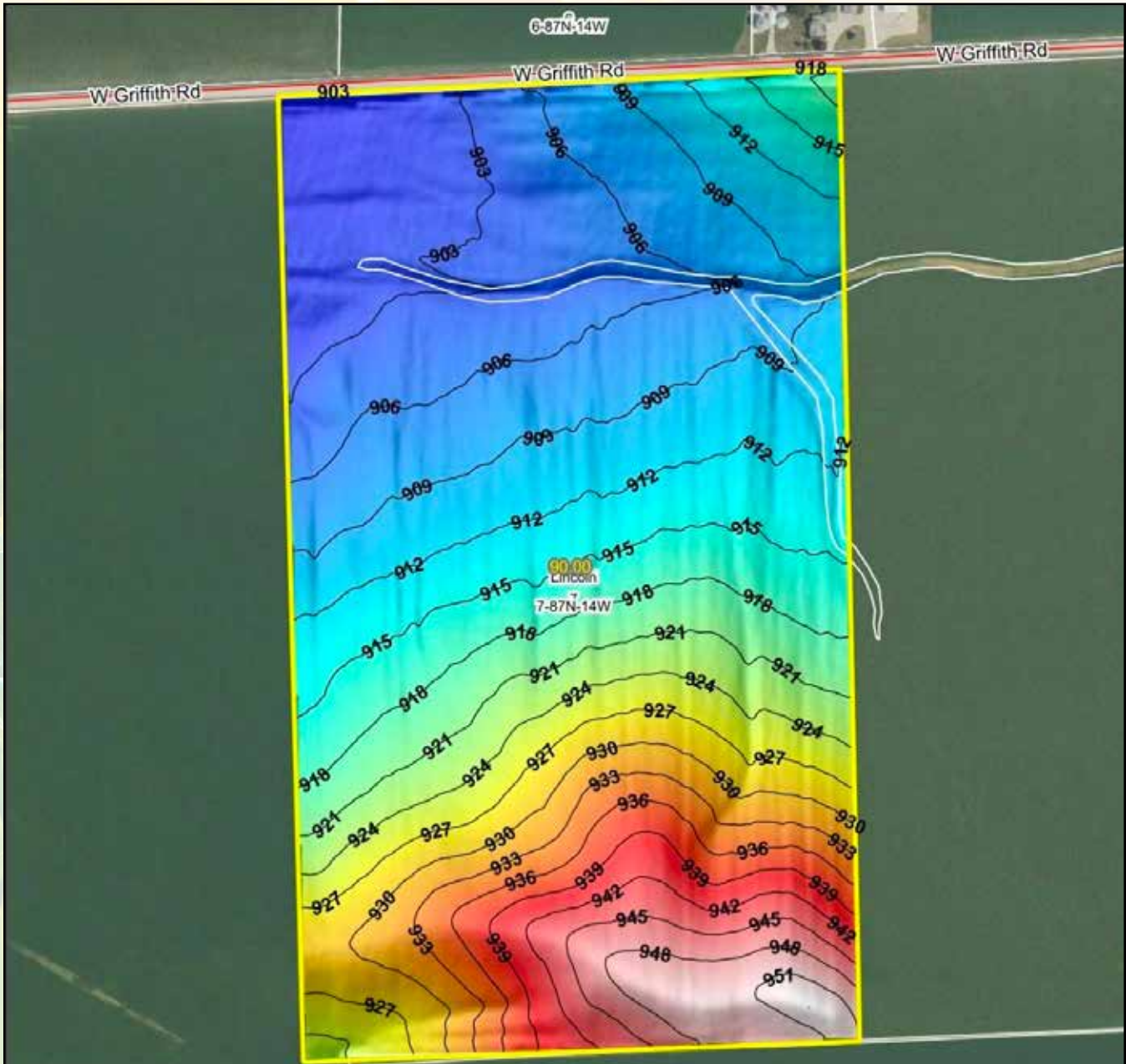
Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 30

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	
982	Maxmore silty clay loam, 0 to 2 percent slopes	26.24	34.8%		llw	94	93	91	91	76	89	
184	Klinger silty clay loam, 1 to 4 percent slopes	20.85	27.7%		lw	95	90	88	88	79	82	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.04	13.3%		lle	94	90	87	87	68	74	
177B	Saude loam, 2 to 5 percent slopes	8.84	11.7%		lls	55	58	76	76	63	59	
178B	Waukee loam, 2 to 5 percent slopes	4.09	5.4%		lls	64	74	81	81	70	68	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	3.33	4.4%		llle	90	75	85	85	67	72	
884	Klingmore silty clay loam, 1 to 3 percent slopes	1.59	2.1%		l	95	95	99	99	78	90	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.37	0.5%		llw	78	80	77	77	35	75	
Weighted Average						1.75	87.8	85.8	*n 87.2	*n 87.2	*n 73.4	*n 79.6

**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

Tract 1



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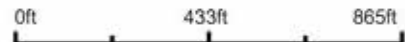
Maps Provided By:



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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: 900.6
 Max: 952.3
 Range: 51.7
 Average: 918.3
 Standard Deviation: 13.42 ft



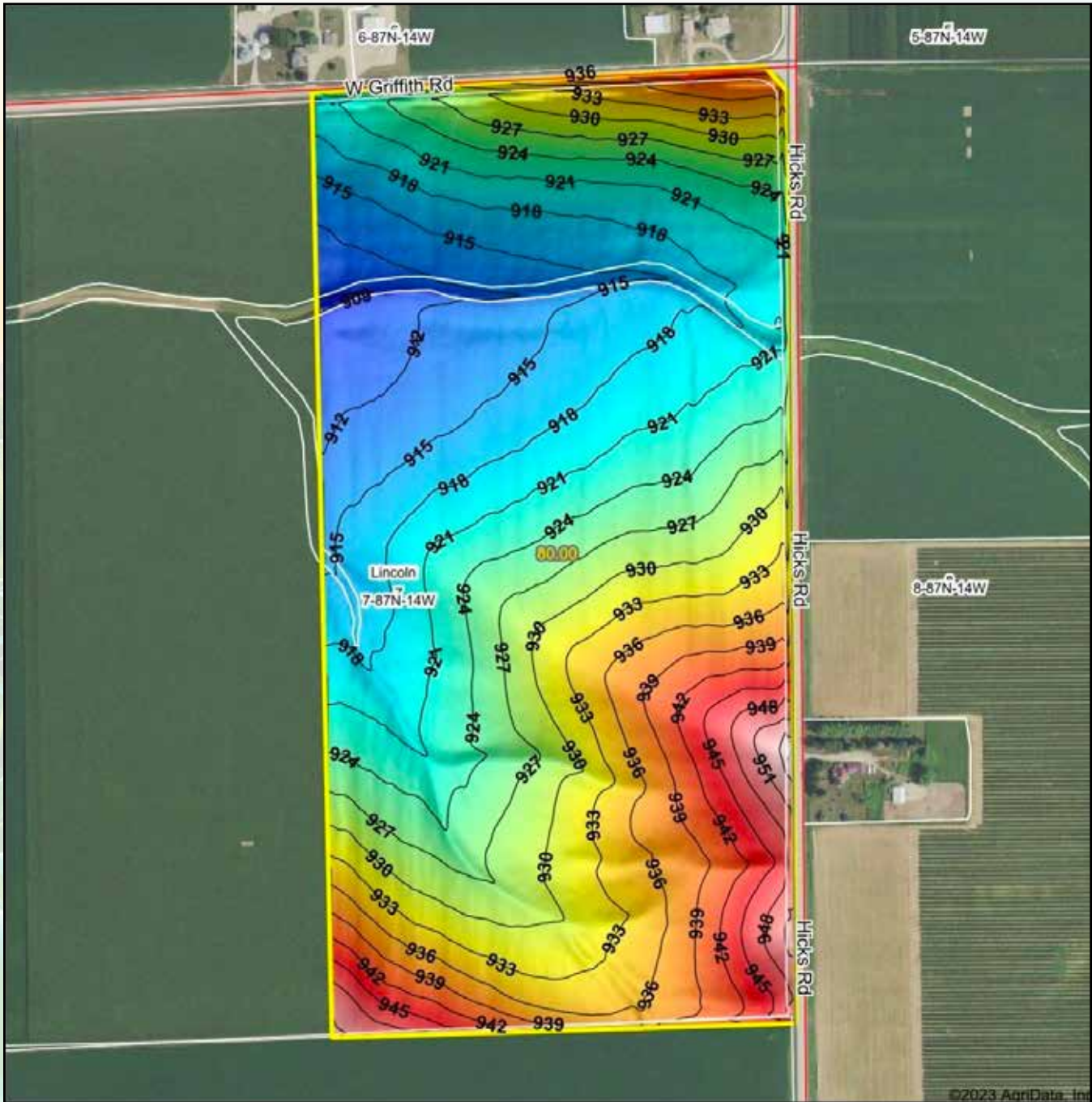
9/4/2023

7-87N-14W
 Black Hawk County
 Iowa

Boundary Center: 42° 21' 57.25, -92° 31' 20.82

Tract 2

Topo Map



Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 907.8

Max: 955.7

Range: 47.9

Average: 926.4

Standard Deviation: 9.78 ft

0ft 439ft 878ft



9/4/2023

7-87N-14W
Black Hawk County
Iowa

Boundary Center: 42° 21' 57.86, -92° 31' 2.41

Tract 1



State: **Iowa**
 Location: **7-87N-14W**
 County: **Black Hawk**
 Township: **Lincoln**
 Date: **9/4/2023**

Map Provided By:

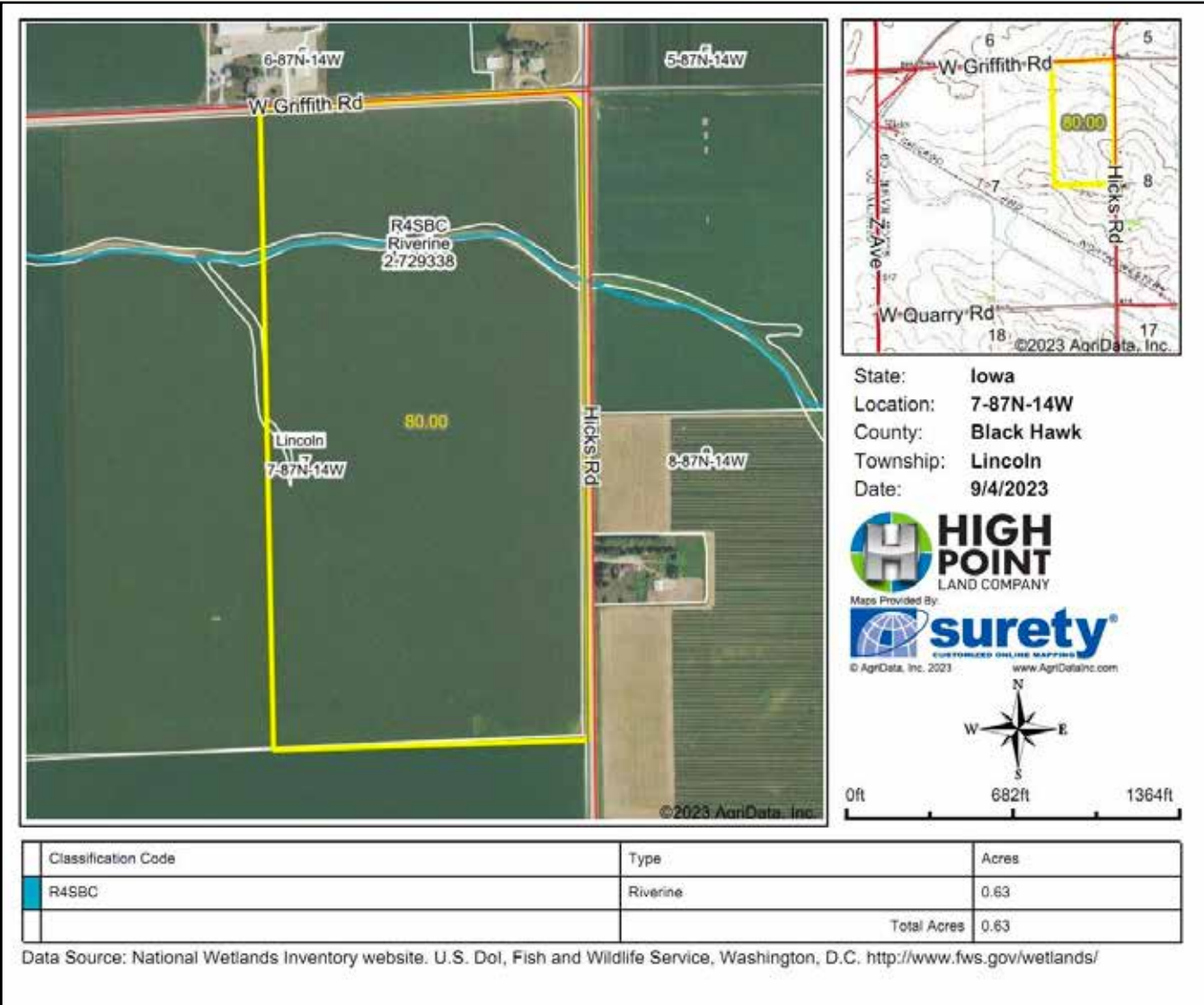


Classification Code	Type	Acres
R4SBC	Riverine	0.55
Total Acres		0.55

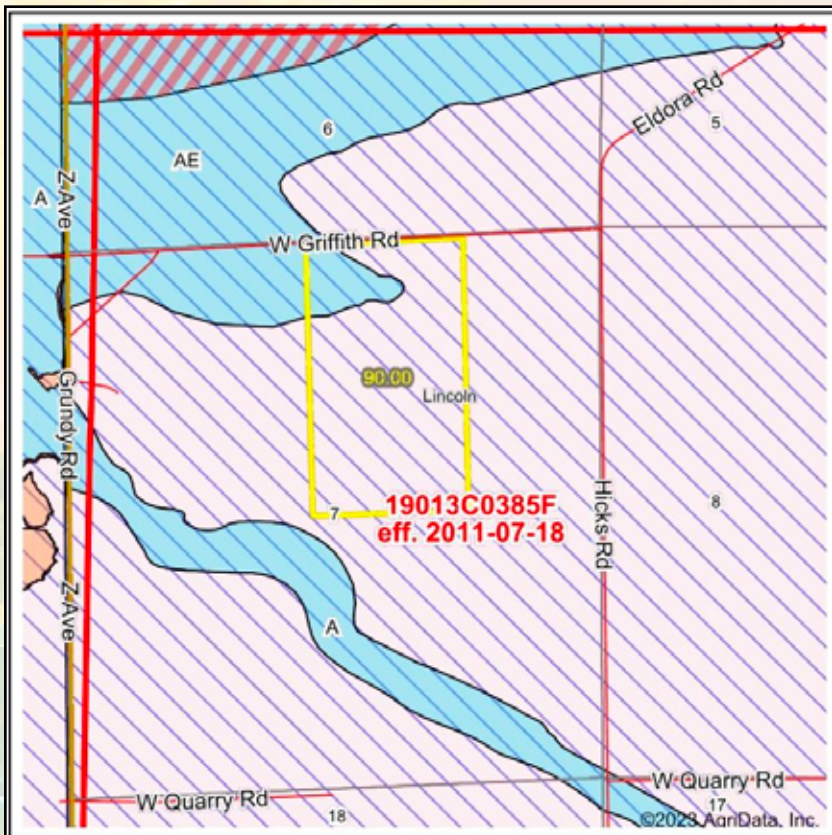
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Tract 2

Wetlands Map



Tract 1



Map Center: 42° 21' 52.7, -92° 31' 16.12

State: IA Acres: 90

County: Black Hawk Date: 9/4/2023

Location: 7-87N-14W

Township: Lincoln



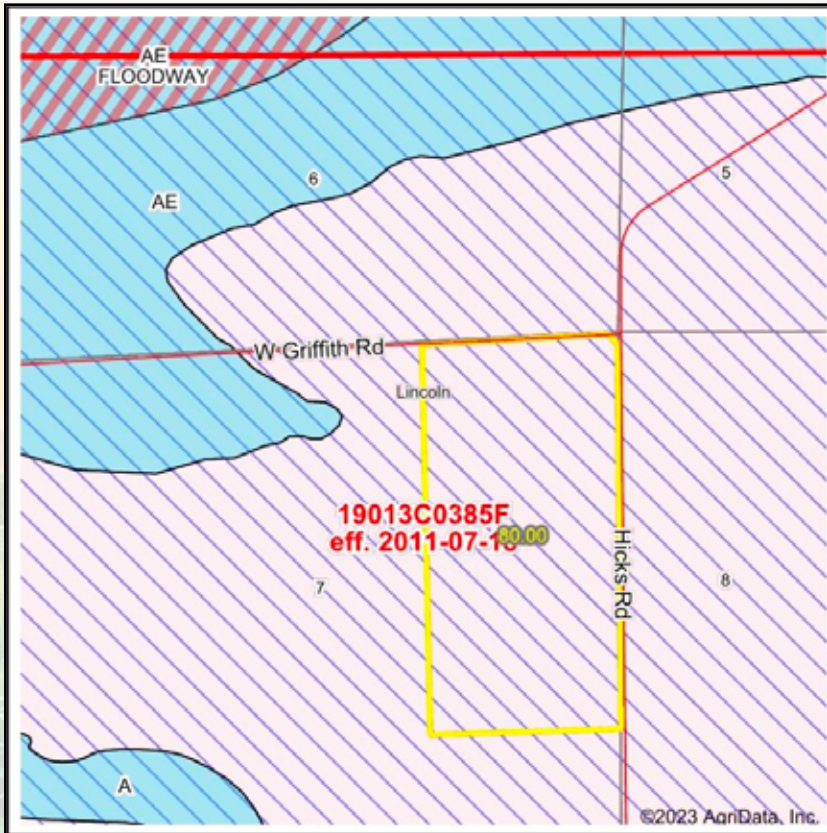
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Name	Number	County	NFIP Participation	Acres	Percent
BLACK HAWK COUNTY	190535	Black Hawk	Regular	90	100%
Total				90	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	80.52	89.5%	
AE		100-year Floodplain	9.48	10.5%	
Total			90.00	100%	
Panel	Effective Date	Acres	Percent		
19013C0385F	7/18/2011	90	100%		
Total		90	100%		

Tract 2

FEMA Map



Map Center: 42° 22' 5.55, -92° 31' 11.23
 State: IA Acres: 80
 County: Black Hawk Date: 9/4/2023
 Location: 7-87N-14W
 Township: Lincoln


HIGH POINT
 LAND COMPANY
 Maps Provided By:

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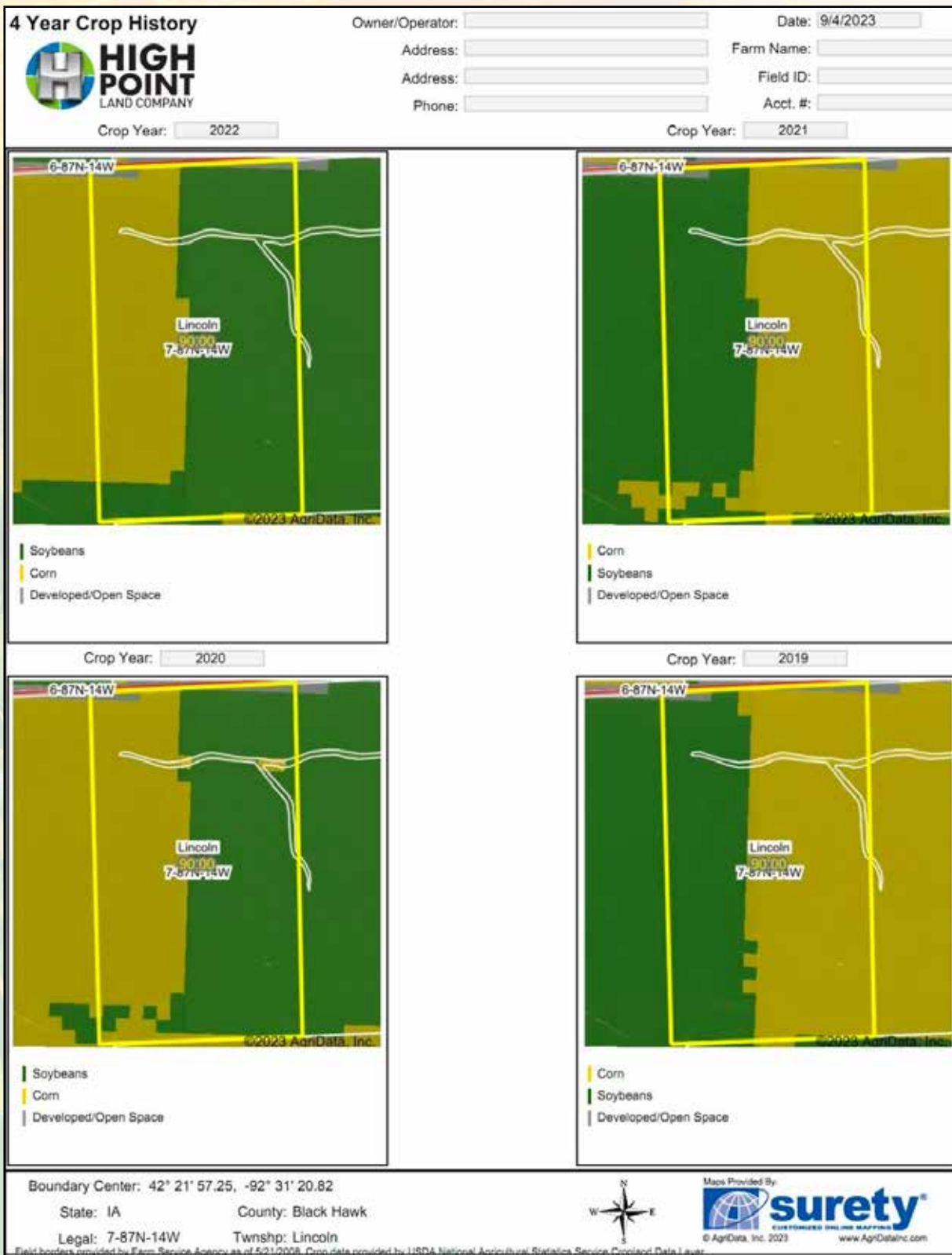
Name	Number	County	NFIP Participation	Acres	Percent
BLACK HAWK COUNTY	190535	Black Hawk	Regular	80	100%
Total				80	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	80	100%
Total			80	100%

Panel	Effective Date	Acres	Percent
19013C0385F	7/18/2011	80	100%
Total		80	100%

Tract 1



Tract 2

4 Year Crop Report

4 Year Crop History



Owner/Operator: Date: 9/4/2023
Address: Farm Name:
Address: Field ID:
Phone: Acct. #:

Crop Year: Crop Year:



Crop Year:



Crop Year:



2 rows not shown



2 rows not shown

Boundary Center: 42° 21' 57.86, -92° 31' 2.41
State: IA County: Black Hawk
Legal: 7-87N-14W Twnshp: Lincoln



Maps Provided By: 
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2018. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

USDA Map



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 164.74 acres

2023 Program Year

Map Created April 20, 2023

Farm 5280

Tract 9081

IOWA
GRUNDY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5280
Prepared : 9/14/23 2:28 PM CST
Crop Year : 2023

Continued ...

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
TOTAL			

NOTES

Tract Number : 9081

Description : BlackHawk LINC 7 NE1/4 & East 10A of E1/2 of NW1/4
FSA Physical Location : IOWA/BLACK HAWK
ANSI Physical Location : IOWA/BLACK HAWK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KENNEDY TRUST
Other Producers : None
Recon ID : 19-075-2009-86

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
167.98	164.74	164.74	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	164.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	95.10	0.00	178
Soybeans	65.10	0.00	49
TOTAL	160.20	0.00	

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	90+/-	TBD	TBD
Tract 2	80+/-	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 **October 11th, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



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

Tract 2: \$ _____ Per Acre
(80+/- 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 General Warranty Deed where possible.
- 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 will be 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 the date listed on the purchase agreement signed by all parties. Closing will be at **Beecher, Field, Walker, Morris, Hoffman & Johnson, P.C. in Waterloo, 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. Lease termination has been served from Tenant to Seller on or before September 1st, 2023 per Iowa law. Farm shall be open to farm or lease for the 2024 season, subject to the current lease that expires March 1st, 2024.

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

SURVEY Survey will not be provided but can be requested at buyers expense.

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.

Notes

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.



License#S69315000



License#S68105000

Your Local Iowa Land Agents

Randy Thompson
515-341-2700

Randy@HighPointLandCompany.com



Tanner Knowlton
641-330-7727

Tanner@HighPointLandCompany.com



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BLACK HAWK COUNTY
IOWA



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