

# LAND AUCTION

Property Information Packet

**TUESDAY NOVEMBER 14 • 1PM**

Reinig Center • 1007 S Prospect Dr, Toledo, IA 52342



**145**  
+/- ACRES



**TAMA COUNTY, IA**  
**1 AVAILABLE TRACT**  
**LIVE & ONLINE AUCTION**

641-583-6430 • [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: Randy Thompsen RE LIC #S69315000 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065

# Property Summery

High Point Land Company is honored to represent the Lyon Family Trust Farm at live and simultaneous online public auction. Mark your calendars for Tuesday, November 14th at 1:00 PM at the Reinig Center in Toledo, IA.

Located in Howard Township just northeast of Toledo, IA sits this 145+/- acre farm with excellent access to US Highway 63. Boasting many of the highly desirable soils in the region including Liscomb Loam, ColoEly Complex, and Tama Silty Clay Loam. This well-maintained farm has been an excellent producer and will continue to be for generations to come.

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 270th Street, Toledo, IA 52342

**Directions:** From Toledo, IA head north 4 miles, turn right or east on 270th Street for 1 mile. Farm is on the corner of 270th Street and K Ave on the south side

**Property Features:**

- 1 mile off US Highway 63
- Close Proximity to Newer Grain Market Facility
- Open to Operate for 2024 Crop Season
- Multiple Tenants Available

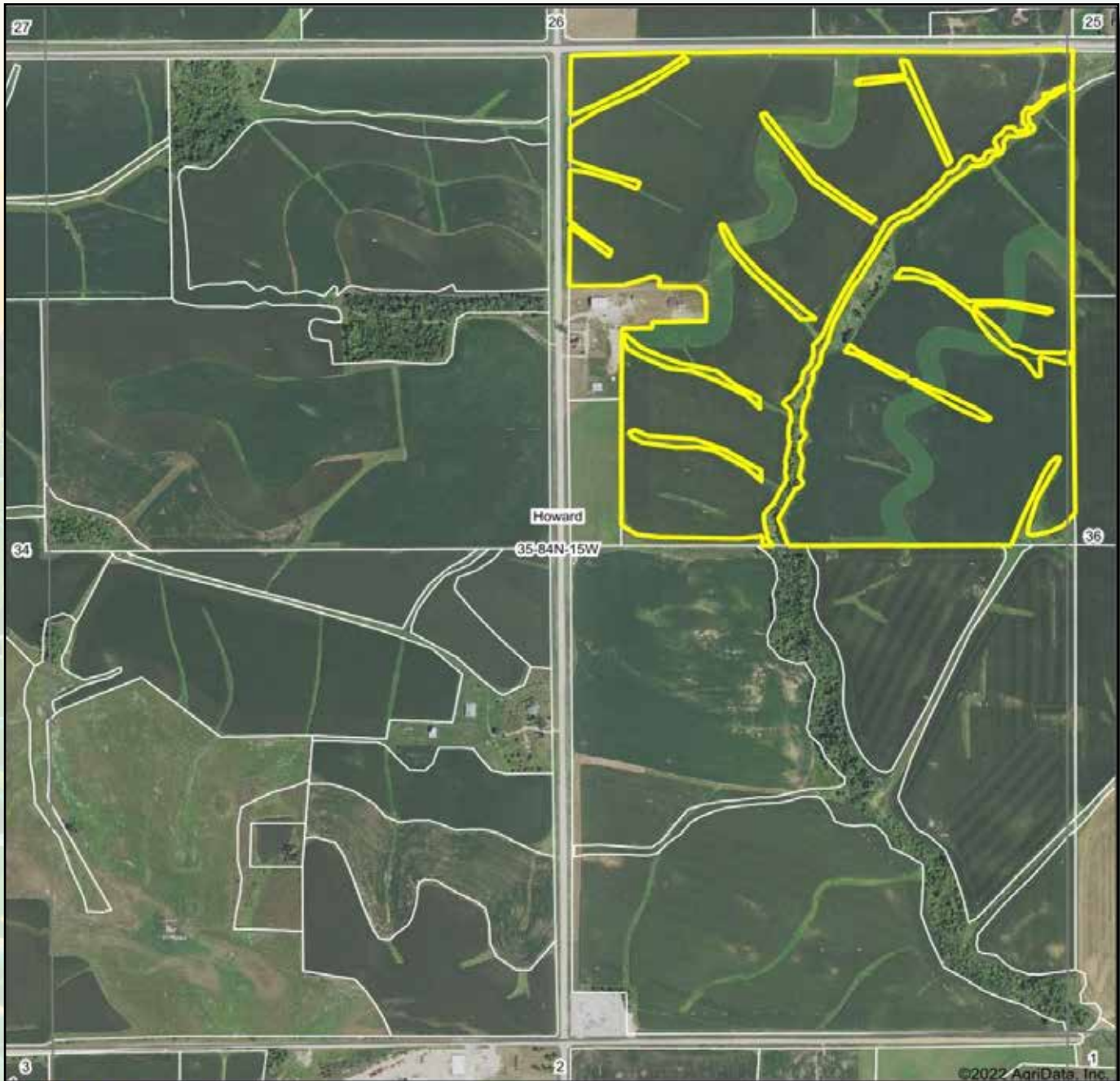
# Property Photos



# Property Lines



# FSA Map



Map Provided By:  
  
CUSTOMER ONLINE MAPPING  
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Map Center: 42° 2' 35.67, -92° 33' 43.06

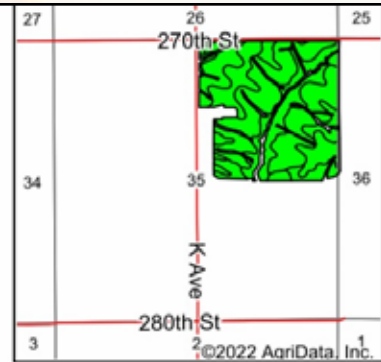
0ft 813ft 1625ft

35-84N-15W  
Tama County  
Iowa



9/6/2022

# Soil Map



State: Iowa  
 County: Tama  
 Location: 35-84N-15W  
 Township: Howard  
 Acres: 132.64  
 Date: 9/6/2022



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 26

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	
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	35.32	26.6%		IIIe	55	59	68	68	59	56	
683E2	Liscomb loam, 14 to 18 percent slopes, eroded	24.11	18.2%		IVe	43	49	64	64	55	51	
11B	Colo-Ely complex, 0 to 5 percent slopes	23.26	17.5%		IIw	86	68	92	92	65	76	
120B	Tama silty clay loam, 2 to 5 percent slopes	22.59	17.0%		IIe	95	95	97	97	79	80	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	19.51	14.7%		IIIe	85	73	80	80	64	63	
120C	Tama silty clay loam, 5 to 9 percent slopes	4.66	3.5%		IIIe	90	80	93	93	78	77	
683C2	Liscomb loam, 5 to 9 percent slopes, eroded	2.82	2.1%		IIIe	83	69	73	73	63	62	
120G2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.37	0.3%		IIIe	87	78	91	91	72	71	
<b>Weighted Average</b>						<b>2.84</b>	<b>71.4</b>	<b>68</b>	<b>*n 79.2</b>	<b>*n 79.2</b>	<b>*n 64.3</b>	<b>*n 64.6</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

# Wetlands Map



State: Iowa  
 Location: 35-84N-15W  
 County: Tama  
 Township: Howard  
 Date: 9/6/2022

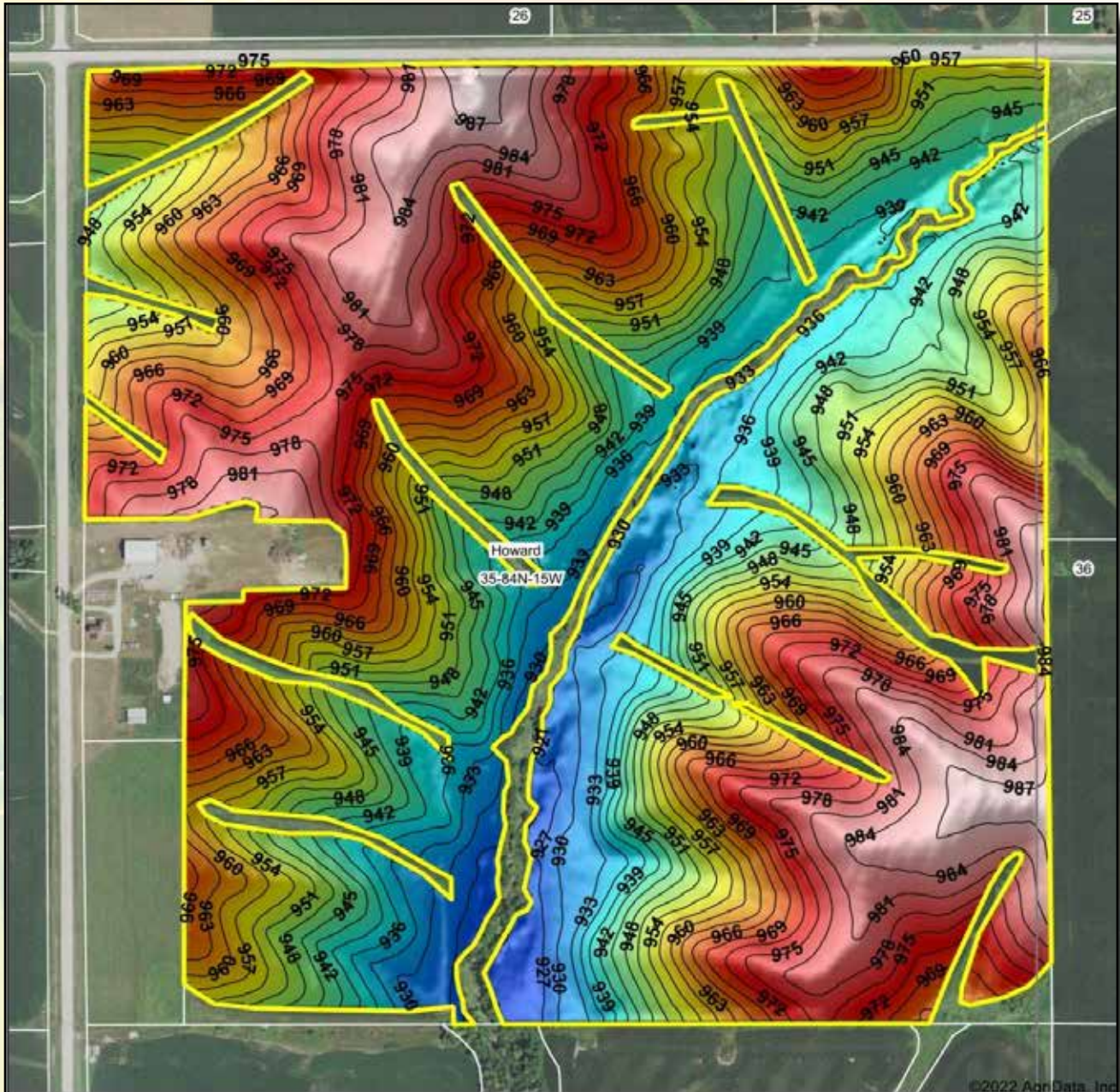


0ft 666ft 1331ft

Classification Code	Type	Acres
R4SBC	Riverine	0.32
PEM1C	Freshwater Emergent Wetland	0.04
PEM1Cx	Freshwater Emergent Wetland	0.00
Total Acres		0.36

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

# Topo Map



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Field borders provided by Farm Service Agency as of 6/21/2008

Source: USGS 3 meter dem

Interval(ft): 3

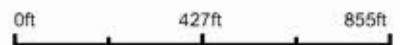
Min: 920.1

Max: 990.3

Range: 70.2

Average: 958.5

Standard Deviation: 16.54 ft



9/6/2022

35-84N-15W  
Tama County  
Iowa

map center: 42° 2' 35.67", -92° 33' 43.06"

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# USDA Map



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - low PLS
  - low Roads

- Wetland Determination**
- Restricted Use
  - ▼ Limited
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 140.32 acres

2023 Program Year

Map Created April 04, 2023

Farm 5786

Tract 12034

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

# 156EZ

IOWA TAMA Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5786</b> Prepared : 9/25/23 9:31 AM CST Crop Year : 2024
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**Operator Name** : LYON JERSEYS LLC  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G/WF Eligibility** : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.68	140.32	140.32	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	140.32	0.00		0.00	0.00	0.00	0.00	

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	2.86	0.00	52	
Corn	46.02	0.00	152	
Soybeans	44.72	0.00	44	
<b>TOTAL</b>	<b>93.60</b>	<b>0.00</b>		

#### NOTES

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**Tract Number** : 12034  
**Description** : NE 1/4 Sec.35 Howard  
**FSA Physical Location** : IOWA/TAMA  
**ANSI Physical Location** : IOWA/TAMA  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : LYON FAMILY TRUST, ERIC LYON, THERESA LYON  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
143.68	140.32	140.32	0.00	0.00	0.00	0.00	0.0

<b>IOWA</b> <b>TAMA</b> Form: FSA-156EZ	 <b>United States Department of Agriculture</b> Farm Service Agency	<b>FARM : 5786</b> Prepared : 9/25/23 9:31 AM CST Crop Year : 2024
<b>Abbreviated 156 Farm Record</b>		

**Tract 12034 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	140.32	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	2.86	0.00	52
Corn	46.02	0.00	152
Soybeans	44.72	0.00	44
<b>TOTAL</b>	<b>93.60</b>	<b>0.00</b>	

**NOTES**

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

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2800 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <http://www.usda.gov/complaint>, <http://www.usda.gov>, and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-8982. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [prospect.inhale@usda.gov](mailto:prospect.inhale@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Entirety	145+/-	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 **November 7, 2023** addressed to: High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



Entirety: \$ \_\_\_\_\_ Per Acre  
145+/- 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 on the auctioneer's discretion of the multi parcel auction method.
- 2023 taxes to be prorated to the day of closing. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under the new owner.

**BUYERS PREMIUM** - There will be no buyers premium on the gross total sale of the auction.

**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 an 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 the cashier's check at closing on or before the date listed on purchase agreement signed by all parties. Closing will be at Moore, McKibben, Goodman & Lorenz LLP. Marshalltown, 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 the 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**- There is no lease in place. Farm is subject to tenants rights for the current 2023 crop year. Once crops are removed the farm shall be open to farm or lease for 2024 season.

**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 the 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.

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**CONTACT LAND AGENT:**  
 Randy Thompson  
 515-341-2700  
 Randy@highpointlandcompany.com





**145**  
+/- ACRES

**TAMA COUNTY  
IOWA**



**HIGH  
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