

LAND AUCTION

Property Information Packet

THURSDAY NOVEMBER 9TH • 1PM

North Kossuth Golf Club • 505 E Ramsey St, Bancroft, IA 50517



116.65
+/- ACRES



KOSSUTH COUNTY, IA
1 AVAILABLE TRACT
LIVE & ONLINE AUCTION

515-320-2491 • HighPointLandCompany.com • 100 N Phillips St Ste #2, Algona, IA 50511

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. This sale includes a 1% buyers premium.
Listing Agent: Pat Sifert RE LIC #S6858700 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065

Property Summery

High Point Land Company is honored to bring the Morris Wortman Family Trust to live and public auction on November 9th, 2023 at 1PM at the North Kossuth Golf Club.

Check out this fantastic 116+/- Acre row crop farm located in Kossuth County, Iowa. This farm offers 114.27+/- tillable acres in one of the most desirable areas in North Central Iowa

With a CSR2 rating of 80.2 mainly consisting of Clarion Loam, Canisteo Clay, and Nicollet Clay soils. This farm would be a great addition to any existing portfolio.

For more information contact Iowa Land Specialist, Pat Sifert, at 515-320-2491 or pat@highpointlandcompany.com

Property Address: 1801 390th Street, Lakota, IA 50451

Directions: From Bancroft, Iowa, take A42 (360th Street) east 5.5 miles to P60 (185th Ave). Go north 3 miles, farm is on the west side of P60.

Property Features:

- Excellent Row Crop Farm
- CSR2 80.2
- Great Yields
- Hard Surface Road
- Close to Major Grain Markets

Property Photos



Property Photos



Property Photos



FSA Map



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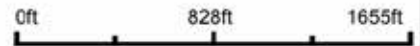
HIGH POINT
LAND COMPANY



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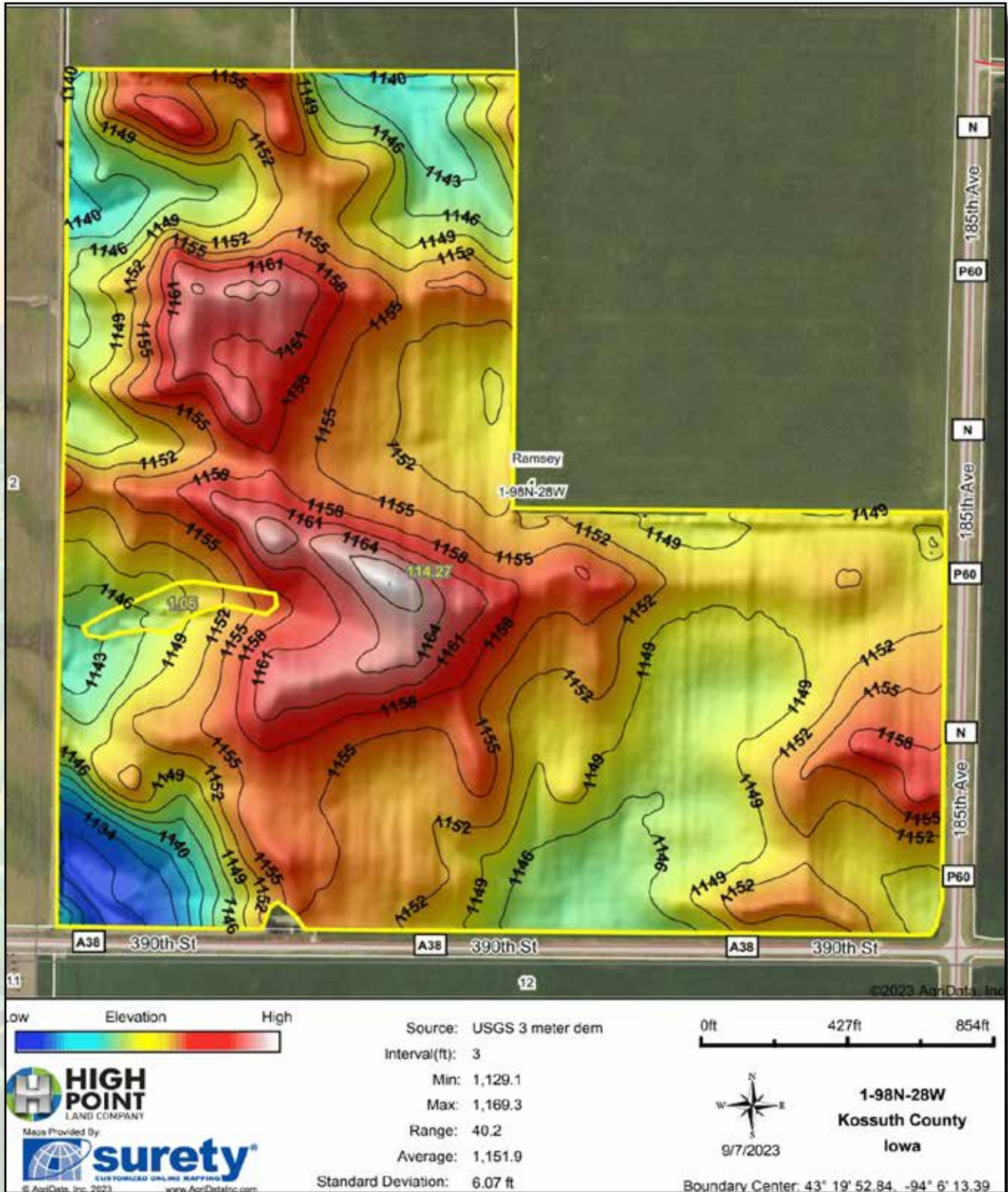
Boundary Center: 43° 19' 52.84, -94° 6' 13.39

1-98N-28W
Kossuth County
Iowa

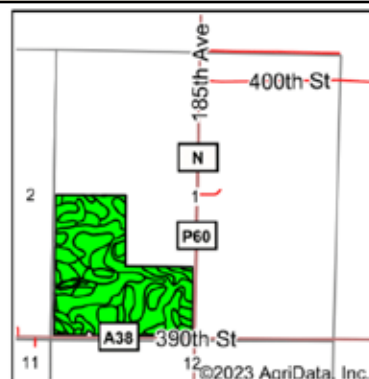
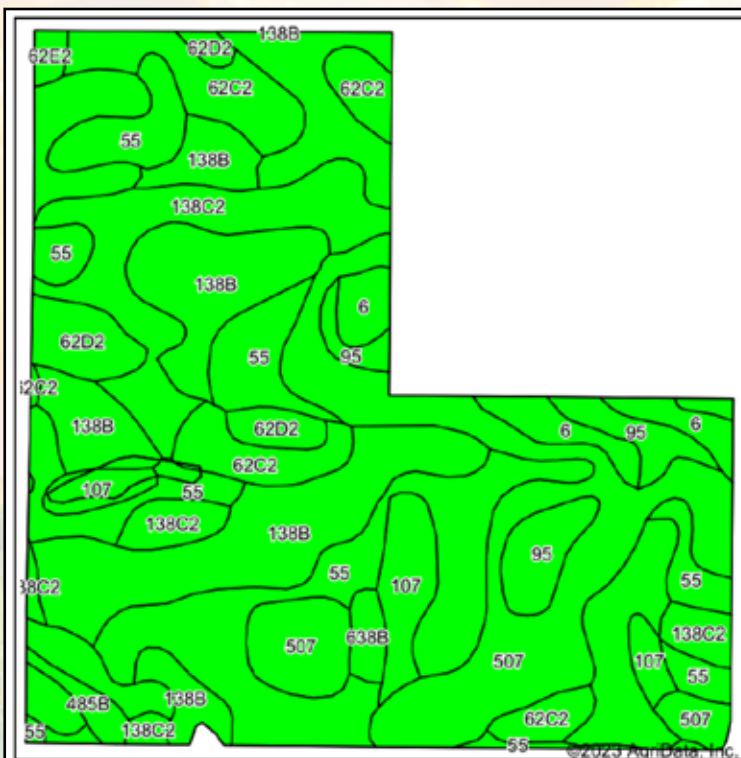


9/7/2023

Topo Map



Soil Map



State: **Iowa**
 County: **Kossuth**
 Location: **1-98N-28W**
 Township: **Ramsey**
 Acres: **115.32**
 Date: **9/7/2023**



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

Area Symbol: IA109, Soil Area Version: 29

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	
138B	Clarion loam, 2 to 6 percent slopes	24.90	21.6%		lle	69	77	83	78	62	83	
507	Canisteo clay loam, 0 to 2 percent slopes	23.52	20.4%		llw	84	75	81	71	56	81	
55	Nicollet clay loam, 1 to 3 percent slopes	23.25	20.2%		lw	89	85	81	81	64	81	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.39	9.9%		llle	83	62	70	68	52	70	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	8.73	7.6%		llle	64	49	66	64	49	68	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	7.99	6.9%		IVe	41	39	65	62	46	65	
107	Webster clay loam, 0 to 2 percent slopes	5.31	4.6%		llw	86	80	82	78	60	82	
95	Harps clay loam, 0 to 2 percent slopes	4.25	3.7%		llw	72	60	82	70	54	82	
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.72	3.2%		lllw	59	54	76	74	64	74	
636B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.91	0.8%		lle	85	71	82	75	60	82	
485B	Spillville loam, 2 to 5 percent slopes	0.85	0.7%		lle	88	77	80	87	68	87	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	0.50	0.4%		IVe	32	30	59	58	46	58	
Weighted Average						2.15	80.2	70.5	*n 78.1	*n 73.6	*n 57.7	*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

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Iowa**
 Location: **1-98N-28W**
 County: **Kossuth**
 Township: **Ramsey**
 Date: **9/7/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 665ft 1329ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.17
Total Acres		1.17

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

156EZ

IOWA KOSSUTH Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2776 Prepared : 9/18/23 4:08 PM CST Crop Year : 2023							
Operator Name : BRUCE ALLEN HEETLAND CRP Contract Number(s) : None Recon ID : None Transferred From : None ARCPLG G/VF Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.46	114.27	114.27	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	114.27	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual		ARC County			Price Loss Coverage				
None		CORN			None				
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres		PLC Yield		HIP			
Corn	113.80	0.00		161		0			
TOTAL	113.80	0.00							
NOTES									
Tract Number : 1069 Description : S1/2-SW1/4,NW1/4-SW1/4-1 RAMSEY FSA Physical Location : IOWA/KOSSUTH ANSI Physical Location : IOWA/KOSSUTH BIA Unit Range Number : HEL Status : NHEL: No agricultural commodity planted on undetermined fields Wetland Status : Wetland determinations not complete WL Violations : None Owners : MORRIS A WORTMAN REVOCABLE LIVING TRUST DATED JUNE 29,2016 Other Producers : None Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
115.46	114.27	114.27	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	114.27	0.00	0.00	0.00	0.00	0.00		

IOWA KOSSUTH Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2776 Prepared : 9/18/23 4:08 PM CST Crop Year : 2023					
Tract 1069 Continued ...							
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres		PLC Yield			
Corn	113.80	0.00		161			
TOTAL	113.80	0.00					
NOTES							
<small>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.</small> <small>Persons with disabilities who require alternative means of communication (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TDD) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</small> <small>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.nrc.usda.gov/complaints, filing date, and at any USDA office or write a letter addressed to USDA and provide at the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. 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) 895-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</small>							

Harvest Photos



AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Entirety	116.65+/-	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 2, 2023** addressed to: High Point Land Company at 100 N Phillips St Ste #2, Algona, IA 50511



Entirety: \$ _____ Per Acre
116.65+/- 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.

BUYER'S PREMIUM This sale includes a 1% buyer's premium upon total gross sale of 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 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 TBD

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 & 2024 growing season. The Seller will keep the cash rent for the 2023 growing season. The Buyers will receive the cash rent for the 2024 growing season, the cash rent will be based on \$400.00 per tillable acres. Payment is \$120.00 per tillable acre paid by the current tenant on the date as per current lease, with \$280.00 per tillable acres subsidized and being added to the rent at closing paid for by the seller at closing to bring land rent to conservative market rate. The 2024 lease termination shall be the responsibility of the new owner.

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 there is no well or septic tank.

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.

CONTACT LAND AGENT:

Pat Sifert

515-320-2491

Pat@highpointlandcompany.com





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+/- ACRES

**KOSSUTH COUNTY
IOWA**



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