

LAND AUCTION

Property Information Packet

THURSDAY NOVEMBER 16 • 1PM

Danan Lansing Buidling • 900 E Main St, Decorah, IA 52101



129
+/- 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 Roger Benda Estate, to be offered at live public auction on November 16th, 2023 at 1:00pm in the Danan Lansing building in Decorah, Iowa. Online bidding will also be available. The method of sale used will be "Choice, with Privilege," offering a fantastic opportunity to purchase multiple tracts in close proximity to each other.

Located just South of Spillville, Iowa on paved W14, this farm offers a tremendous opportunity to pair income producing tillable land with a secluded building site. The location offers a short drive to many surrounding communities, while offering an abundance of recreational opportunities. We are pleased to offer this property for purchase in three individual tracts:

Tract 1: 49.50+/- Acres (37+/- Acres tillable) – With easy access to W14, this tract provides the potential for many opportunities. While in an alfalfa rotation, the tillable land offers opportunities to expand what is being farm. Currently being farmed in two main fields, these fields have the potential to be farmed contiguously. This tract also includes a beautiful timbered ridge, which has been a fantastic pinch point for deer traveling along the ridge. With the addition of a food plot on the North end of the farm, this tract could easily pull deer from the massive block of timber to the Northeast.

Tract 2: 35+/- Acres – Entering the farm down a long lane protected by towering pines and a mix of hardwoods, you'll find yourself at a secluded building site. It's easy to see how this picture-perfect setting became the building spot for the 960sf home, spring house and incredible barn overlooking the acreage. The addition of a 40X64 Machine shed with concrete floor rounded out the farmstead. The balance of the land consists of oak ridges, with walnut trees mixed throughout. With a little over 3 acres currently being farmed, there is potential for income, or these acres could be converted to food plots for the abundant wildlife. This is the setting that many have been waiting for to build their dream home, and provides features that rarely come available in this area.

Tract 3: 44.5+/- Acres (43+/- acres tillable) – With a gentle slope and productive soils, this is the ideal tract to add on to any farming operation. With productive loams, this tract boasts a 58.1 CSR2 across the tillable acres. With adequate drainage and access to multiple grain markets via paved W14, this land will be a continued producer for years to come!

*All of the tracts being offered are subject to a survey being completed; paid for by the sellers. All property lines are approximate. Additional terms and conditions will be published prior to the sale.

Property Address:

1738 County Road W14, Fort Atkinson, Iowa 52144

Property Features:

Offered in multiple tracts
Hardwood timber value
960 SF. House
40×64 Machine Shed
Great recreational opportunities
Strong population of deer and turkey
Paved road access

Property Photos



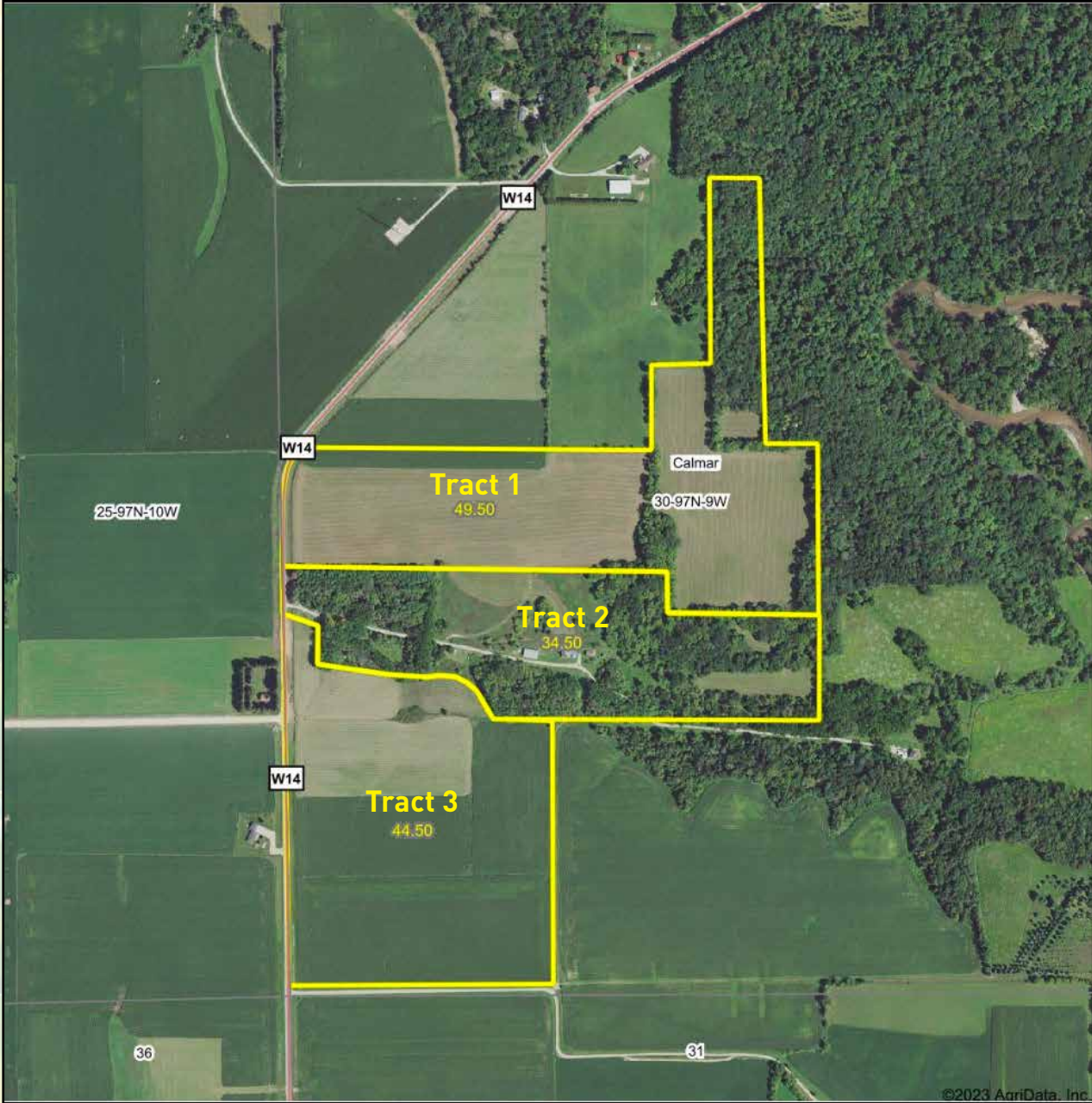
Property Photos



Property Photos



Entirety Aerial



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 43° 11' 20.51, -91° 57' 29.82

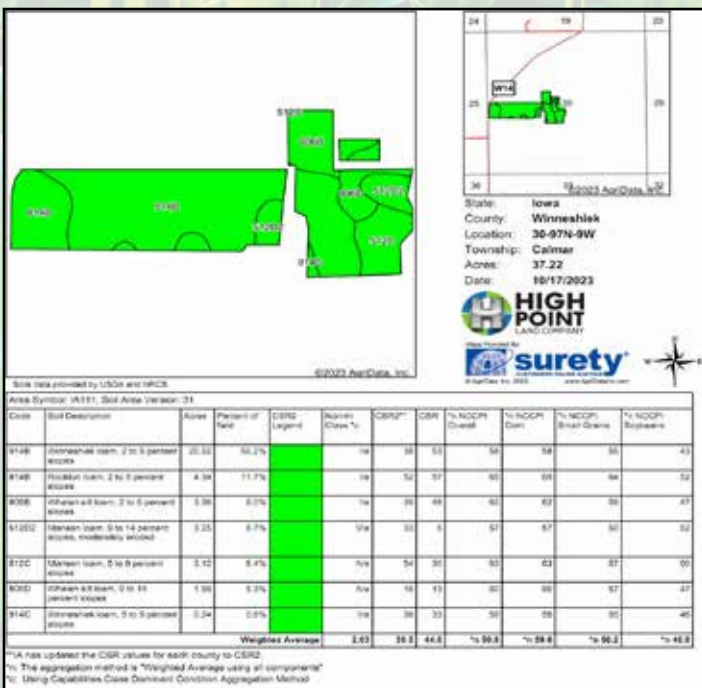
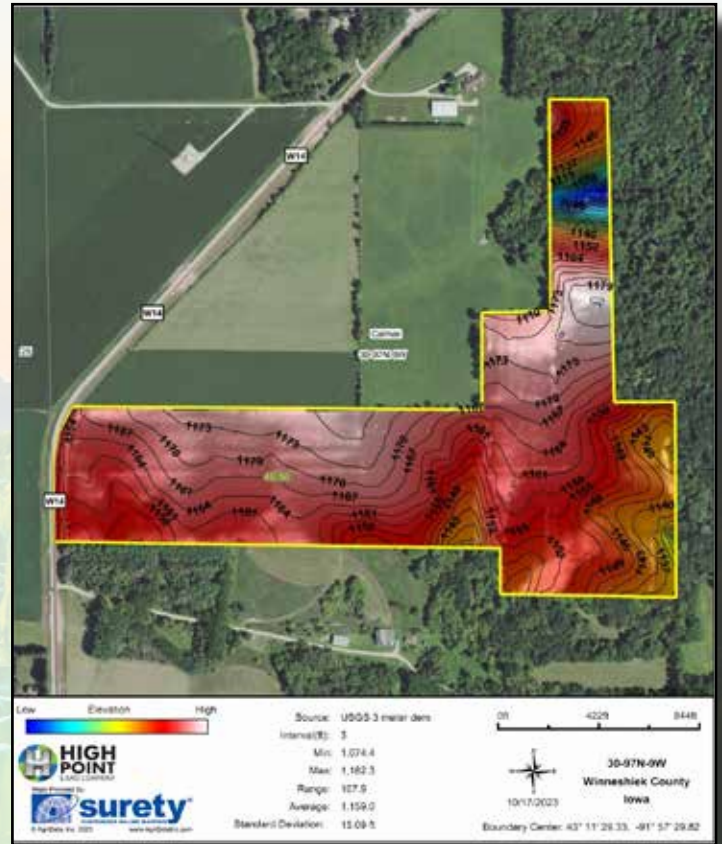
0ft 768ft 1536ft

30-97N-9W
Winneshiek County
Iowa

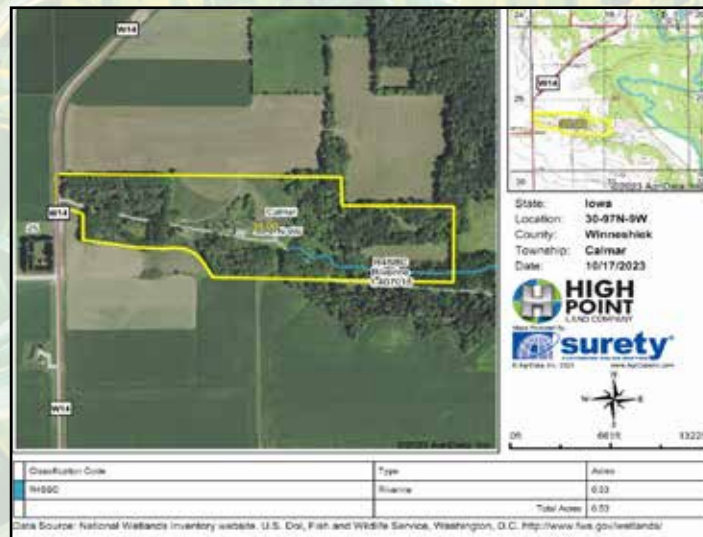
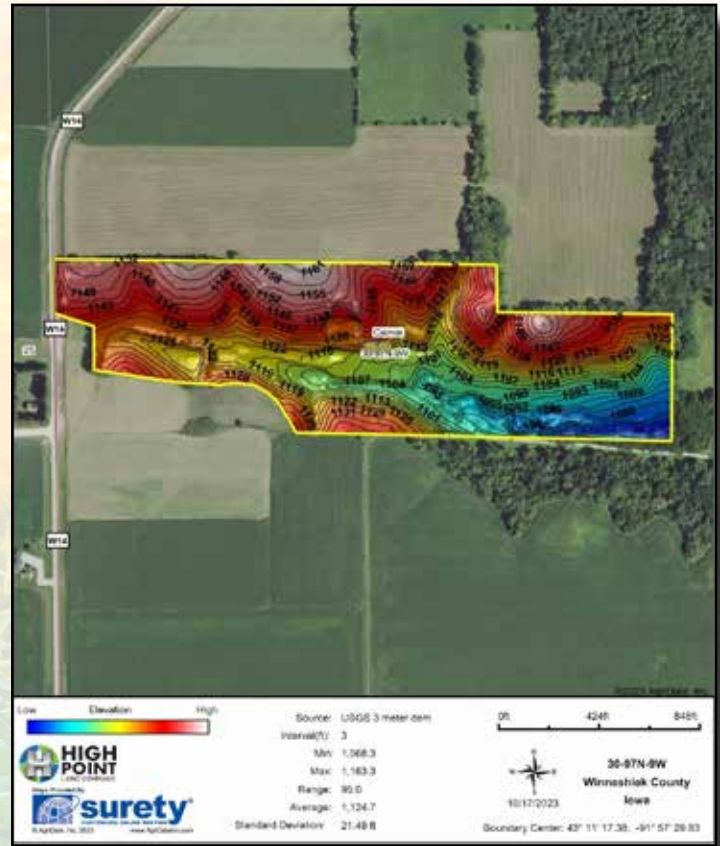


10/17/2023

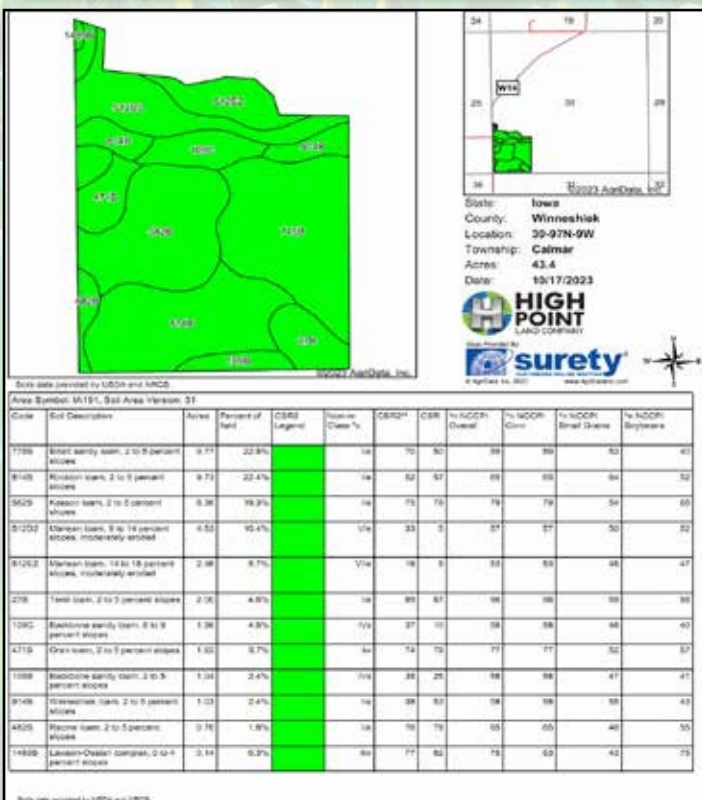
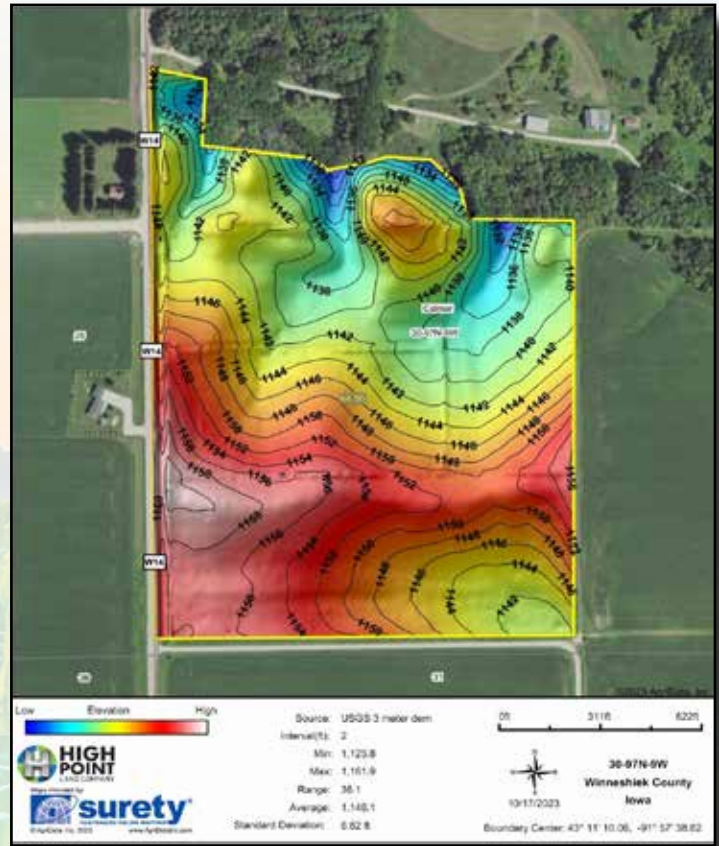
Tract 1 Maps




Tract 2 Maps




Tract 3 Maps



156EZ

IOWA WINNESHIEK Form: FSA-156EZ See Page 2 for non-discriminatory statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 189 Prepared : 10/3/23 12:37 PM CST Crop Year : 2024							
Operator Name : VIOLA M NOVAK CRP Contract Number(s) : None Recon ID : None Transferred From : None ARC/PLC G/VF Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
145.05	100.96	100.96	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	100.96	0.00	0.00	0.00	0.00	0.00		
Crop Election Choice									
ARC Individual			ARC County			Price Less Coverage			
None			CORN			None			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	19.90	0.00	150						
TOTAL	19.90	0.00							
NOTES									
Tract Number : 1102									
Description : SEC 30 CALMAR									
FSA Physical Location : IOWA/WINNESHIEK									
ANSI Physical Location : IOWA/WINNESHIEK									
BIA Unit Range Number :									
HEL Status : HEL determinations not completed for all fields on the tract									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : ROGER R BENDA ESTATE									
Other Producers : RANDY HALWEG									
Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
145.05	100.96	100.96	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	100.96	0.00	0.00	0.00	0.00	0.00		

IOWA WINNESHIEK Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 189 Prepared : 10/3/23 12:37 PM CST Crop Year : 2024	
Tract 1102 Continued ...			
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.90	0.00	150
TOTAL	19.90	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/caregiver 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 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.</small>			
<small>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html 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) 632-9902. 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) 696-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</small>			

USDA Map



AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	49.50+/-	TBD	TBD
Tract 2	35+/-	TBD	TBD
Tract 3	44.5+/-	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 9, 2023** addressed to: High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



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

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

Tract 3: \$ _____ Per Acres
(44.5 +/- 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.

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 Meyer Larentzen & Nelson. All purchase agreements shall be subject to obtaining court approval prior to closing as required by the Estate of Roger Benda.

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 leased for the 2023 growing season, and property shall be sold subject to tenants rights. This lease has been terminated by the sellers and the tillable land will be open to lease or operate for the 2024 season.

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

SURVEY A survey will be conducted on tract 2 if sold independently from tracts 1 and 3. The remaining tract(s) will be sold using the legal description and a survey will not 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.

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.

CONTACT LAND AGENT:
Nick Hopp
319-240-6121
Nick@highpointlandcompany.com





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IOWA



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