

# LAND AUCTION

Property Information Packet

**WEDNESDAY DECEMBER 6 • 1PM**

Earlville Community Center • 120 Northern Ave, Earlville, IA 52041



**518.09**  
+/- ACRES

**DELAWARE/BUCHANAN COUNTY, IA**  
**6 AVAILABLE TRACTS**  
**LIVE & ONLINE AUCTION**



507-218-1243 • [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: Matt Tobin RE LIC #S68963000 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065

# Property Photos



# Property Photos



# Property Summary

## Major Delaware and Buchanan County Tillable Land Offering

High Point Land Company is honored to present 518.09+/- acres at live and simultaneous online public auction. Mark your calendars for Wednesday, December 6th, at 1:00PM, at the Earlville Community Center in Earlville, IA. The farms shall be offered in 6 Tracts, using the "Buyer's Choice with the Privilege" method, with the high bidder having the option to select any or all tracts.

Tracts 1, 2, and 3 are located between Buck Creek and Hopkinton, in the heart of the Union Township of Delaware County. This is a rare opportunity to purchase 366.63+/- acres of highly productive tillable land as one farm in Delaware County, or the farm is also offered in 3 different highly desirable tracts.

### Tract 1:

Tract 1 sits on the West side of dead end 245th Avenue offering excellent access to the large wide open productive tillable field. 147.35+/- acres with 143.58 being FSA certified cropland acres, this tract is 97% productive tillable land with virtually no waterways and has been tiled as needed in the past for adequate drainage. The tillable acres have an average CSR2 rating of 62.5 and consist mostly of Kenyon, Whalan, and Bolan loams. This tract offers a great opportunity to add a large highly productive tillable tract to your farming operation or land portfolio with many tenants interested.

### Tract 2:

Tract 2 lies on the North side of 315th Street and on the West side of Pheasant Road offering great access. 139.28+/- acres with 122.81+/- being FSA certified cropland acres boasting an average CSR2 rating of 80.7. This tract's soils include the highly desirable Kenyon and Bassett loam and Clyde-Floyd complex and has been pattern tiled for adequate drainage. This tract offers great access to the very well-maintained waterways, for mowing and baling throughout the growing season. This is a great opportunity to add a large highly productive tillable tract to your farming operation or land portfolio with many tenants interested.

### Tract 3:

Tract 3 offers the opportunity to purchase the widely desired "80", this tract boasts an average CSR2 rating of 86.6 across the tillable acres and consists mostly of Clyde-Floyd Complex and Kenyon and Bassett loam soils. This tract has 75.26 FSA certified cropland acres and has been completely pattern tiled to ensure a high yielding farm yearly for generations to come. This tract sits on the East side of Pheasant Road and offers excellent access for today's large machinery.

### Tract 4:

Tract 4 is located 1/2-mile East of Earlville on the North side of Old Highway 20 and offers excellent access off of 280th Avenue. 36.88+/- acres with 34.89 being FSA certified cropland acres has an average CSR2 rating of 56.9 and the soils consist mostly of Coland-Spillville Complex and Saude Loam. This tract has 2.24 acres enrolled in CRP paying \$222 per acre for \$497 yearly and expires September 30th of 2029. This short 40 has been tiled as needed is a great opportunity to add to your farming operation or land portfolio with many tenants interested.

### Tract 5:

Tract 5, 39+/- acres with 39.42 FSA certified cropland acres, is located 1/2 mile west of the Petersburg blacktop (300th Ave) 3 miles South of Petersburg and offers great access off of 197th Street. This 100% highly productive tillable field boasts an average CSR2 rating of 88.6 and the soils consist of Kenyon Loam and Clyde-Floyd complex. This well-maintained A+ quality "40" sits in a highly desirable neighborhood and will be an excellent opportunity to add to your operation.

### Tract 6:

Tract 6 is located 5.5 miles North of Independence Iowa in North central Buchanan County, on the West side of Lawrence Avenue. 75.58+/- acres with 76.29 being FSA certified cropland acres, this tract boasts an average CSR2 rating of 82.8 with the soils consisting mostly of Readlyn Silt loam and Clyde clay loam. The farm offers great access for large field equipment and has had tile projects completed as needed for adequate drainage. This 100% tillable tract is a great opportunity to add highly productive acres to your land portfolio or farming operation.

For more information contact local Iowa Land Specialist, Matt Tobin, at 563-451-7390 or email [matt@highpointlandcompany.com](mailto:matt@highpointlandcompany.com)

\*All tracts are leased for the 2024 growing season and will be open to farm or lease for 2025 and beyond. Buyer shall be responsible for termination of lease prior to September 30th 2024.

### Property Addresses:

Tracts 1, 2, and 3: TBD 315th Street, Hopkinton, IA 52237

Tract 4: TBD 210th Street, Earlville, IA 52041

Tract 5: TBD 197th Street, Earlville, IA 52041

Tract 6: TBD Lawrence Ave, Independence, IA 50644

### Driving Directions:

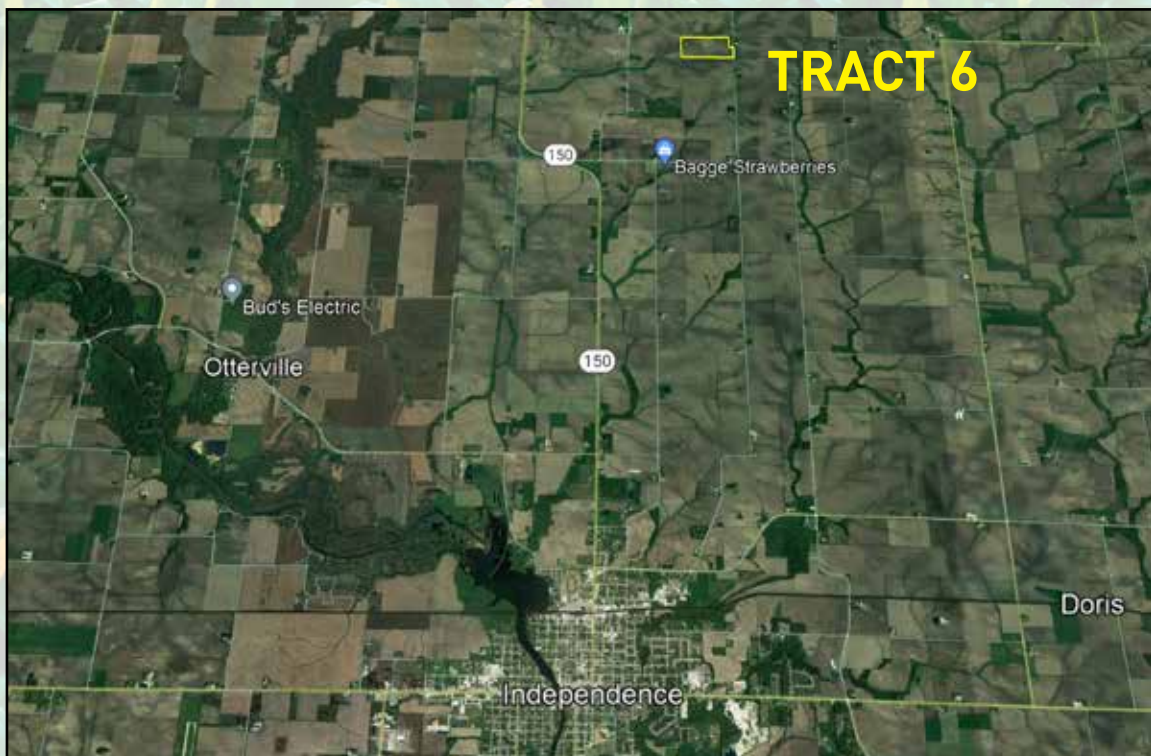
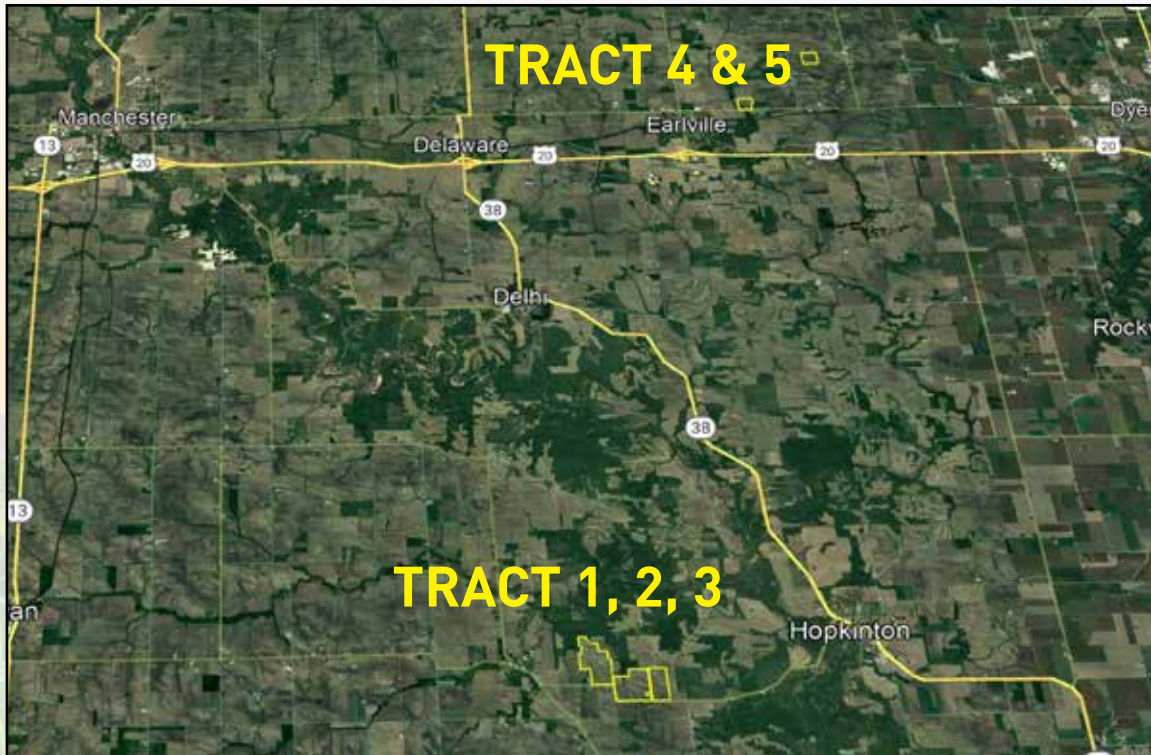
Tracts 1, 2, & 3: From Hopkinton, Travel Southwest on 275th Ave, Stay on paved road 315th Street and Travel 3 miles and Tracts 1, 2 & 3 lay on the North side of the Road.

Tract 4: From Earlville travel East on 210th Street (Old Hwy 20) 1/2 mile and farm lays on the North side of the road at the intersection of 280th Ave.

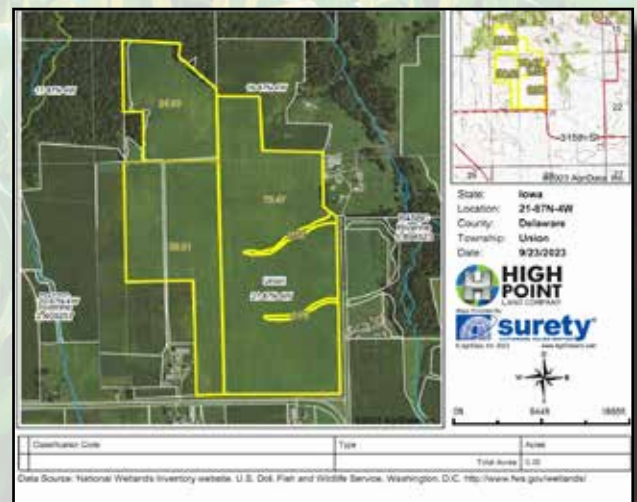
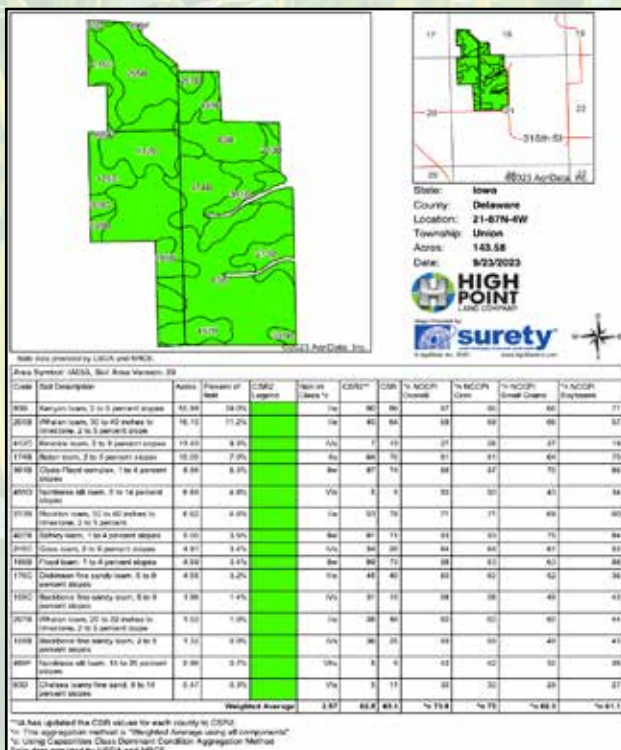
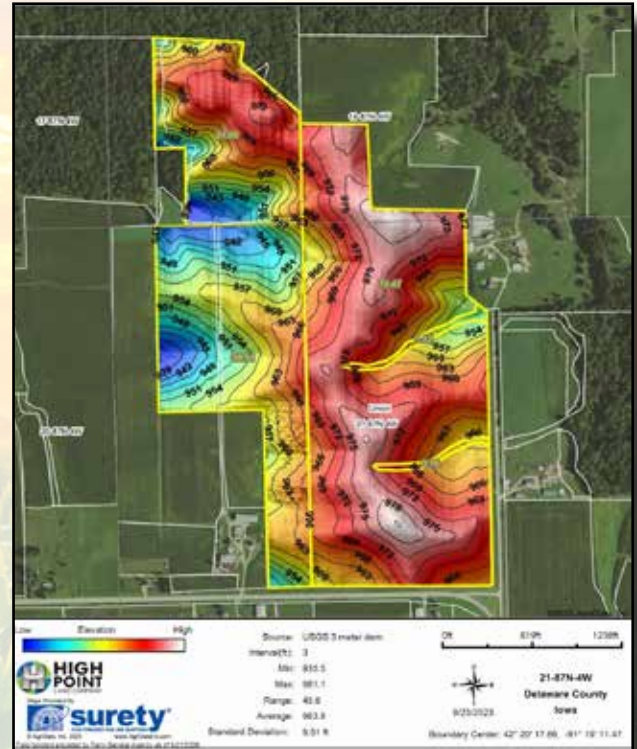
Tract 5: From Petersburg, Travel South on 300th Ave 3.2 miles, Turn West on 197th Street, Travel .5 miles and the farm lays on the South side of the Road.

Tract 6: From Independence, Travel North on Hwy 150 4.3 miles and Turn Right (East) on 170th Street, Travel 1.6 miles and Turn Left (North) on Lawrence Ave, Travel 1.3 miles and Farm lays on the West side of the Road.

# Location Maps



# Tract 1 Maps

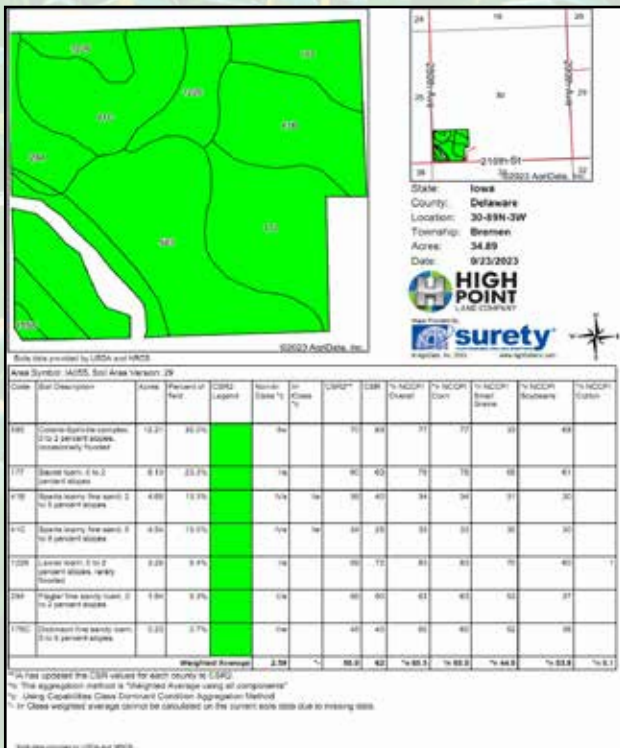
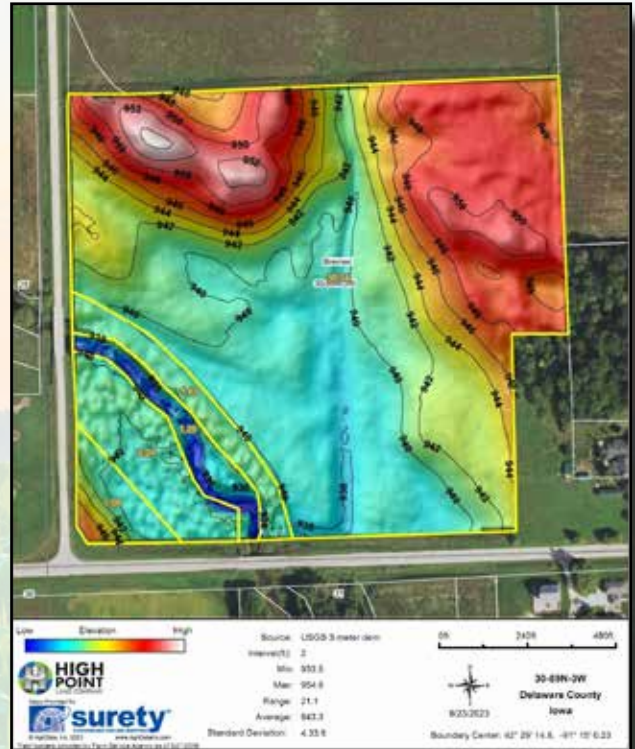






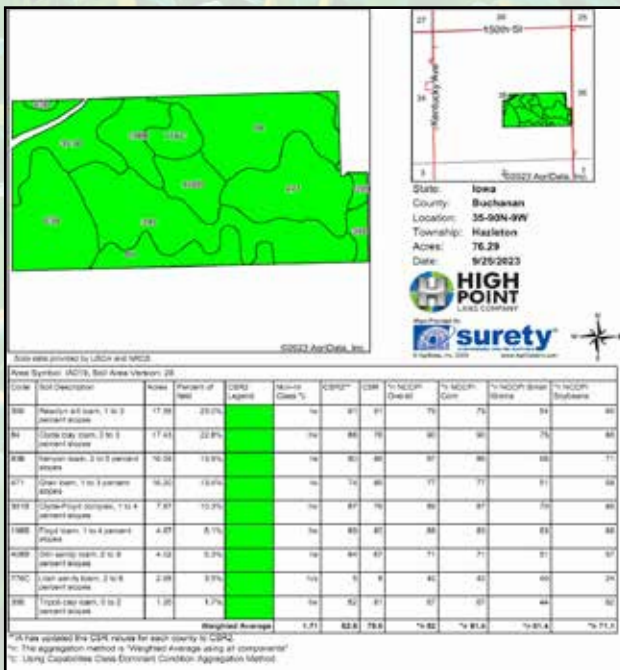
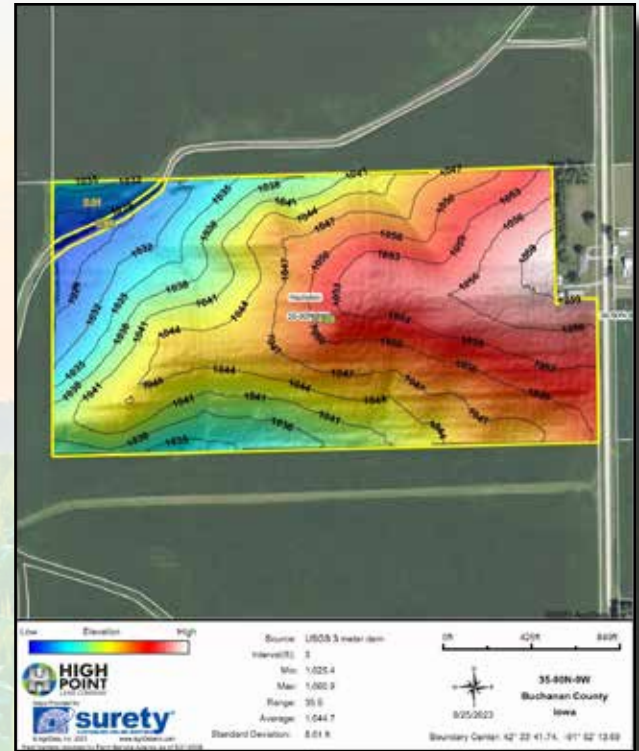


# Tract 4 Maps





# Tract 6 Maps





TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	147.35+/- Acres	TBD	TBD
Tract 2	139.28+/- Acres	TBD	TBD
Tract 3	80+/- Acres	TBD	TBD
Tract 4	36.88+/- Acres	TBD	TBD
Tract 5	39+/- Acres	TBD	TBD
Tract 6	75.58+/- Acres	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 29, 2023** addressed to:  
High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



**Tract 1:** \$ \_\_\_\_\_ Per Acres **Tract 4:** \$ \_\_\_\_\_ Per Acres  
(147.35 +/- Acres) (36.88 +/- Acres)

**Tract 2:** \$ \_\_\_\_\_ Per Acres **Tract 5:** \$ \_\_\_\_\_ Per Acres  
(139.28 +/- Acres) (39 +/- Acres)

**Tract 3:** \$ \_\_\_\_\_ Per Acres **Tract 6:** \$ \_\_\_\_\_ Per Acres  
(80 +/- Acres) (75.58 +/- 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.
- 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, handicap, or creed.

**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 buyer's 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 45 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 with Zeke McCartney at Reynolds & Kenline L.L.P. in Dubuque, Iowa.

**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 2024 growing season. Buyer/Buyers shall be responsible to provide lease termination to the current tenant on or before September 30th 2024.**

- Tract 1 - 141 acres rented at \$280 per acre
- Tract 2 - 118 acres rented at \$280 per acre
- Tract 3 - 75 acres rented at \$280 per acre
- Tract 4 - 30 acres rented at \$250 per acre
- Tract 5 - 37 acres rented at \$300 per acre
- Tract 6 - 77 acres rented at \$300 per acre

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

**SURVEY** A survey will not be provided, but can be requested at buyer's 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.

## **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:**

Matt Tobin

563-451-7390

[Matt@highpointlandcompany.com](mailto:Matt@highpointlandcompany.com)





**518.09**  
**+/- ACRES**

# **DELAWARE & BUCHANAN COUNTY IOWA**



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