

LAND AUCTION

Property Information Packet

THURSDAY DECEMBER 7 • 1PM

Legend Trail Golf Course • 1403 IA-57, Parkersburg, IA 50665



153.57
+/- ACRES



BUTLER COUNTY, IA
1 AVAILABLE TRACT
LIVE & ONLINE AUCTION

507-218-1243 • 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

High Point Land Company is pleased to offer 153.57+/- acres at live and simultaneous online public auction, Thursday, December 7th at 1:00PM, at the Legend Trail Golf Course in Parkersburg, IA. Located 1 mile West of Parkersburg, Iowa, in Southeast Monroe Township, this farm lies on the West side of Liberty Avenue.

The FSA office states that this property consists of 154.80 total farmland acres with 145.15 of that being certified cropland in one large open field. The productive soil types on this farm include Bremer silty clay loam, Coland clay loam, and Nevin silty clay loam, which generate an average CSR2 rating of 80.3 across the tillable acres. With long rows and square property lines, the farm lays out well allowing it to be efficiently farmed with today's large equipment.

With the tile projects done over the years, the drainage system on this farm has made it an excellent producer and will continue to be for generations to come!

The combination of highly productive soils, location, access, and the efficiency of one large field, checks all the boxes to make this property a great investment in Iowa farmland.

For more information, contact Iowa Land Specialist, Matt Tobin, at 563-451-7390 or 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 Address:

TBD Liberty Ave, Parkersburg, Iowa 50665

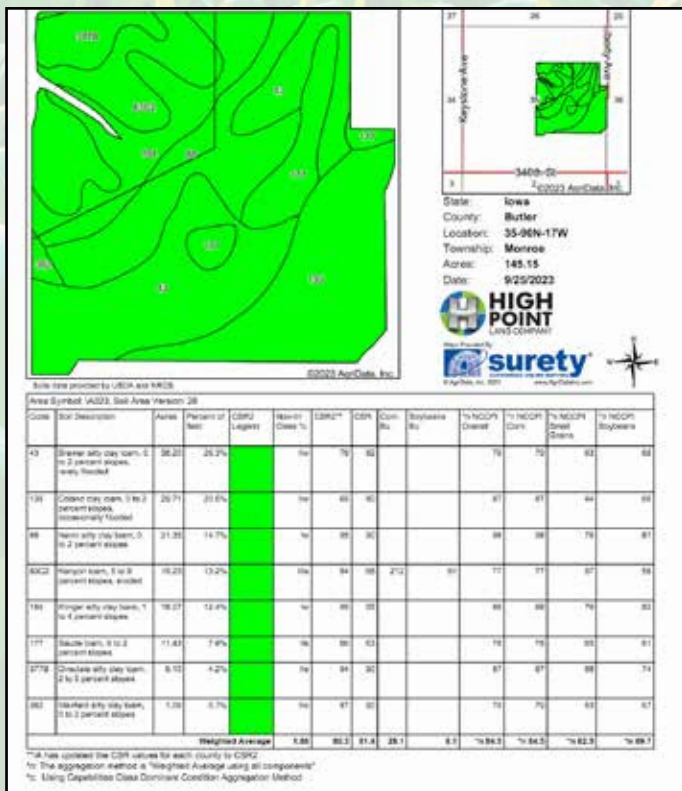
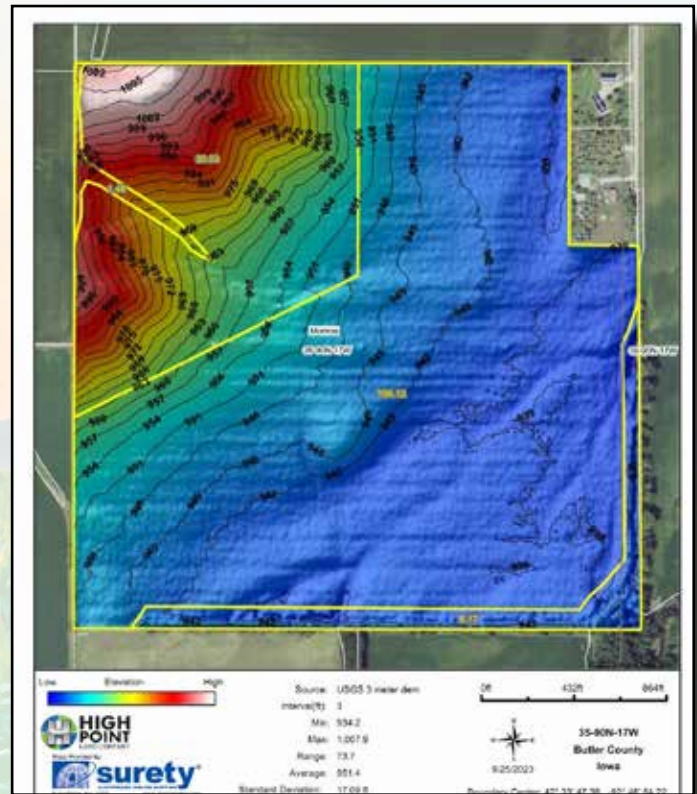
Property Features:

Excellent Location and Access
1 Mile from Parkersburg City Limits
80.3 CSR2
Close Proximity to Local Grain Markets
Tile Project Completed
95% Tillable
Many Tenants Interested

Driving Directions:

From Parkersburg, travel West on Highway 57 1 mile, turn South on dead-end Liberty Avenue. Travel 1 mile and the farm is on the West side of the road.

Aerial Map



FSA Maps



IOWA BUTLER		USDA United States Department of Agriculture Farm Service Agency		FARM : 4771			
Form: FSA-156EZ				Prepared : 10/5/23 12:31 PM CST			
				Crop Year : 2024			
Abbreviated 156 Farm Record							
Tract 4846 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.03	0.00	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-SOS CRP Reduction Acres	PLC Yield				
Com	36.30	0.00	163				
Soybeans	2.70	0.00	44				
TOTAL	39.00	0.00					
NOTES							
Tract Number : 6026							
Description : S017 SE1/4NE1/4 & N1/2SE1/4 s36							
FSA Physical Location : IOWA/BUTLER							
ANSI Physical Location : IOWA/BUTLER							
BIA Unit Range Number :							
HEL Status : NHFL: No agricultural commodity planted on undetermined fields							
Wetland Status : Wetland determinations not complete							
WL Violations : None							
Owners : KENNETH T REUTER, LOIS G REUTER							
Other Producers : KEVIN D MEESTER							
Recon ID : None							
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
114.29	106.12	106.12	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	106.12	0.00	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-SOS CRP Reduction Acres	PLC Yield				
Com	106.10	0.00	163				
TOTAL	106.10	0.00					

IOWA BUTLER		USDA United States Department of Agriculture Farm Service Agency		FARM : 4771					
Form: FSA-156EZ				Prepared : 10/5/23 12:31 PM CST					
				Crop Year : 2024					
Abbreviated 156 Farm Record									
See Page 2 for non-discriminatory statements.									
Operator Name : KENNETH A MEESTER									
CRP Contract Number(s) : None									
Recon ID : None									
Transferred From : None									
ARC/PLC GAP Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.80	145.15	145.15	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel. Activity	SOD		
0.00	0.00	145.15	0.00	0.00	0.00	0.00	0.00		
Crop Election Choice									
ARC Individual	ARC County	Price Loss Coverage							
None	CORN, SOYBN	None							
DCP Crop Data									
Crop Name	Base Acres	CCC-SOS CRP Reduction Acres	PLC Yield	HP					
Com	142.40	0.00	163						
Soybeans	2.70	0.00	44						
TOTAL	145.10	0.00							
NOTES									
Tract Number : 4846									
Description : S017 SE1/4NE1/4 s36									
FSA Physical Location : IOWA/BUTLER									
ANSI Physical Location : IOWA/BUTLER									
BIA Unit Range Number :									
HEL Status : NHFL: No agricultural commodity planted on undetermined fields									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : LOIS G REUTER, KENNETH T REUTER									
Other Producers : KEVIN D MEESTER									
Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
40.51	39.03	39.03	0.00	0.00	0.00	0.00	0.0		



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Entirety	153.57+/- Acres	TBD	TBD

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 30, 2023** addressed to: High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



Entirety: \$ _____ Per Acres
(153.57 +/- 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, color, sex, handicap, familial status, religion, creed, or national origin.

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 at 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. 145.15 acres are being rented at \$290 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





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IOWA



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