

LAND AUCTION

Property Information Packet

FRIDAY NOVEMBER 17 • 1PM

Westgate American Legion and Auxiliary • 115 Main St, Westgate, Iowa 50655



223.83
+/- ACRES



FAYETTE COUNTY, IA
2 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 offer an opportunity to purchase extremely productive Certified Organic farmland in Fayette County, Iowa . This land will be available for purchase at live public auction on November 17th, 2023 at the Westgate American Legion and Auxiliary; with online bidding also available. The method of sale used will be "Choice, with Privilege," offering an extremely rare opportunity to purchase two "A" quality farms in close proximity to each other.

We are pleased to offer these farms in two individual tracts, located in Harlan township, East of Westgate, Iowa:

Tract 1 – 72.83 Net Taxable Acres (69.65 Acres Certified Cropland) – Consisting of Kenyon loam and Clyde-Floyd complex, this tract boasts an 88.4 CSR2 across its tillable acres. With a gentle slope, adequate drainage and excellent access, this tract bodes well for today's large equipment. With quick access to paved W14, these productive soils boast the efficiency factor that many are looking to add to their operation and would be a fantastic addition to any investment portfolio.

Tract 2 – 151+/- Net Taxable Acres (151.13 Acres Certified Cropland) – Not to be outdone, this tract produces an 87.2 CSR2 across its tillable acres. Setting up well to be contour farmed with a crop rotation, this farm provides options for both the organic and conventional operator alike. With adequate drainage, and great Southern exposure this farmland has everything needed to be a consistent producer. It is rare to be able to offer a tract of this quality and size in one tract, and is the perfect opportunity to expand the radius of any current operation. The building site on this tract will be surveyed and retained by the sellers (acres will be updated once completed).

Rarely do we see a certified organic property of this caliber publicly available, providing a unique opportunity for both local operators and investors alike. With these tracts being in close proximity to each other, this is a tremendous opportunity to purchase nearly 220 tillable acres of highly productive Certified Organic Iowa farmland.

Property Address:

TBD W14 Maynard, IA 50655

Property Features:

88.4 and 87.2 CSR2
Offered in Multiple Tracts
Certified Organic
Open to farm for 2024 Crop Season
Many Potential Tenants Available

Driving Directions:

From Westgate, IA go East on paved W33 2 miles. At the intersection of W14, turn North 1 Mile for Tract 1, and turn South .5 mile for Tract 2.

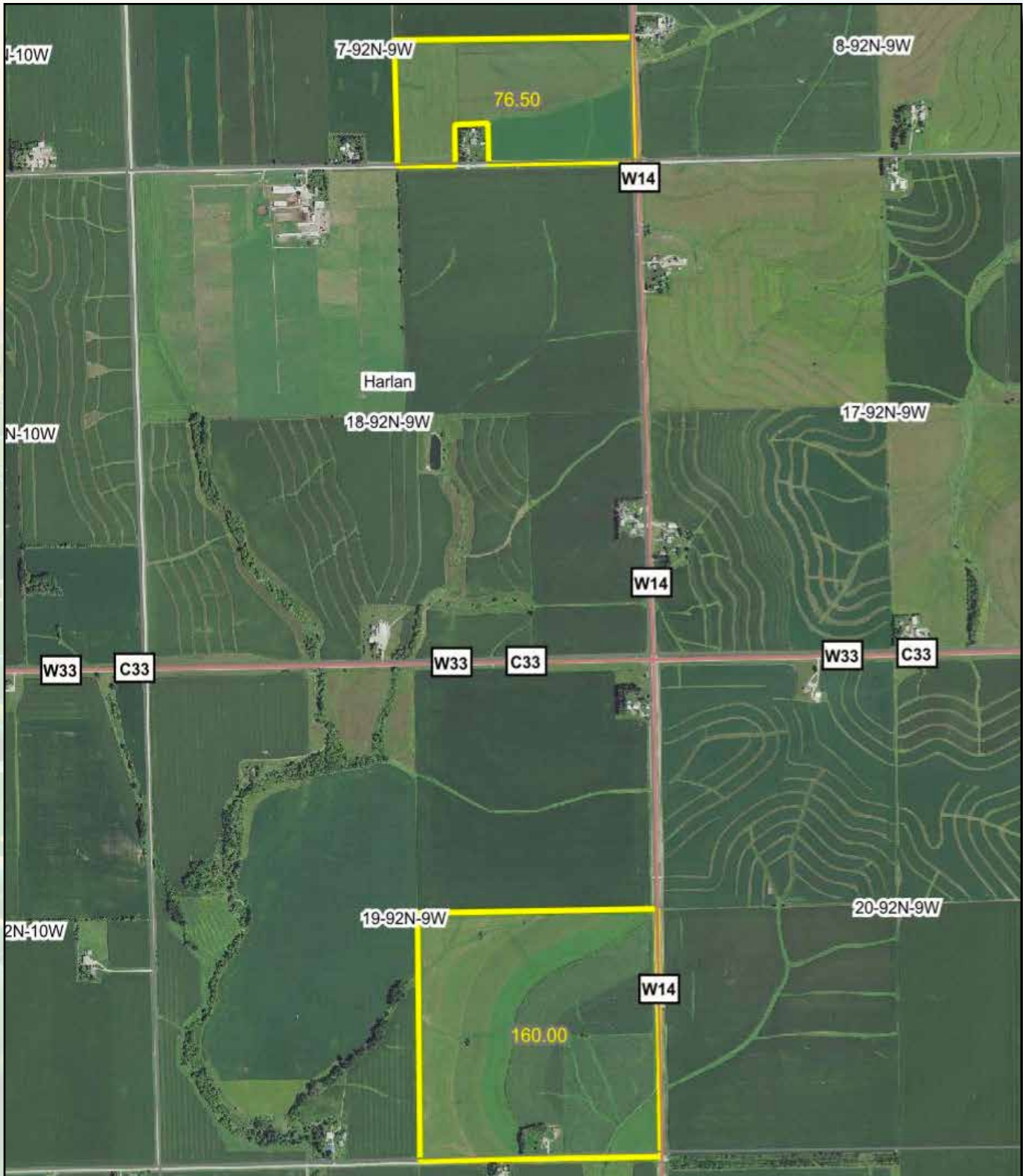
Property Photos



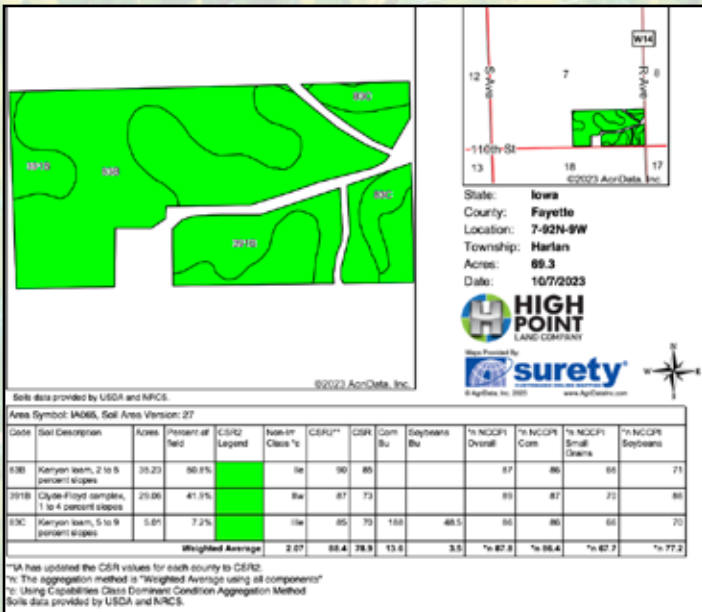
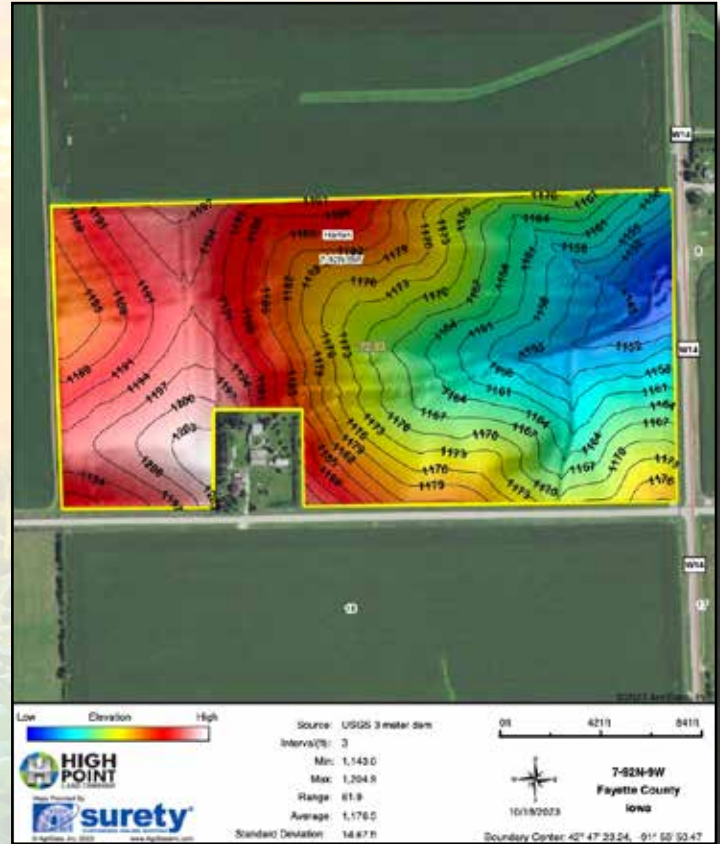
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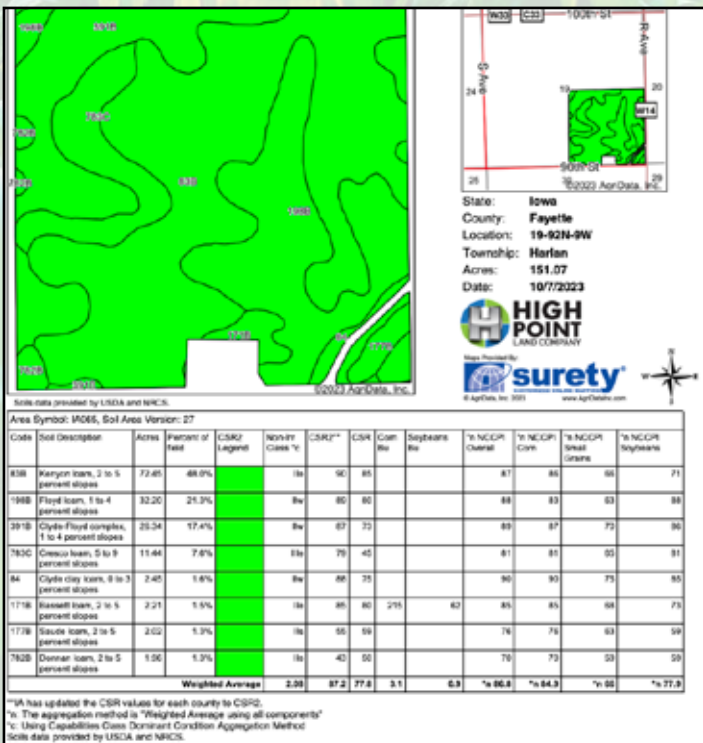
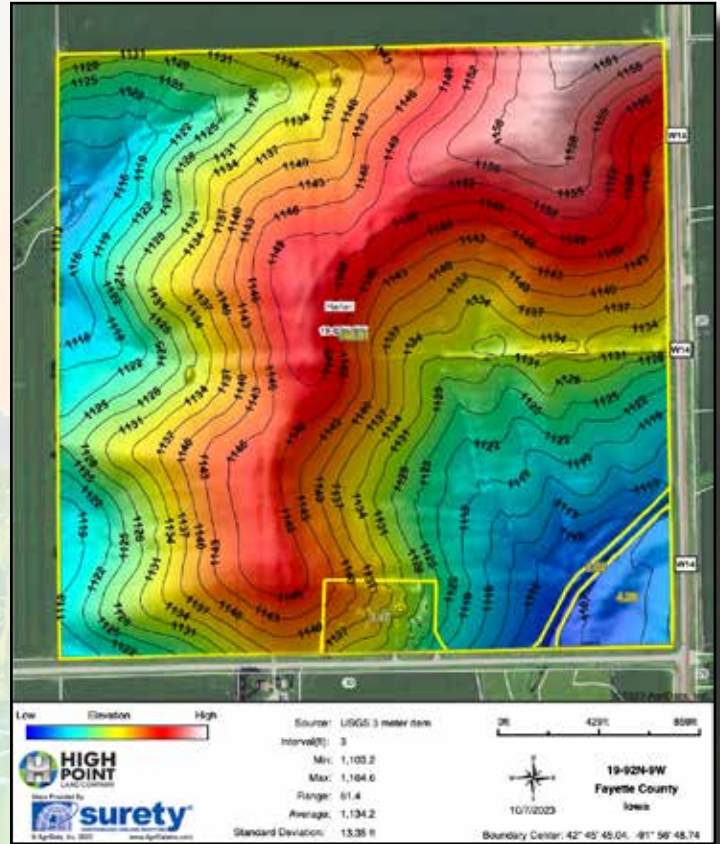
Location Map



Tract 1 Maps



Tract 2 Maps



156EZ

IOWA
FAYETTE
Form: FSA-156EZ



FARM : 7715
Prepared : 10/18/23 1:23 PM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SCOTT GARY WEDEMEIER
CRP Contract Number(s) : None
Recon ID : 19-065-2012-93
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
233.15	220.78	220.78	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	220.78	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-505 CRP Reduction Acres	PLC Yield	HIP
Corn	194.36	0.00	141	0
Soybeans	6.34	0.00	46	
TOTAL	200.70	0.00		

NOTES

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Tract Number : 1434

Description : E 11 SEC 7S HARLAN
FSA Physical Location : IOWA/FAYETTE
ANSI Physical Location : IOWA/FAYETTE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CATHERINE M WEDEMEIER REVOCABLE TRUST, SCOTT G WEDEMEIER REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.57	69.65	69.65	0.00	0.00	0.00	0.00	0.0

IOWA
FAYETTE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7715
Prepared : 10/18/23 1:23 PM CST
Crop Year : 2024

Tract 1434 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	61.13	0.00	141
Soybeans	1.99	0.00	46
TOTAL	63.12	0.00	

NOTES

Tract Number : 1491
Description : E 12 SEC 19S HARLAN
FSA Physical Location : IOWA/FAYETTE
ANSI Physical Location : IOWA/FAYETTE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CATHERINE M WEDEMEIER REVOCABLE TRUST, SCOTT G WEDEMEIER REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.58	151.13	151.13	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	151.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	133.23	0.00	141
Soybeans	4.35	0.00	46
TOTAL	137.58	0.00	

USDA Map



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads

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

Tract Cropland Total: 151.13 acres

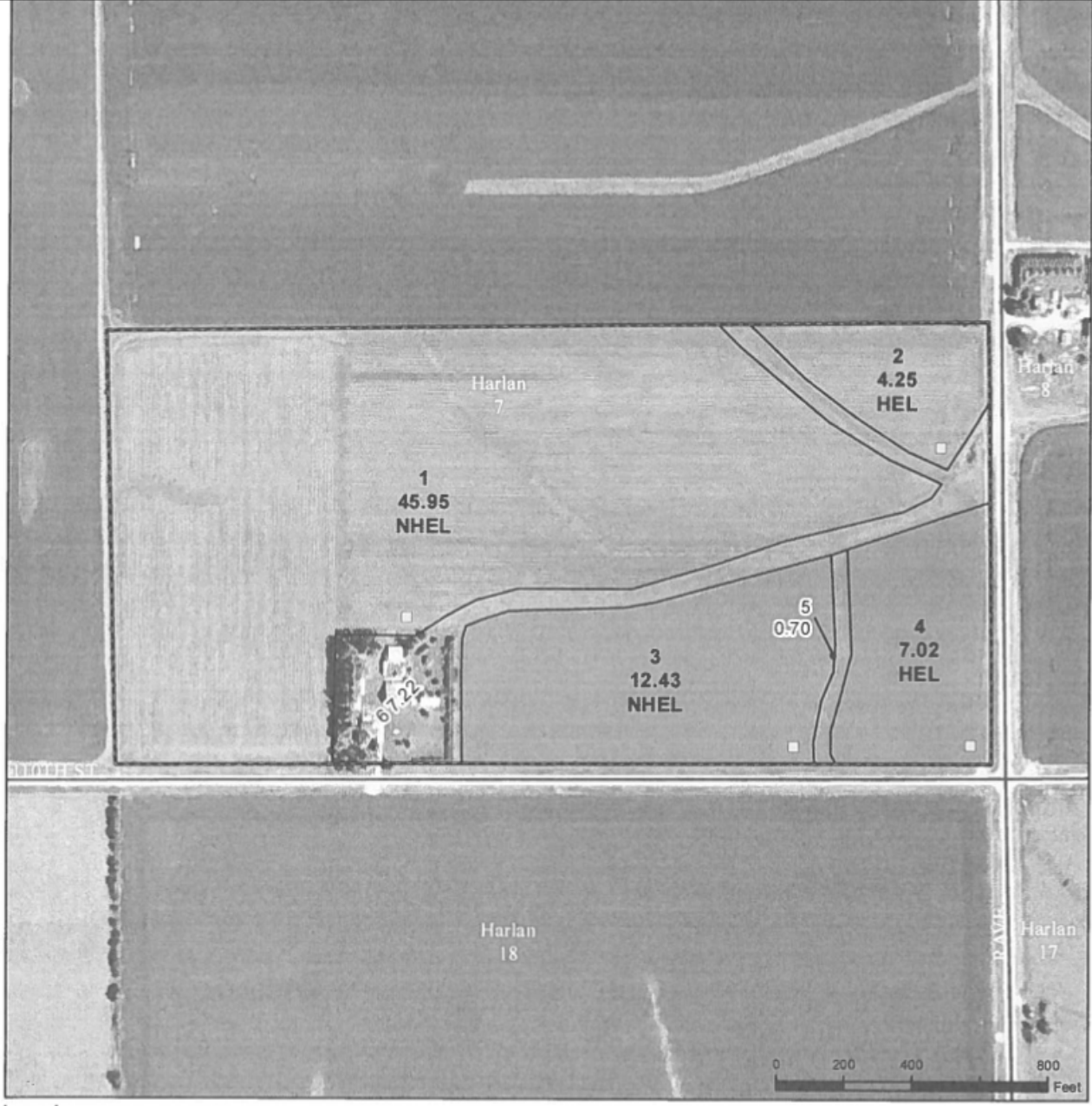
2023 Program Year

Map Created February 21, 2023

Farm 7715
Tract 1491
NI

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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA Map



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 69.65 acres

2023 Program Year
Map Created February 21, 2023

Farm 7715
Tract 1434
NI

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AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	72.83+/-	TBD	TBD
Tract 2	151 +/-	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 10, 2023** addressed to: High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



Tract 1: \$ _____ Per Acre (72.83+/- Acres) Tract 2: \$ _____ Per Acres (151+/- 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 law office of Dustin Noble in Decorah, 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 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 the 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 completed on the building site that the sellers are retaining on Tract 2. What is being sold will be transferred using the legal descriptions as seen on the abstracts, and will not have a survey completed.

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.requirement to comply with.



223.83
+/- ACRES

FAYETTE COUNTY IOWA



**HIGH
POINT**
LAND COMPANY

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