

LAND AUCTION

Property Information Packet

FRIDAY DECEMBER 1 • 1PM

Legends Golf Course • 1403 IA-57, Parkersburg, IA 50665



77.81
+/- ACRES

BUTLER COUNTY, IA
1 AVAILABLE TRACT
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 Audrey Freesemann Estate, located just East of Allison, Iowa. This property shall be available for purchase at live public auction on December 1st, 2023 at 1:00pm at the Legends Golf Course in Parkersburg, IA; with online bidding also available. We are pleased to be able to offer this farm in one tract, consisting of 77.81 surveyed acres.

Jackson Township boasts some of the most productive soils found in Butler County, Iowa and this property represents just that. This well tiled, tillable land consists of mostly Kenyon and Clyde silty clay loam generating an impressive 86.4 CSR2 across its entirety making it a fantastic producer. Consisting of one large field, with clean fence lines, and long straight rows, this is the perfect piece to expand any operation!

With a large field drive accessing Hwy 3, this farm is easily accessible for semis and today's large equipment, offering an efficiency factor that many are looking for.

*More information to follow on this tremendous opportunity to purchase highly productive Butler County farmland.

Property Address:

TBD Highway 3, Allison, IA 50602

Property Features:

86.4 CSR2
Great Access
Tile Work Completed
Excellent Proximity to Local Grain Markets

Driving Directions:

From Allison head East approximately 2.5 miles on Hwy 3, the farm will be on the South side of the road.

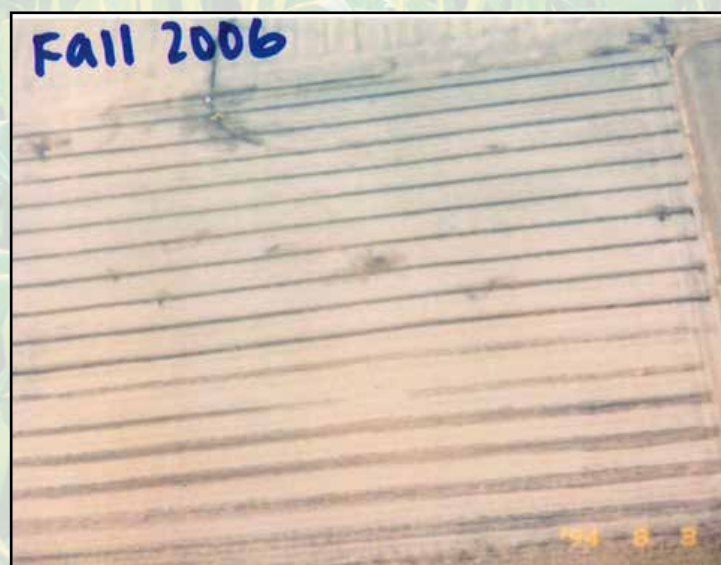
Driving Directions:

From the 4 way stop in Spillville, Iowa, head south on W14. Head approximately 1 mile South, and the property will be on the East side of the road.

Property Photos



Tile Aerial



Aerial Map



Boundary Center: 42° 44' 27.51, -92° 45' 15.1

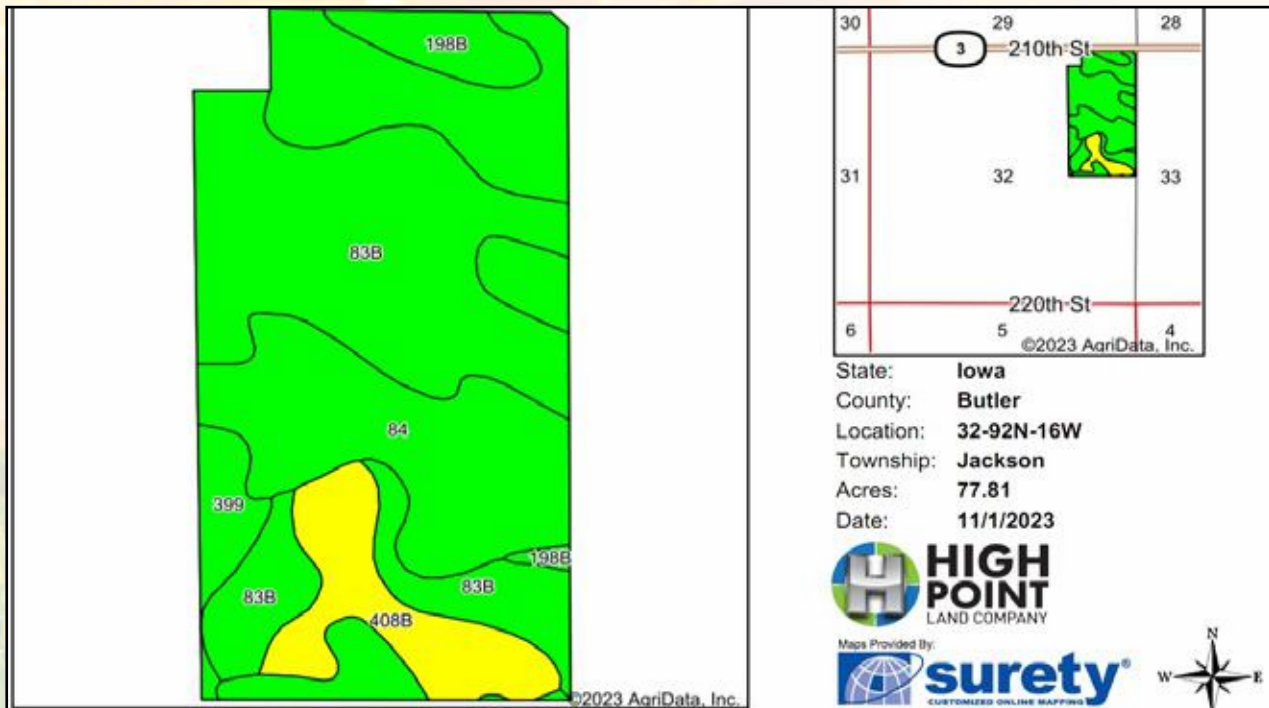
0ft 454ft 907ft

32-92N-16W
Butler County
Iowa



11/1/2023

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: IA023, Soil Area Version: 29

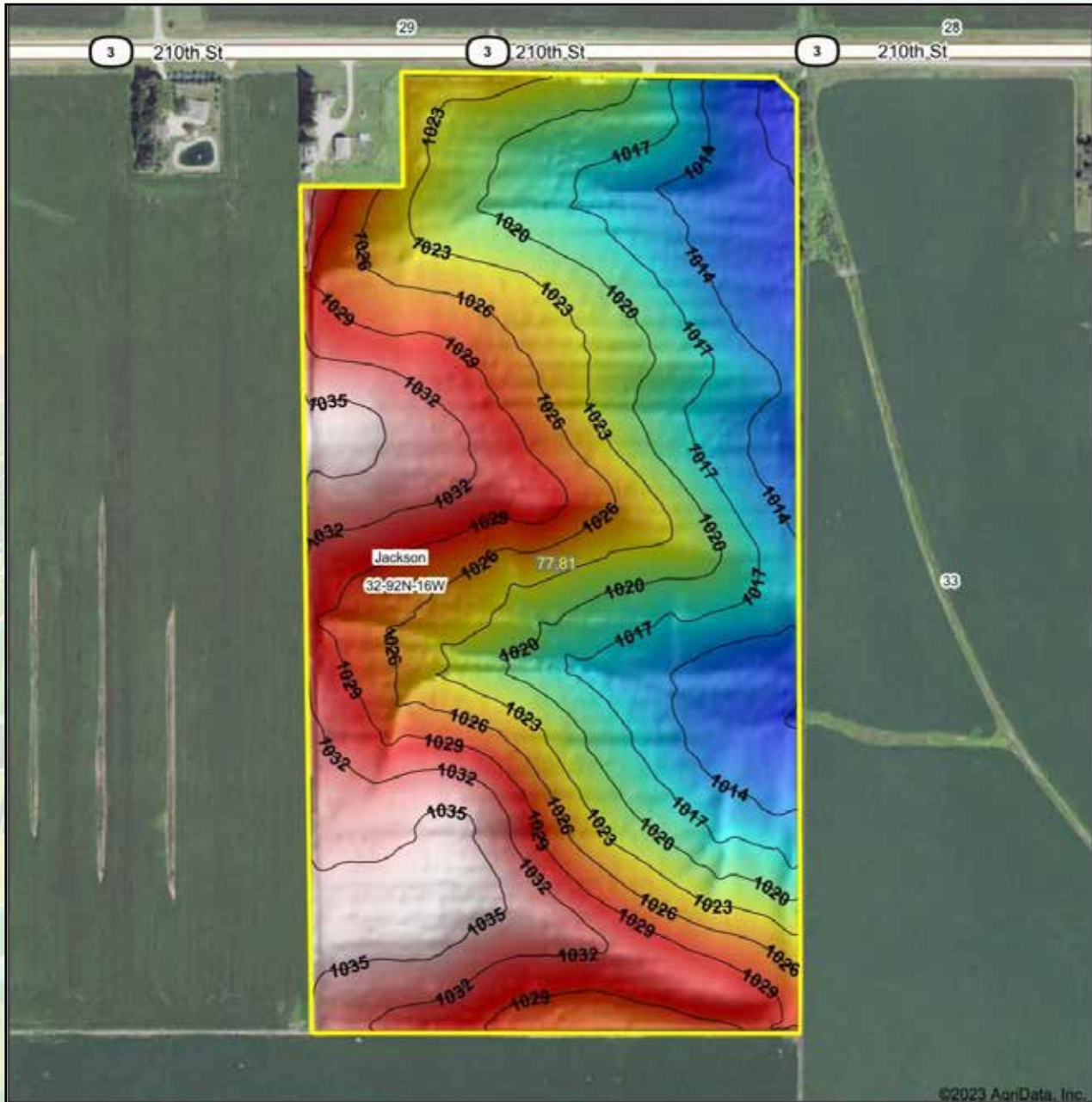
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
83B	Kenyon loam, 2 to 5 percent slopes	32.00	41.1%		lle	90	85	89	89	71	77	
84	Clyde silty clay loam, 0 to 3 percent slopes	31.25	40.2%		llw	88	75	90	90	76	85	
408B	Olin sandy loam, 2 to 5 percent slopes	8.19	10.5%		lle	64	67	72	72	59	57	
198B	Floyd loam, 1 to 4 percent slopes	3.59	4.6%		llw	89	75	88	83	66	88	
399	Readlyn silt loam, 1 to 3 percent slopes	2.78	3.6%		lw	91	90	80	80	65	68	
Weighted Average						1.96	86.4	78.8	*n 87.2	*n 87	*n 71.3	*n 78.3

**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

Topo Map



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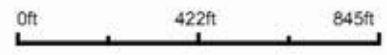


HIGH POINT
LAND COMPANY

Maps Provided By
surety
SUPERSEDED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,010.2
Max: 1,036.3
Range: 26.1
Average: 1,024.0
Standard Deviation: 7.22 ft



11/1/2023

32-92N-16W
Butler County
Iowa

Boundary Center: 42° 44' 27.51, -92° 45' 15.1

Wetlands Map



State: **Iowa**
 Location: **32-92N-16W**
 County: **Butler**
 Township: **Jackson**
 Date: **11/1/2023**

HIGH POINT
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surety
 CUSTOMIZED ONLINE MAPPING
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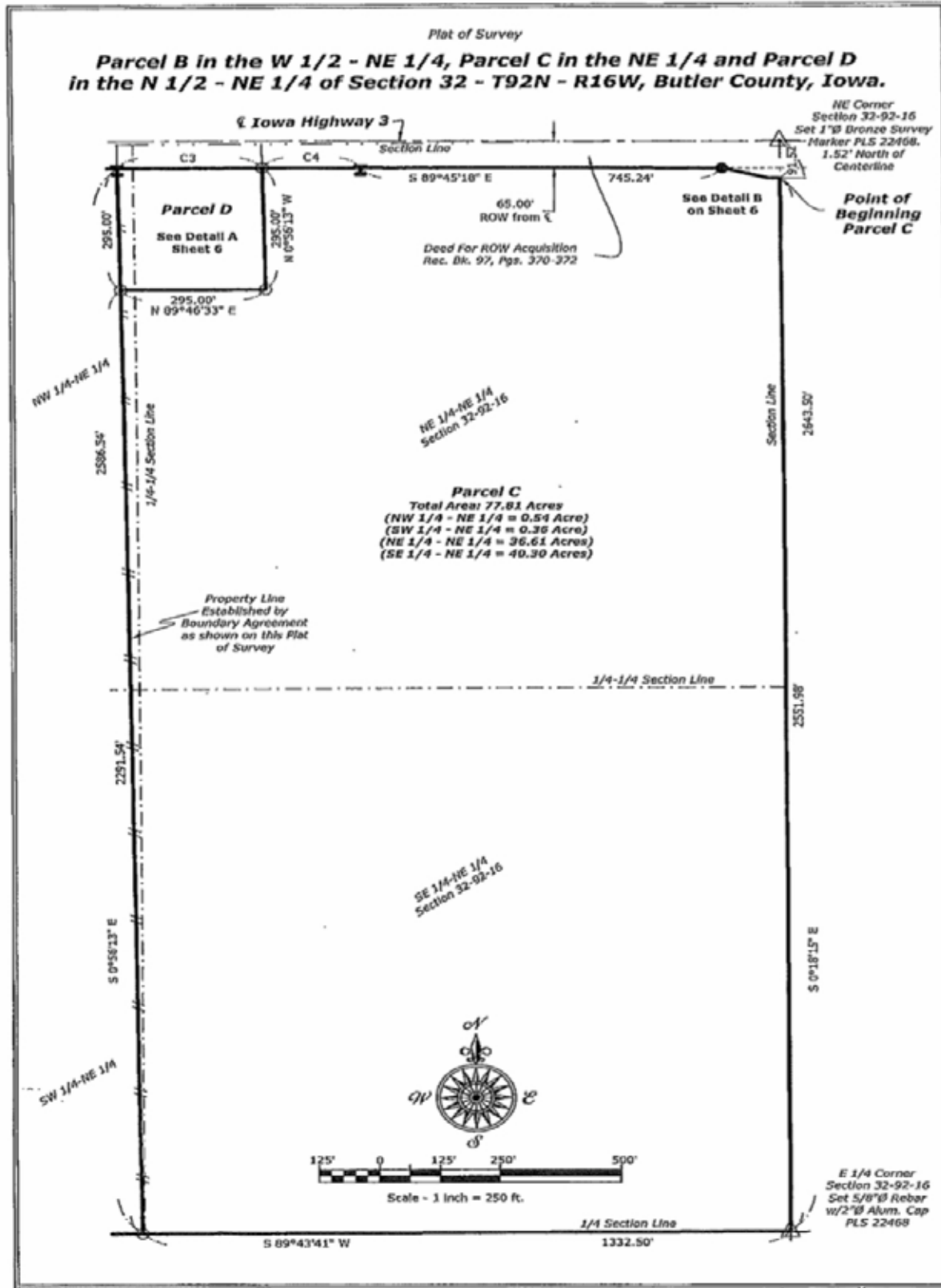


0ft 658ft 1316ft

USDA Map



Survey Map



File: I:_Projects - W\County Control Systems_W\BUTLER\BUTLER-46 (Allison)\BUTLER-46.dwg, 12/7/2020 1:25:01 PM

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Entirety	77.81+/-	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 24, 2023** addressed to: High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



Entirety: \$ _____ Per Acre
(77.81+/- 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 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 Ben Cutler in Eldora, 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.

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 crop season. Buyer/Buyers shall be responsible to provide lease termination to the current tenant on or before September 30th 2024. The tenant shall pay the buyer the directly for the rent for the 2024 crop season with 50% due on March 1st 2024 with the balance due September 1st 2024. The rental rate shall be \$255 per acre.

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

SURVEY A copy of the previously recorded survey is available. No additional surveying will be provided.

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.



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BUTLER COUNTY
IOWA



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