

LAND AUCTION

Property Information Packet

WEDNESDAY DECEMBER 20 • 1PM

Arlington Event Center • 853 Main St, Arlington, IA 50606



184.47
+/- ACRES



FAYETTE COUNTY, IA
2 TRACTS AVAILABLE
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 Summary

High Point Land Company is honored to present the Arlene Lehs Trust, located just South West of Fayette, Iowa in the heart of Fayette County. We are pleased to offer this farmland a live public Auction on December 20th, 2023 at 1:00pm using the "Choice with Privilege" method of sale. Online bidding will also be available.

With large field drives providing excellent access, great southern exposure, and adequate drainage; this farm lays beautifully for today's large equipment and progressive operators. Boasting some of the most productive soil types that Fayette County has to offer, the productivity and efficiency of this farmland is what many are seeking in a land investment. With that in mind, we are pleased to offer this land in two individual tracts.

Tract 1- 77+/- Net Taxable Acres (73.61 Acres Certified Cropland) Boasting an 83 CSR2 average across the tillable acres, this tract consists majorly of Clyde-Floyd Complex and Keyon Loam. With waterways in place, this farm has been well cared and farmed with soil conservation in mind. With 6.19 acres of CRP generating \$300/acre annually through 2031, this tract has been maximized to produce a solid ROI.

Tract 2 - 107.47 Net Taxable Acres (106.32 Acres Certified Cropland) With an impressive CSR2 average of 87.5 across the tillable acres, this large unobstructed field leaves very little to desire. The waterways in place are easily farmed through; coupled with the large field drives, on either end of the farm allow this land to be efficiently operated.

With tile projects done on both of these tracts and maintained over the years, the gently slope and tile allow for the land to be adequately drained, making this a consistent producer that will surely continue for generations to come.

Property Address:

Corner of 110th St and L Avenue, Fayette, IA 52142

Property Features:

Offered in Multiple Tracts
87.5 and 83 CSR2
Tile Projects Completed
Excellent Access
Waterways in Place
Additional CRP Income

Driving Directions:

From Fayette, Iowa, head South on County Hwy 150 approximately 3 miles and head West on 110th. The farm is located at the intersection of 110th St and L Ave.

Property Lines

TRACT 1



TRACT 2



Aerial Map

(Tract 1)



**HIGH POINT**
LAND COMPANY

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 48' 26.24, -91° 49' 38.66

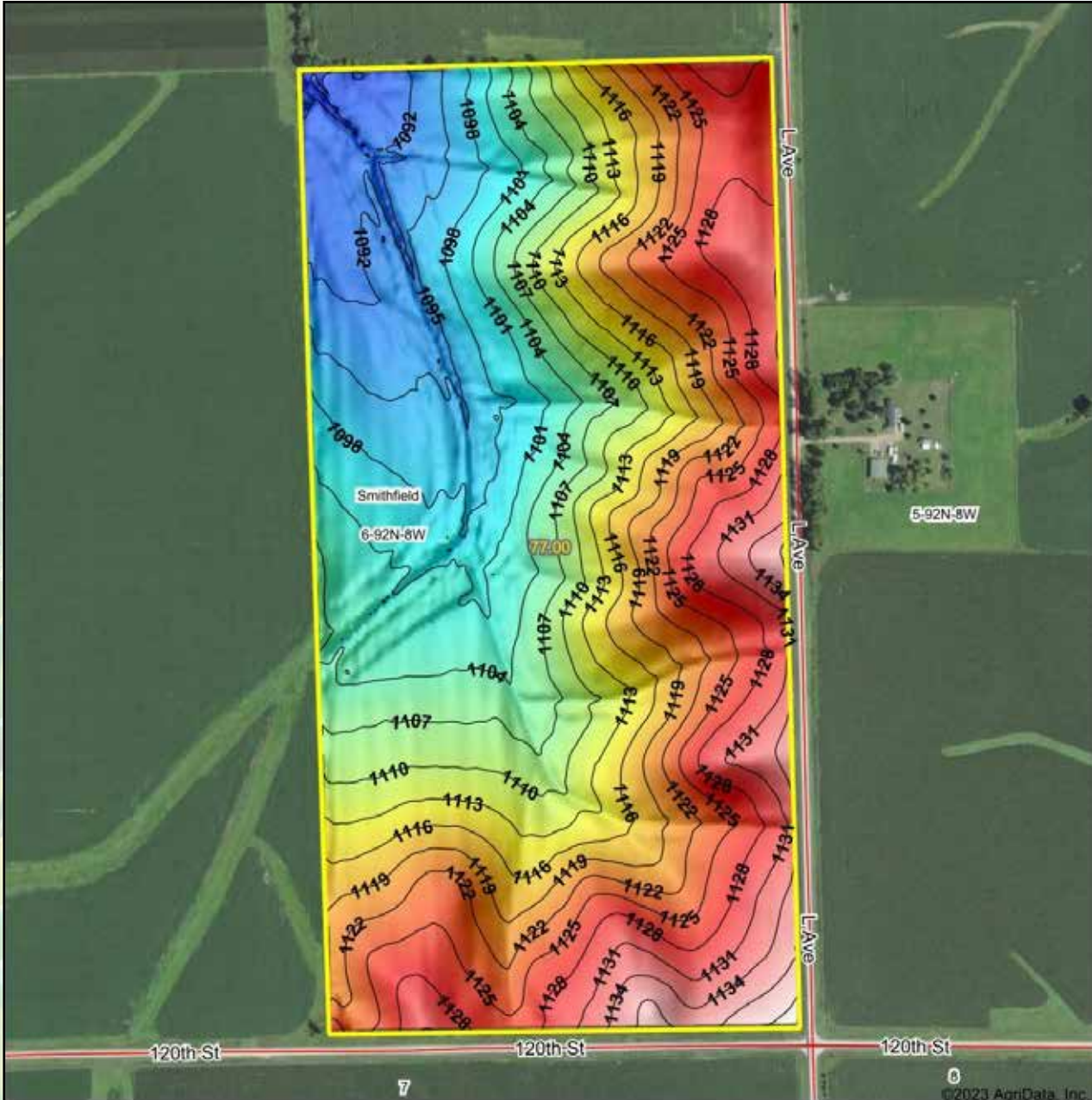
6-92N-8W
Fayette County
Iowa



11/14/2023

Topo Map

(Tract 1)



©2023 AgriData, Inc.

<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 3</p> <p>Min: 1,085.9</p> <p>Max: 1,141.0</p> <p>Range: 55.1</p> <p>Average: 1,113.0</p> <p>Standard Deviation: 12.63 ft</p>	<p>0ft 427ft 853ft</p> <p> 11/14/2023 </p> <p> 6-92N-8W Fayette County Iowa </p> <p>Boundary Center: 42° 48' 26.24, -91° 49' 38.66</p>
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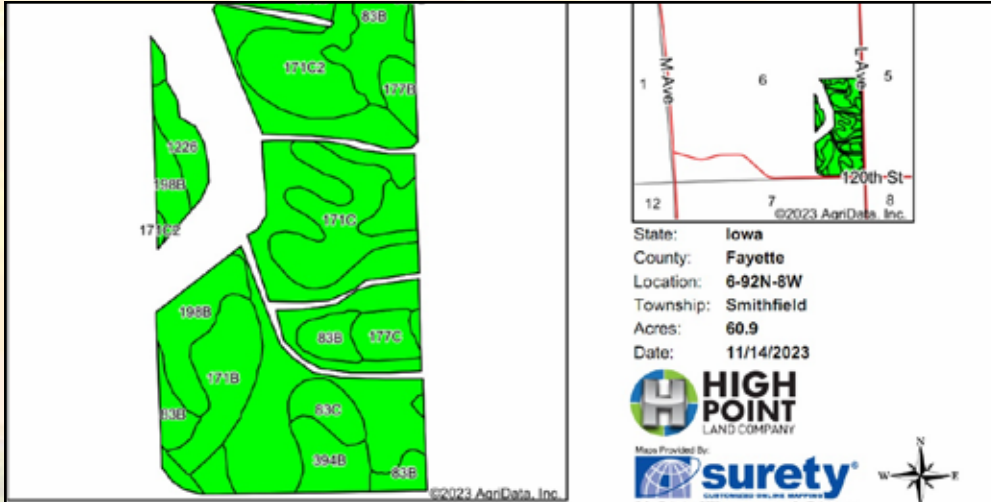
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING

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Soils Map

(Tract 1)



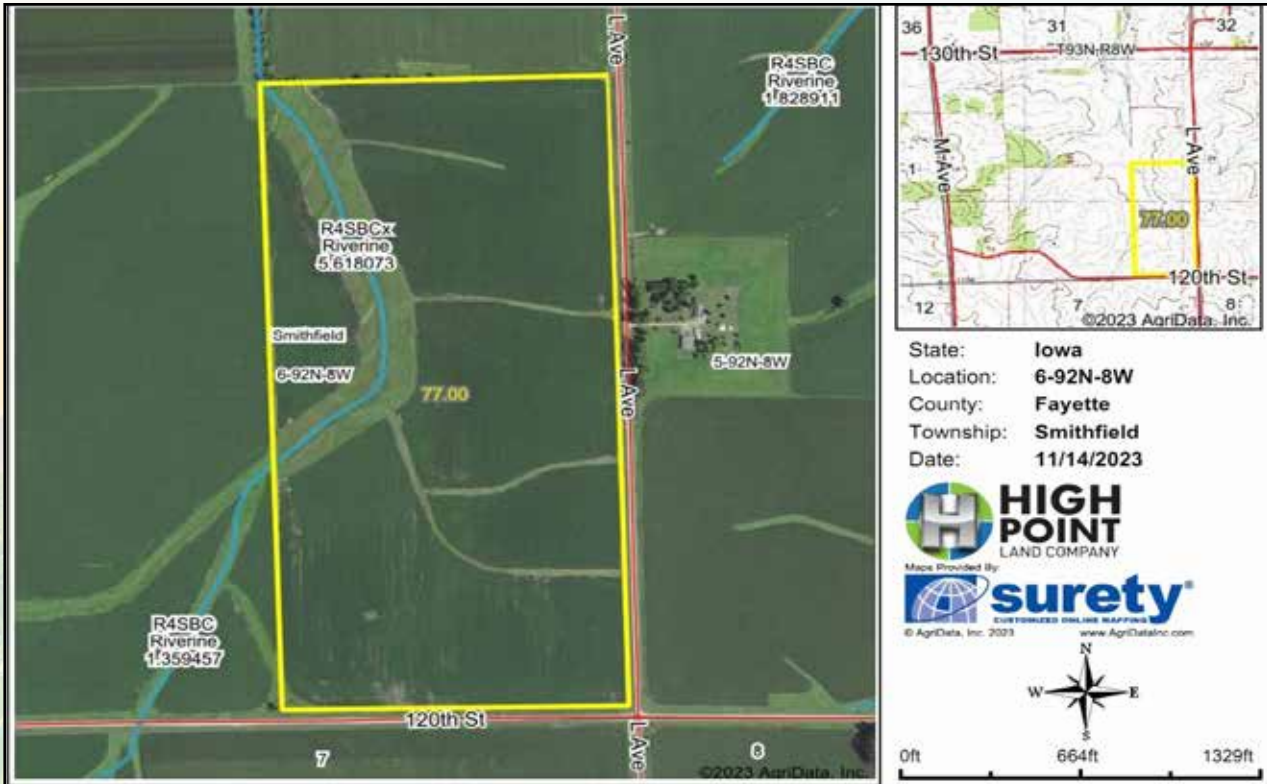
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	CSR2**	CSR	Brome-grass alfalfa AUM	Brome-grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome-grass AUM	Soybeans Bu	% NCCPI Overall
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.97	36.1%		ilw	87	73								89
63B	Kenyon loam, 2 to 5 percent slopes	7.51	12.3%		lie	90	85								85
171C	Bessett loam, 5 to 9 percent slopes	5.14	8.4%		lie	80	55								85
199B	Floyd loam, 1 to 4 percent slopes	5.06	8.3%		ilw	89	80								89
171C2	Bessett loam, 5 to 9 percent slopes, eroded	5.01	8.2%		lie	77	63	10.3	6.1	174	3.9	88.5	8	50	79
171B	Bessett loam, 2 to 5 percent slopes	4.26	7.0%		lie	85	80	10.7	6.4	215	3.5	92	6.4	62	85

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	CSR2**	CSR	Brome-grass alfalfa AUM	Brome-grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome-grass AUM	Soybeans Bu	% NCCPI Overall	
394B	Ostrander loam, 2 to 5 percent slopes	2.91	4.8%		lie	88	85								77	
177B	Seude loam, 2 to 5 percent slopes	2.35	3.9%		lie	55	59								77	
1226	Lewis loam, 0 to 2 percent slopes, rarely flooded	1.68	2.8%		lie	59	71								83	
83C	Kenyon loam, 5 to 9 percent slopes	1.64	2.7%		lie	85	70	10.6	6.4	188	3.7	90.5	6.2	48.5	88	
177C	Seude loam, 5 to 9 percent slopes	1.53	2.5%		lie	50	39								75	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.15	1.9%		lie	64	68	10.6	6.3	212	3.7	88	6.2	61	82	
84	Clyde clay loam, 0 to 3 percent slopes	0.69	1.1%		ilw	88	75								90	
Weighted Average						2.24	83	73	2.1	1.2	38.4	0.8	17.8	1.2	10.9	85.8

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 %: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map

(Tract 1)



Classification Code	Type	Acres
R4SBCx	Riverine	0.85
Total Acres		0.85

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map

(Tract 2)



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 47' 59.69, -91° 49' 42.37

7-92N-8W
Fayette County
Iowa

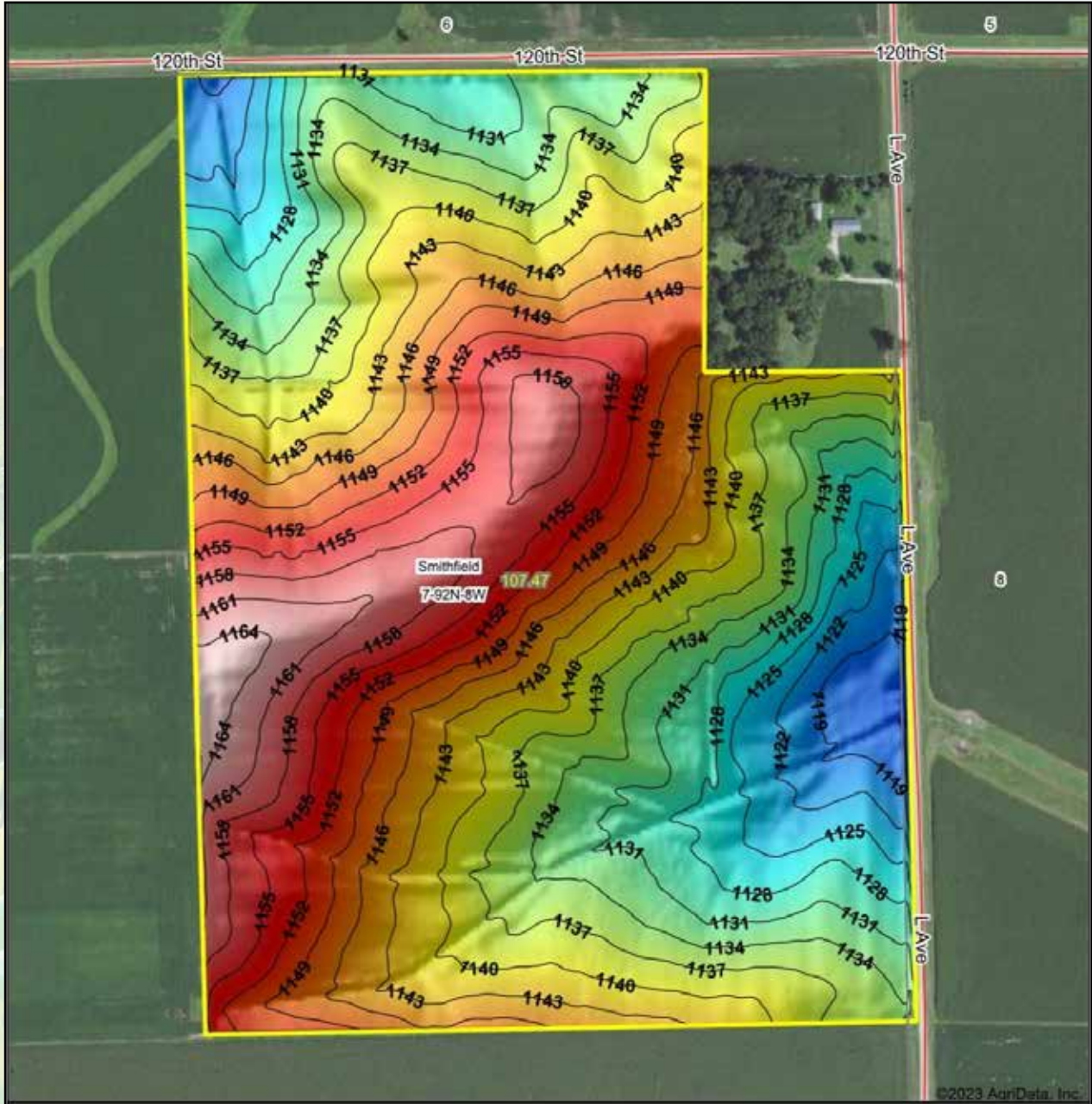
0ft 479ft 957ft



11/14/2023

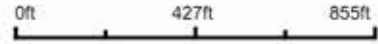
Topo Map

(Tract 2)



© AgriData, Inc. 2023 www.AgrDataInc.com

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,112.6
Max: 1,167.3
Range: 54.7
Average: 1,140.9
Standard Deviation: 11.22 ft



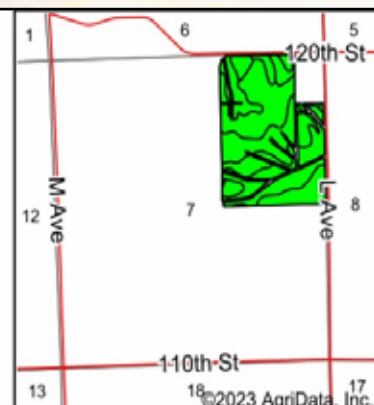
11/14/2023

7-92N-8W
Fayette County
Iowa

Boundary Center: 42° 47' 59.69, -91° 49' 42.37

Soils Map

(Tract 2)



State: Iowa
 County: Fayette
 Location: 7-92N-8W
 Township: Smithfield
 Acres: 96.98
 Date: 11/14/2023



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 28

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	37.67	38.8%		lle	90	85	89	89	71	77	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	32.69	33.7%		llw	87	73	89	87	72	86	
394B	Ostrander loam, 2 to 5 percent slopes	24.34	25.1%		lle	88	85	77	76	70	68	
782B	Donnan loam, 2 to 5 percent slopes	2.06	2.1%		lle	43	50	71	71	68	59	
394C	Ostrander loam, 5 to 9 percent slopes	0.22	0.2%		llle	83	70	76	76	70	66	
Weighted Average						2.00	87.5	80.2	*n 85.6	*n 84.7	*n 71	*n 77.4

**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

Wetlands Map

(Tract 2)



State: Iowa
 Location: 7-92N-8W
 County: Fayette
 Township: Smithfield
 Date: 11/14/2023

HIGH POINT
 LAND COMPANY

Maps Provided By:
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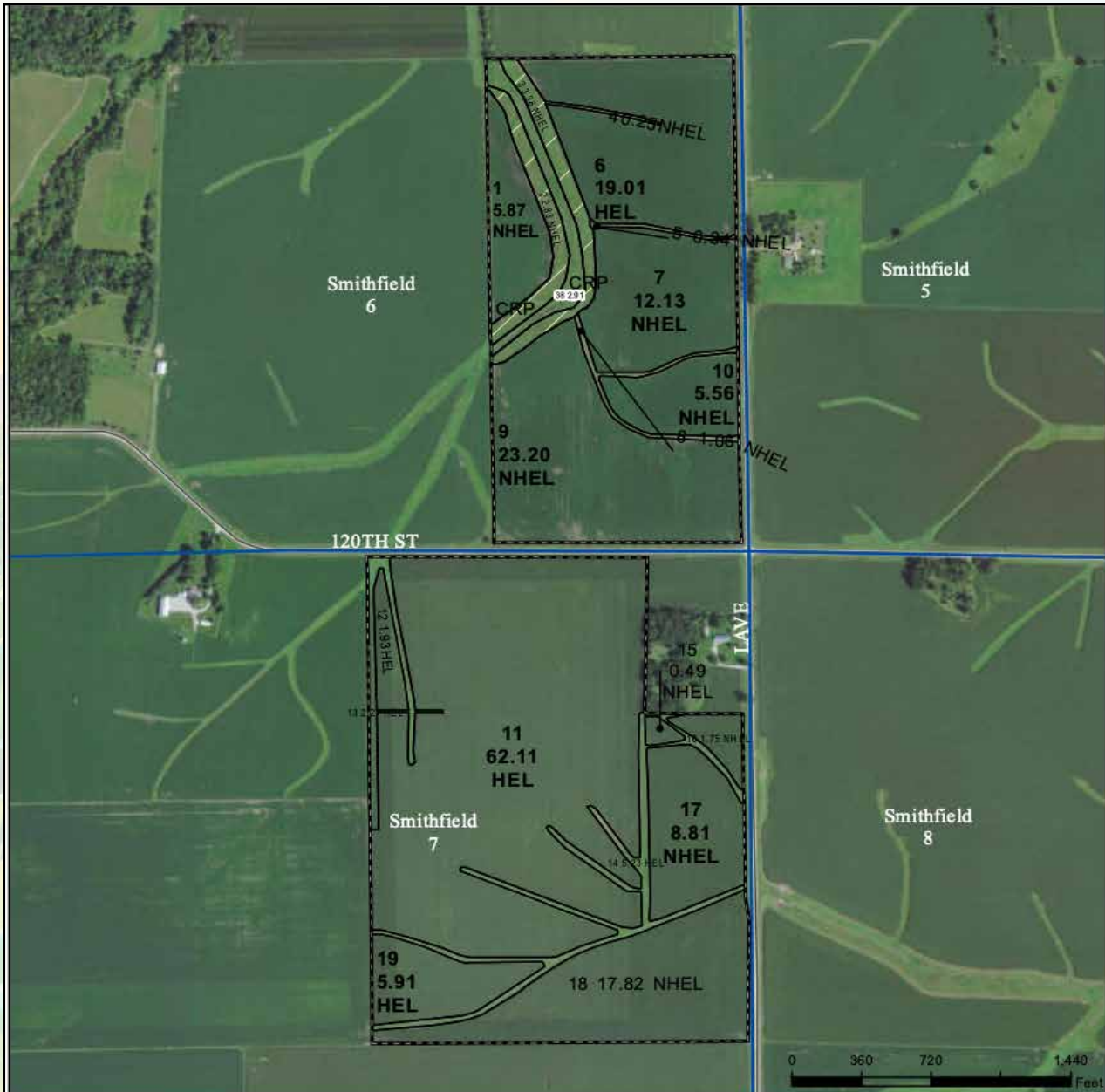
Classification Code	Type	Acres
R4SBC	Riverine	1.04
Total Acres		1.04

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Property Photos



USDA Map



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

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 179.93 acres

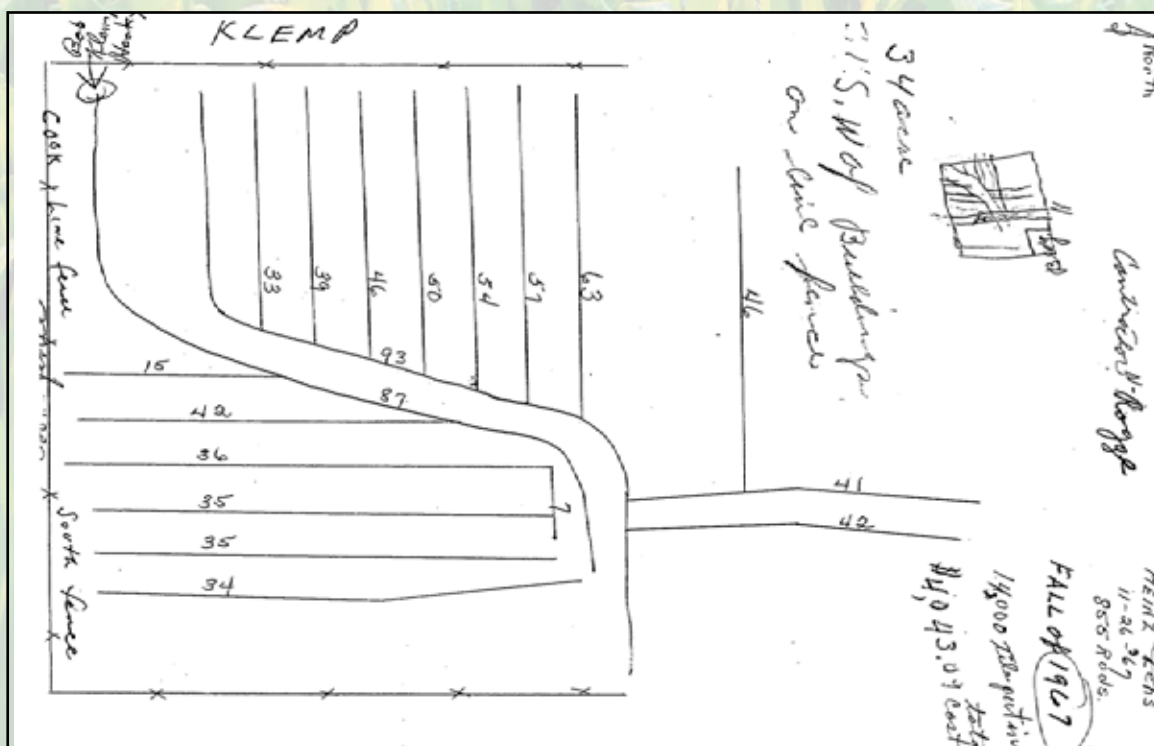
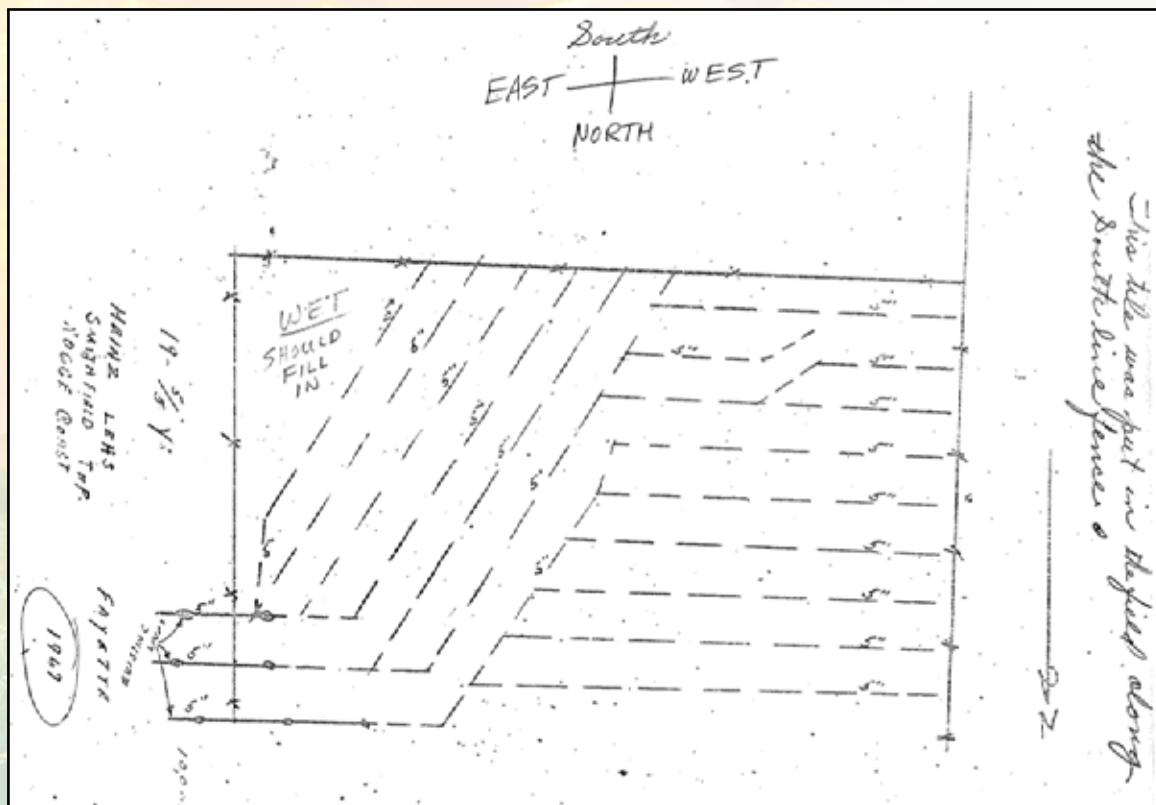
2023 Program Year
 Map Created February 21, 2023

Farm 3966
Tract 7256
NI

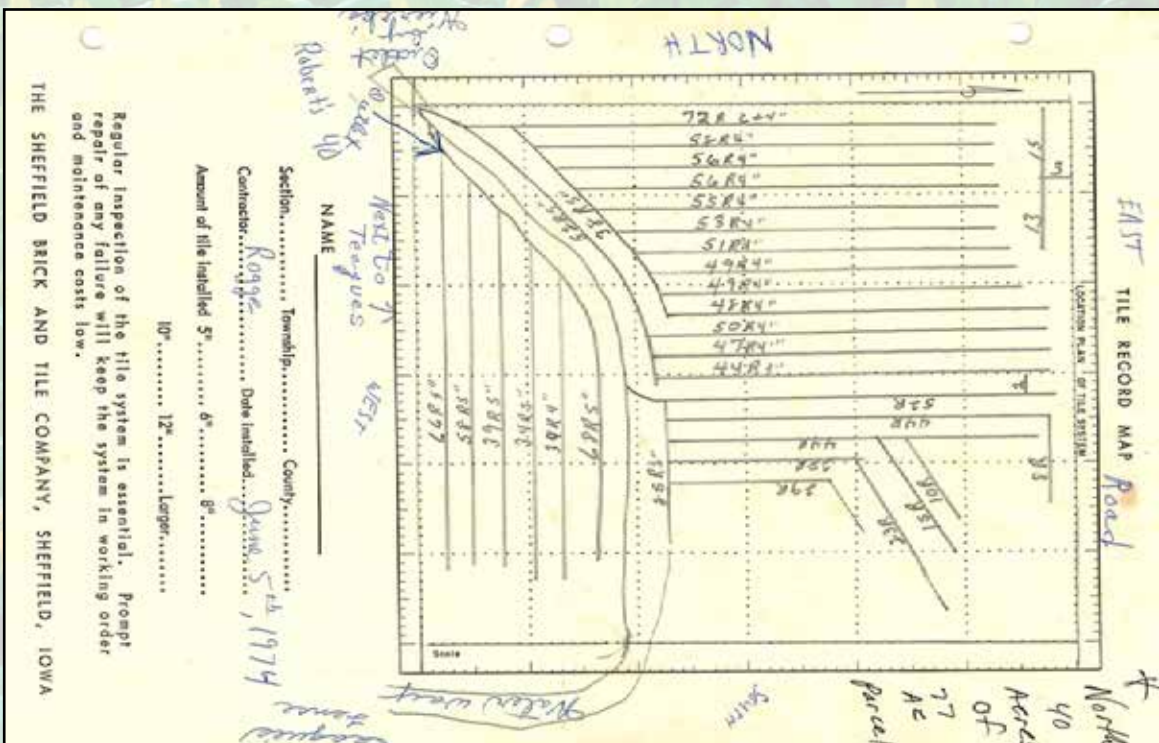
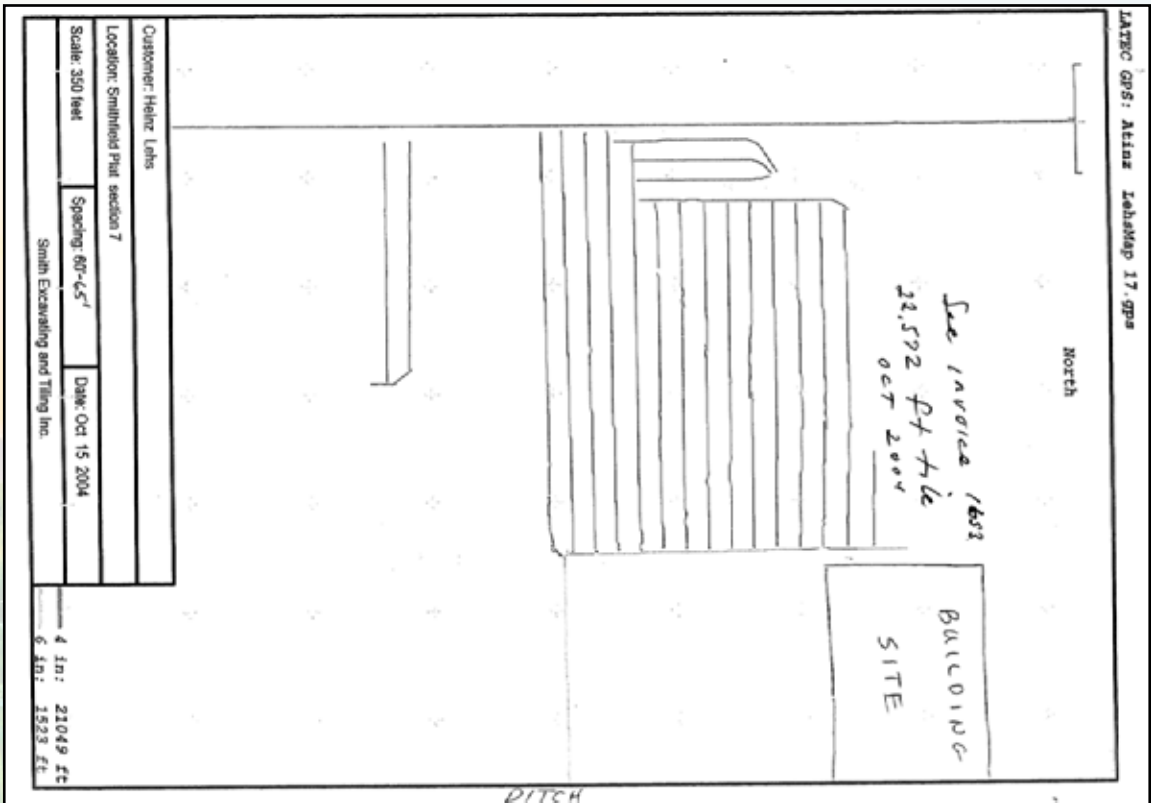
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 is an equal opportunity provider, employer, and lender.

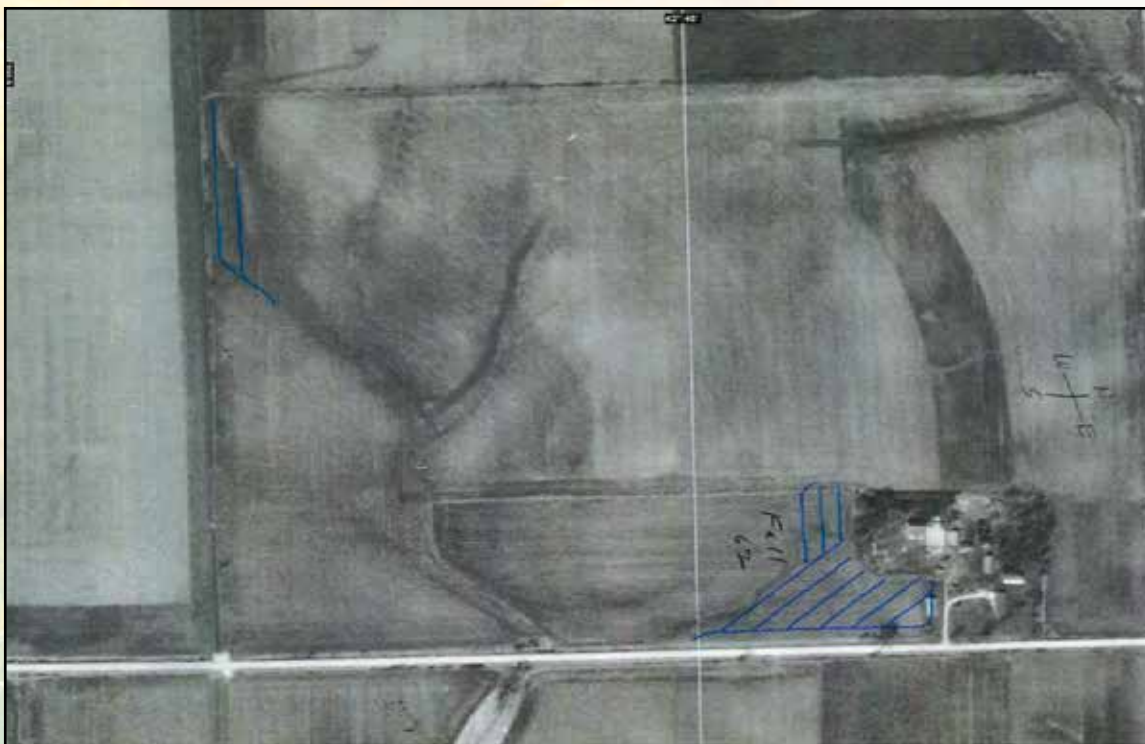
Tile Maps



Tile Maps



Tile Maps



TILE RECORD MAP

LOCATION PLAN OF TILE SYSTEM

SCALE—440 feet to the inch

NAME Leah Lehs

Section..... Township..... County Fayette

Contractor Raygo Date installed Aug 1962

Amount of tile installed 5"..... 6"..... 8".....
10"..... 12"..... larger.....

Regular inspection of the tile system is essential. Prompt repair of any failure will keep the system in working order and maintenance costs low.

THE SHEFFIELD BRICK AND TILE COMPANY, SHEFFIELD, IOWA

2.3 acres south of River Highway

Jim DeBoyer
Sheffield Brick & Tile Co.
Delaware, Iowa

Mark up all tile

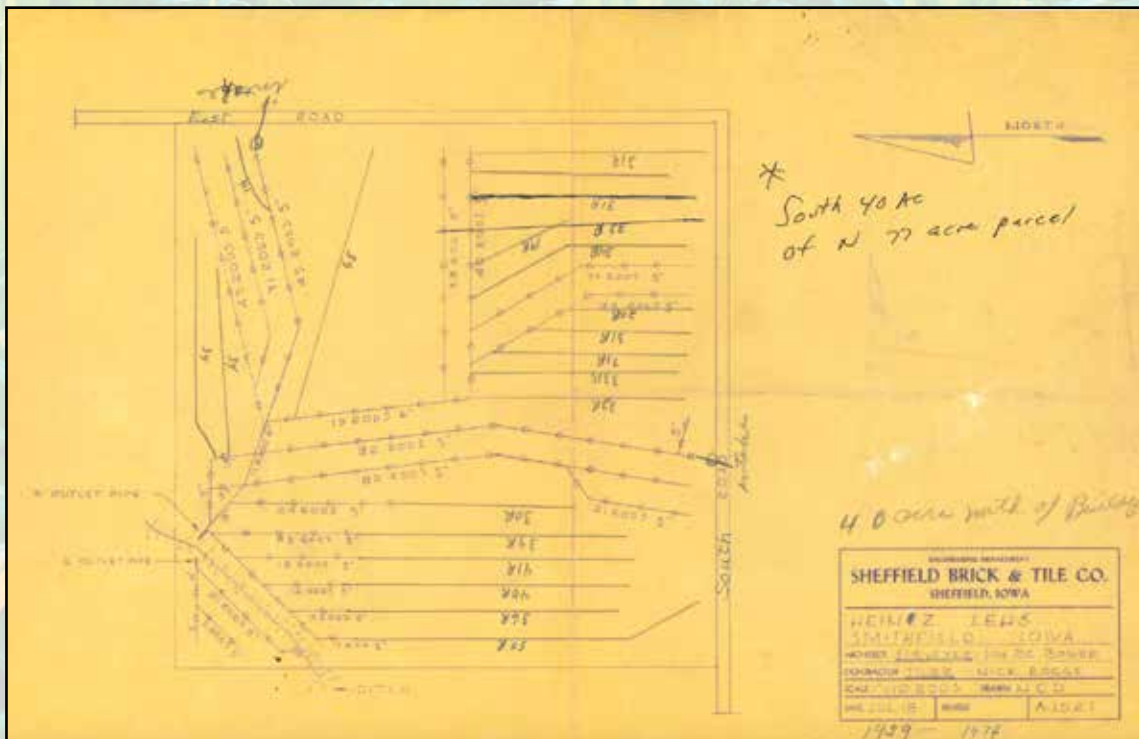
1172.15' total

Scale

North arrow


Diagram showing tile layout with labels: Road, Duct, and Outlet.

Tile Maps



156EZ

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
182.84	179.93	179.93	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	173.74	0.00		6.19	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	132.20	0.00		160	0				
Soybeans	38.20	0.00		47					
TOTAL	170.40	0.00							
NOTES									
Tract Information									
Tract Number	: 7256								
Description	: SEC 6 & 7 SMITHFIELD								
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	: ARLENE M LEHS IRREVOCABLE TRUST DATED 9-23-11								
Other Producers	: None								
Recon ID	: None								
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
182.84	179.93	179.93	0.00	0.00	0.00	0.00	0.0		

IOWA FAYETTE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 3966 Prepared : 11/20/23 9:33 AM CST Crop Year : 2024							
Abbreviated 156 Farm Record									
Tract 7256 Continued ...									
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD		
0.00	0.00	173.74	0.00	6.19	0.00	0.00	0.00		
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres		PLC Yield					
Corn	132.20	0.00		160					
Soybeans	38.20	0.00		47					
TOTAL	170.40	0.00							

CRP Contract

Page 1 of 1																
CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation															
CONSERVATION RESERVE PROGRAM CONTRACT																
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) FAYETTE COUNTY FARM SERVICE AGENCY 120 NORTH INDUSTRIAL PKWY WEST UNION, IA52175-1612	1. ST. & CO. CODE & ADMIN. LOCATION 19 065 3. CONTRACT NUMBER 12973A															
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 422-5770	2. SIGN-UP NUMBER 55 4. ACRES FOR ENROLLMENT 6.19 6. TRACT NUMBER 7256 7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2031 8. SIGNUP TYPE: Continuous															
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.																
9A. Rental Rate Per Acre \$ 300.00 9B. Annual Contract Payment \$ 1,857.00 9C. First Year Payment \$																
10. Identification of CRP Land (See Page 2 for additional space)																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">A. Tract No.</th> <th style="width: 15%;">B. Field No.</th> <th style="width: 15%;">C. Practice No.</th> <th style="width: 15%;">D. Acres</th> <th style="width: 15%;">E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>7256</td> <td>0002</td> <td>CP21</td> <td>2.83</td> <td>\$ 518.00</td> </tr> <tr> <td>7256</td> <td>0003</td> <td>CP21</td> <td>3.36</td> <td>\$ 615.00</td> </tr> </tbody> </table>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	7256	0002	CP21	2.83	\$ 518.00	7256	0003	CP21	3.36	\$ 615.00
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share												
7256	0002	CP21	2.83	\$ 518.00												
7256	0003	CP21	3.36	\$ 615.00												
(Item 9C is applicable only when the first year payment is prorated.)																
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)																
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>ALLIANCE OF SEED INDUSTRY/ABLE TRUST DATED 9-23-11 4500N LINDS 6838 285TH ST CLEAR LAKE, IA59628-8713</small>	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)												
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)												
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)												
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE		B. DATE (MM-DD-YYYY)												
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>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/parental 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.</p> <p>Persons with disabilities who require alternative means of communication for program information (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.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.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) 632-9992. 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) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>																

AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	77+/-	TBD	TBD
Tract 2	107.47+/-	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 **December 13, 2023** addressed to: High Point Land Company at 513 W Bremer Ave, Waverly, IA 50677



Tract 1: \$ _____ Per Acre **Tract 2:** \$ _____ Per Acre
(77+/- Acres) (107.47+/- 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 Dustin Noble in Decorah, 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- The tillable land 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. A copy of this lease will be provided to the buyers. Tract 1 has a CRP contract in place that will transfer to the buyer at closing. Buyer agrees to succeed these leases.

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:
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FAYETTE COUNTY
IOWA



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