

# LAND AUCTION

Property Information Packet

**THURSDAY MARCH 21 • 1PM**

Reinbeck Memorial Building • 208 Broad St, Reinbeck, IA 50669



**190.32**  
**+/- ACRES**

**BLACK HAWK & GRUNDY COUNTY, IA**  
**2 TRACTS AVAILABLE**  
**LIVE & ONLINE AUCTION**



641-583-6430 • [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: Tanner Knowlton RE LIC #S68105000 Randy Thompson RE LIC #S69315000 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065



# Property Summary

High Point Land Company is honored to represent the Douglas J. Kennedy Estate at live and simultaneous online public auction. This auction will be held March 21st, 2024 at 1:00pm at the Reinbeck Memorial Building located at 208 Broad St, Reinbeck, IA 50669. The farm will be offered in 2 Tracts, using the "Buyer's Choice with the Privilege" method with the high bidder having the option to select Tract 1, Tract 2, or both Tracts. This sale presents a fantastic opportunity to own two high quality farms in the middle of corn country.

These consistent producing farms generate and outstanding 88.1 and 81.9 CSR2 across the entirety of the tillable acres and are located in a highly sought after area of both Black Hawk & Grundy County, Iowa. This area boasts some of the most productive soils in the state, a competitive local rental market, and access to multiple grain markets in short proximity. Located directly adjacent to each other, along Grundy Rd., this allows these two farms to be effectively paired together. These two tracts have provided well for the Kennedy family for generations and are ready to provide for your family for generations to come.

## **Tract 1 Description:**

This 98.29 acre tract brandishes an impressive 88.1 CSR2 across the tract's 92.09 FSA Cropland acres. The highly desired heavy soils featured on this tract results in nearly 65% of these cropland acres carrying a CSR2 of 94 or higher. The farm is conveniently situated off of Grundy Rd. between Reinbeck & Hudson, and just North of the Voorhies elevator. This property's superior location, with multiple hard surface roads in short proximity, allows easy access to multiple grain markets in the area. With great access, and long rows, this tract lays well to accommodate today's large equipment. This consistent producer would make for a great addition to any operation alone or in combination with Tract 2, located next door, just across the Grundy County line.

## **Tract 2 Description:**

Tract two lies, just across the county line, directly west from Tract 1. Tract 2 features 92.03 total acres with 88.25 of those acres classified as FSA cropland. These acres carry a CSR2 of 81.9 across the total cropland acres. 20.62 of these tillable acres feature the well-draining Wiota silt loam which carries a CSR2, as good as it gets, of 100. Great access and a strong local rental market makes this tract a good addition to an investment portfolio, existing operation or beginning farmer.

## **Property Features:**

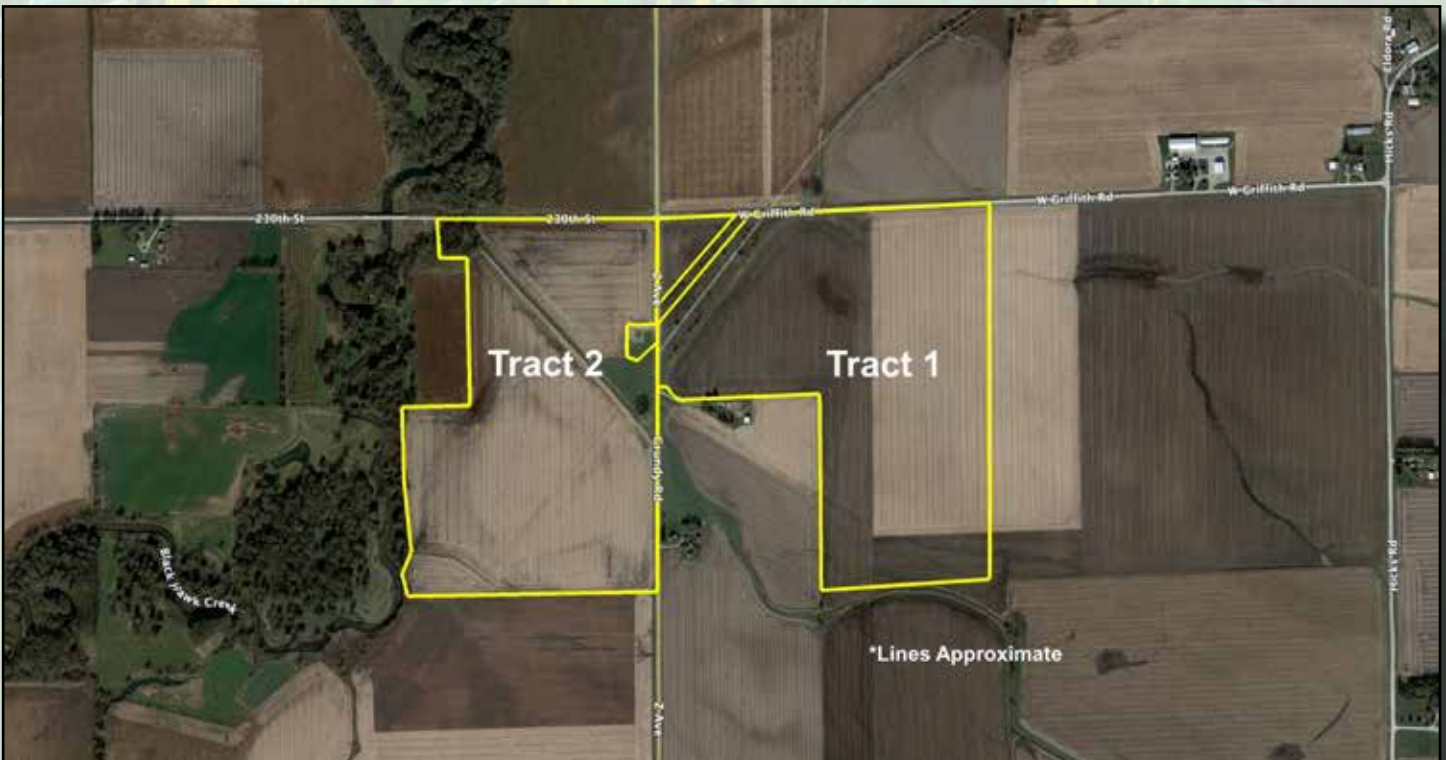
- 88.1 & 81.9 CSR2
- Open to Operate for 2024 Crop Season
- Great Access
- Excellent Proximity to Local Grain Markets
- Multiple Tenants Available

## **Driving Directions:**

From Reinbeck: Head East on Highway 175 for 3 miles, turn left (North) on to Grundy Rd. Continue North for 3 miles. The farms are located on either side of Grundy Rd, look for signs.



# Property Location





# Property Photos

(Tract 1)





# Property Photos

(Tract 2)





# Aerial Map

(Tract 1)



Maps Provided By  
**surety**  
CUSTOMER ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgrDataInc.com

Boundary Center: 42° 21' 56.75, -92° 31' 46.25

0ft 649ft 1299ft

7-87N-14W  
Black Hawk County  
Iowa

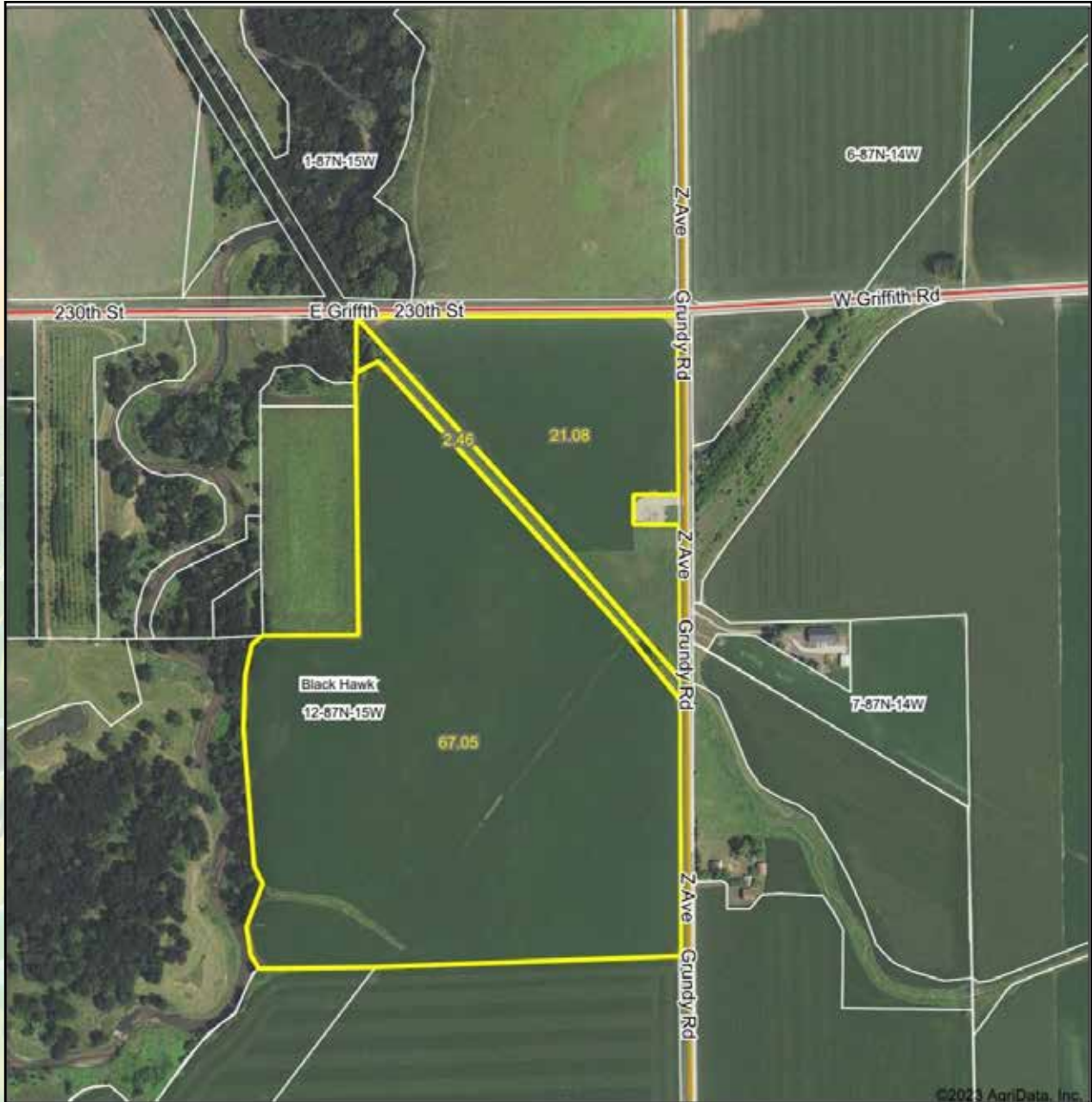


2/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008

# Aerial Map

(Tract 2)



©2023 AgriData, Inc.



Map Provided by  
**surety**  
AGRI FINANCED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgridataInc.com

Boundary Center: 42° 21' 55.75, -92° 32' 13.74

**12-87N-15W**  
**Grundy County**  
**Iowa**

0ft 627ft 1255ft



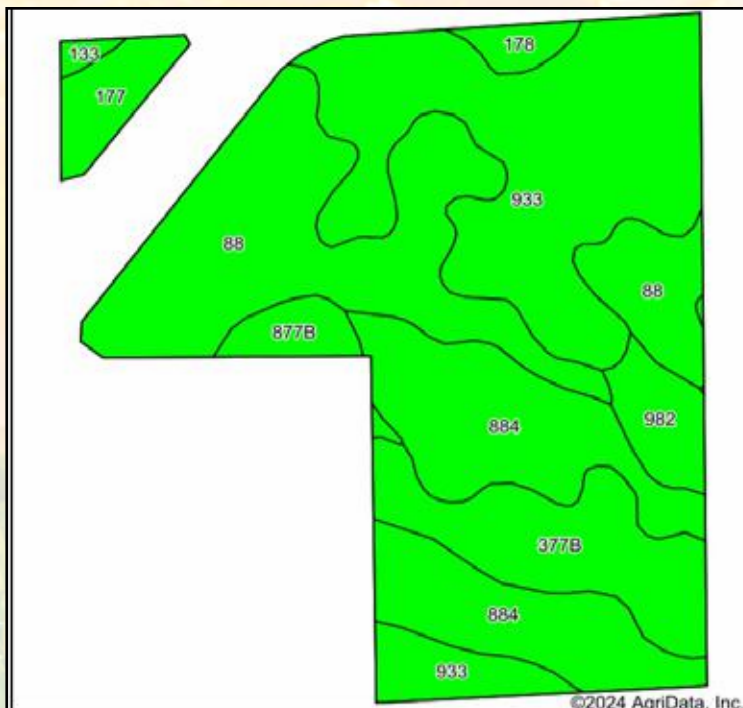
11/6/2023

Field footcops provided by Farm Service Agency as of 6/21/2008



# Soils Map

## (Tract 1)



State: Iowa  
 County: Black Hawk  
 Location: 7-87N-14W  
 Township: Lincoln  
 Acres: 92.06  
 Date: 2/8/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	27.88	30.3%		llw	78	77	77	34	75	
88	Nevin silty clay loam, 0 to 2 percent slopes	25.08	27.2%		lw	95	96	95	75	89	
884	Klingmore silty clay loam, 1 to 3 percent slopes	19.27	20.9%		l	95	99	99	82	90	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.86	10.7%		lle	94	88	88	68	75	
982	Maxmore silty clay loam, 0 to 2 percent slopes	3.09	3.4%		llw	94	91	91	81	89	
177	Saupe loam, 0 to 2 percent slopes	2.94	3.2%		lls	60	79	79	68	62	
877B	Dinsmore silty clay loam, 2 to 5 percent slopes	2.19	2.4%		lle	95	98	98	79	89	
178	Waukee loam, 0 to 2 percent slopes	1.31	1.4%		lls	69	84	84	73	71	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.44	0.5%		llw	78	77	77	34	75	
<b>Weighted Average</b>						<b>1.52</b>	<b>88.1</b>	<b>*n 89.1</b>	<b>*n 88.8</b>	<b>*n 63.1</b>	<b>*n 82.3</b>

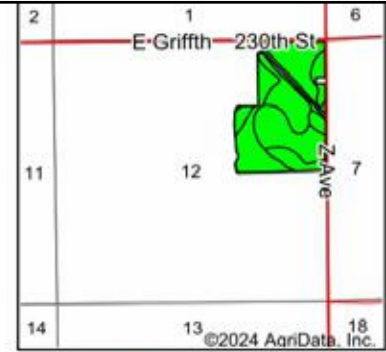
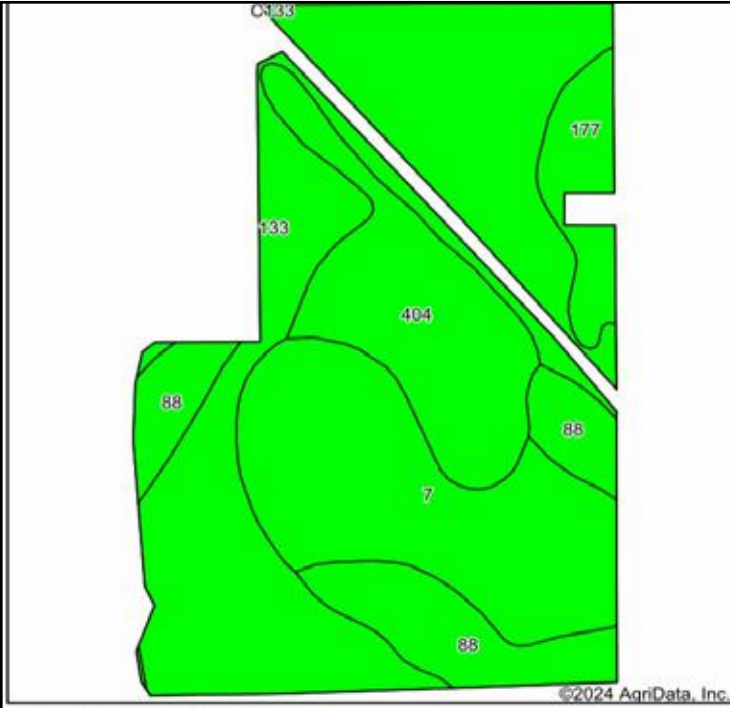
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*\*IA has updated the CSR values for each county to CSR2.\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Soils Map (Tract 2)



State: Iowa  
 County: Grundy  
 Location: 12-87N-15W  
 Township: Black Hawk  
 Acres: 88.13  
 Date: 2/8/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 29

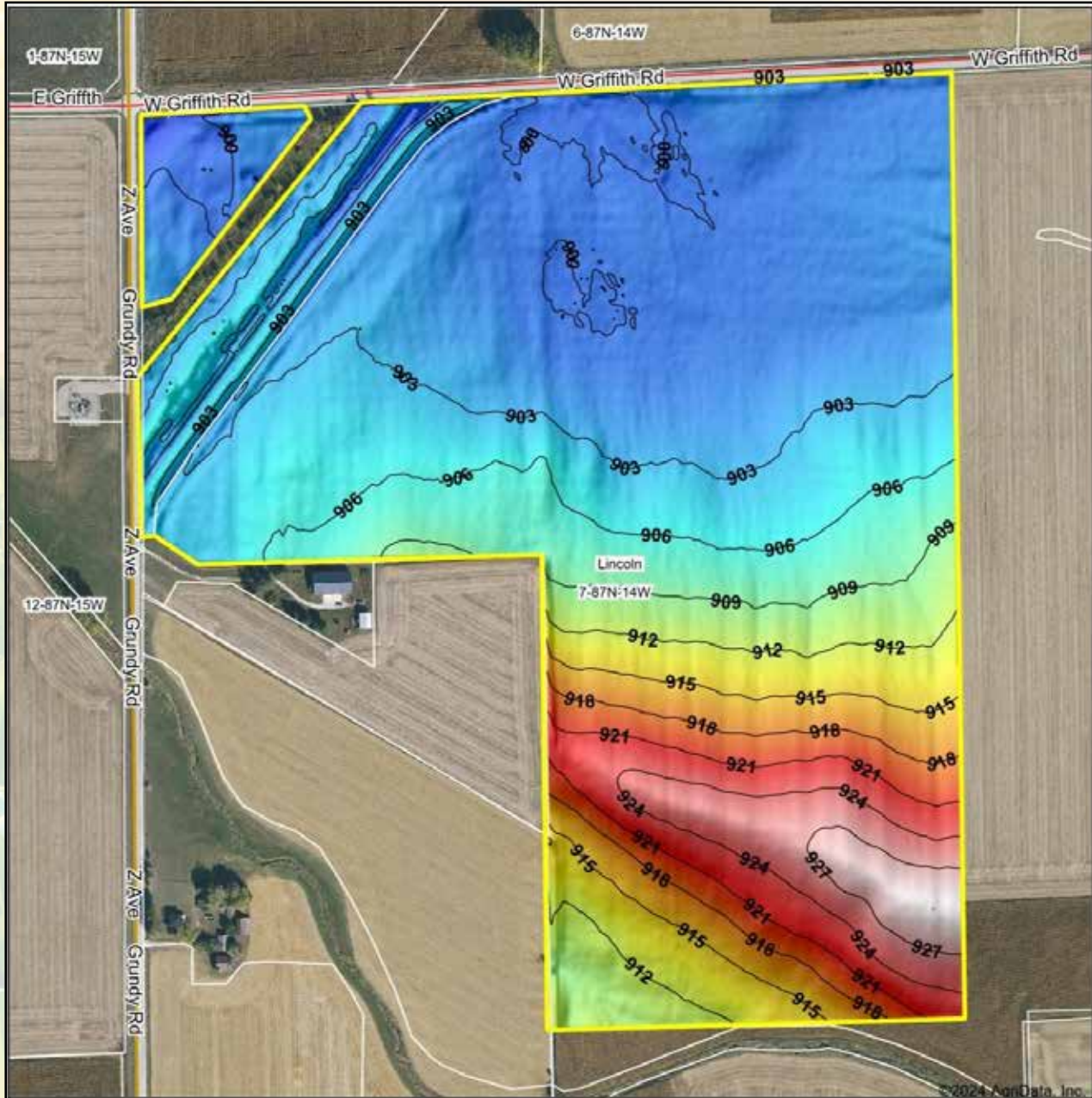
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	37.96	43.1%		llw	78	77	77	34	75	
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	20.62	23.4%		lw	100	93	93	76	82	
404	Thorp silt loam, 0 to 2 percent slopes	13.64	15.5%		llw	62	90	77	25	90	
88	Nevin silty clay loam, 0 to 2 percent slopes	11.36	12.9%		lw	95	98	98	78	87	
177	Saude loam, 0 to 2 percent slopes	4.45	5.0%		lls	60	79	79	68	62	
C133	Colo silty clay loam, channeled, 0 to 2 percent slopes, frequently flooded	0.10	0.1%		llw	5	9	5	9	2	
<b>Weighted Average</b>						<b>1.64</b>	<b>81.9</b>	<b>*n 85.5</b>	<b>*n 83.5</b>	<b>*n 49.8</b>	<b>*n 79.8</b>

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



# Topo Map

## (Tract 1)




  
**HIGH POINT**  
 LAND COMPANY  
 Maps Provided By:  

  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPS  
© AgriData, Inc. 2023 www.Agridata.com  
Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 897.1  
 Max: 929.6  
 Range: 32.5  
 Average: 907.5  
 Standard Deviation: 8.07 ft



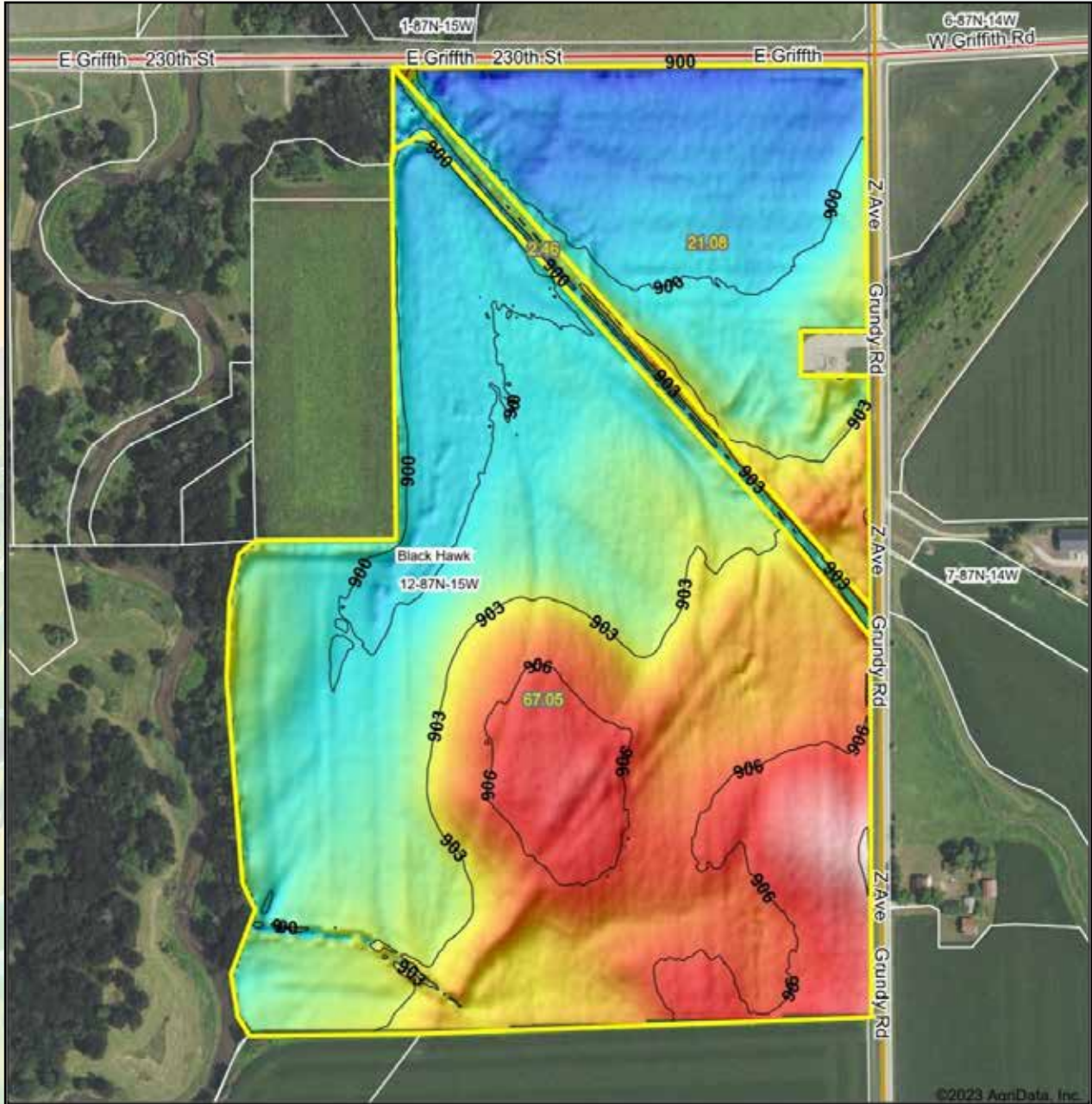
7-87N-14W  
 Black Hawk County  
 Iowa

Boundary Center: 42° 21' 56.75, -92° 31' 46.25



# Topo Map

(Tract 2)

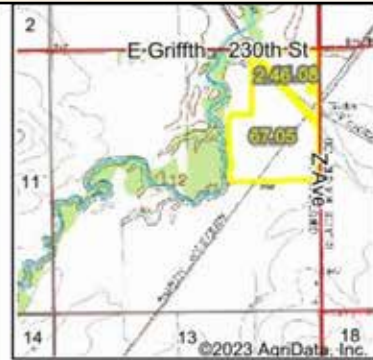


<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 3 Min: 896.9 Max: 909.5 Range: 12.6 Average: 902.2 Standard Deviation: 2.62 ft</p>	<p>0ft 425ft 851ft</p>
<p> HIGH POINT LAND COMPANY Maps Provided By:  surety® CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com <small>Field borders provided by Farm Service Agency as of 5/31/2008</small></p>	<p>©2023 AgriData, Inc.</p>	<p> 11/6/2023 12-87N-15W Grundy County Iowa Boundary Center: 42° 21' 55.75, -92° 32' 13.74</p>



# Wetlands Map

## (Tract 2)



State: **Iowa**  
 Location: **12-87N-15W**  
 County: **Grundy**  
 Township: **Black Hawk**  
 Date: **11/6/2023**



**HIGH POINT**  
 LAND COMPANY

Maps Provided By:



**surety**  
 CUSTOMERS ONLINE MAPPING

© AgriData, Inc. 2023

www.AgridataInc.com



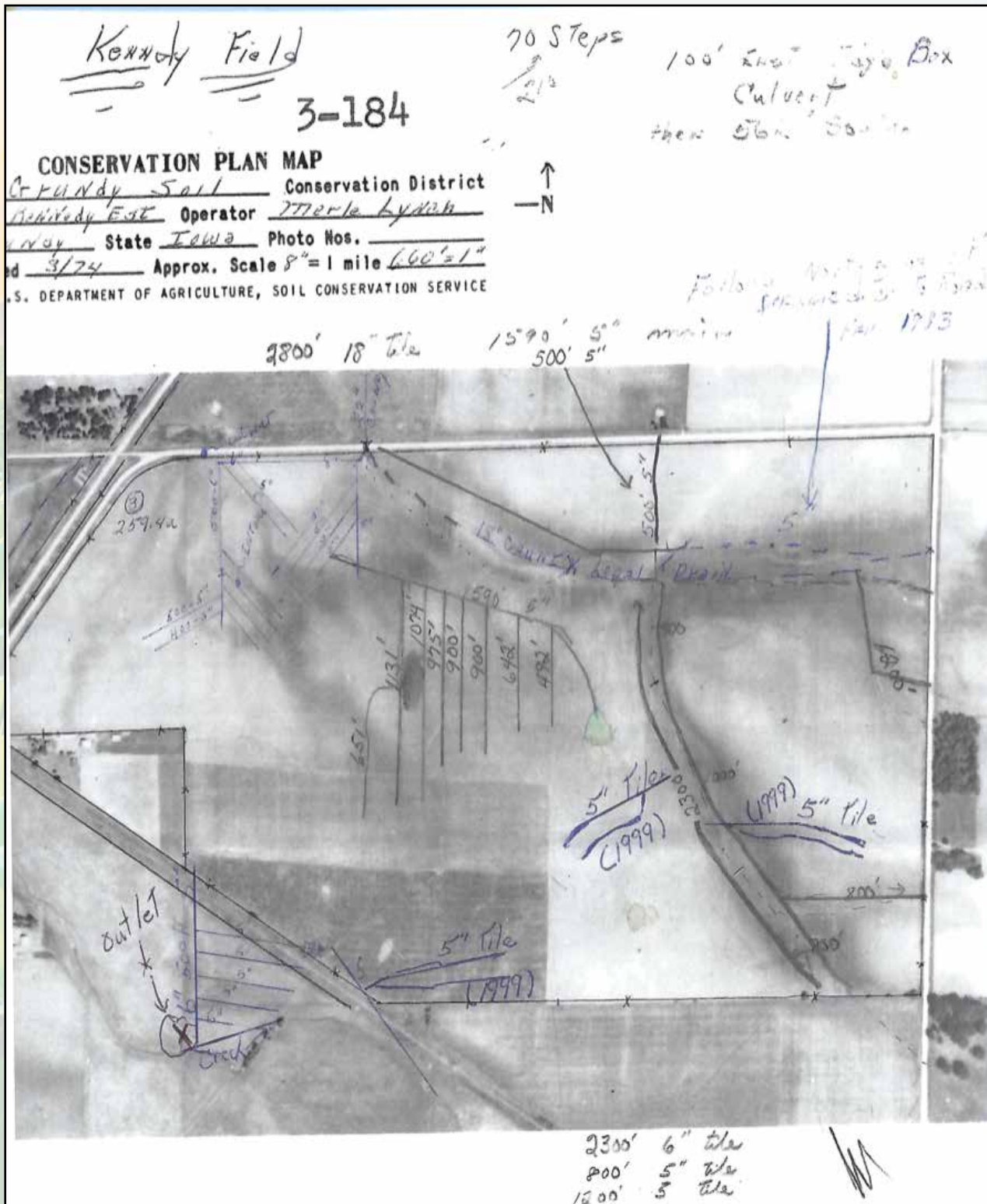
0ft 663ft 1325ft

Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	0.88
PFO1A	Freshwater Forested/Shrub Wetland	0.19
PEM1C	Freshwater Emergent Wetland	0.01
Total Acres		1.06

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



# Tile Map





# Tile Map

(Tract 2)



Client: Kennedy Farm  
Farm: 230th  
Field: Field 1  
Name: Fall 2012  
Type: Tiling  
Date: 10/17/2012

4 inch tile	0.00 ft
5 inch tile	1917.56 ft
6 inch tile	0.00 ft
8 inch tile	0.00 ft
12 inch tile	0.00 ft





# Tile Map

(Tract 2)



Client: Kennedy Farm  
 Farm: 230th  
 Field: Field 1  
 Name: Fall 2012  
 Type: Tiling  
 Date: 10/17/2012

4 inch tile	0.00 ft
5 inch tile	1917.56 ft
6 inch tile	0.00 ft
8 inch tile	0.00 ft
12 inch tile	0.00 ft





# USDA Map

## (Tract 1)



- 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: 92.06 acres

2023 Program Year

Map Created April 20, 2023

Farm 5280

Tract 9082

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.



# USDA Map

## (Tract 2)



- 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: 88.25 acres

2023 Program Year

Map Created April 20, 2023

Farm 5280


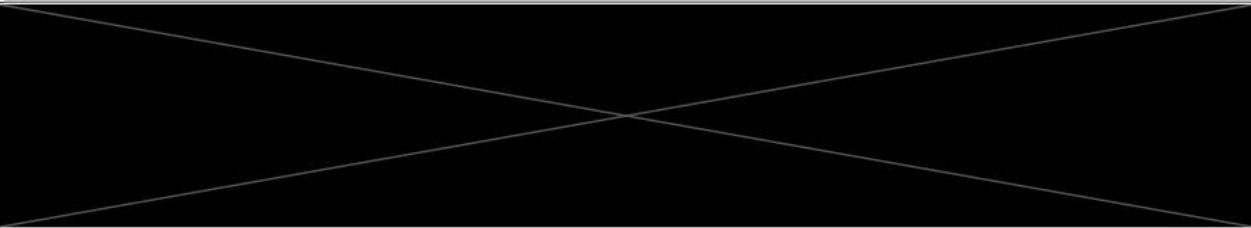
Tract 1733

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.



# 156EZ

IOWA		 United States Department of Agriculture Farm Service Agency		FARM : 5280			
GRUNDY				Prepared : 2/8/24 12:52 PM CST			
Form: FSA-156EZ		<b>Abbreviated 156 Farm Record</b>		Crop Year : 2024			
See Page 4 for non-discriminatory Statements.							
<b>Operator Name</b> : ██████████ <b>CRP Contract Number(s)</b> : None <b>Recon ID</b> : None <b>Transferred From</b> : None <b>ARCPLC G/WF Eligibility</b> : Eligible							
<b>Farm Land Data</b>							
							
<b>Crop Election Choice</b>							
<b>ARC Individual</b>		<b>ARC County</b>		<b>Price Loss Coverage</b>			
None		CORN, SOYBN		None			
<b>DCP Crop Data</b>							
<b>Crop Name</b>	<b>Base Acres</b>	<b>CCC-505 CRP Reduction Acres</b>	<b>PLC Yield</b>	<b>HIP</b>			
Corn	████████	██████	████				
Soybeans	████████	██████	███				
<b>TOTAL</b>	████████	██████					
<b>NOTES</b>							
<b>Tract Number</b> : 1733							
<b>Description</b> : BLWK 12 NE1/4							
<b>FSA Physical Location</b> : IOWA/GRUNDY							
<b>ANSI Physical Location</b> : IOWA/GRUNDY							
<b>BIA Unit Range Number</b> :							
<b>HEL Status</b> : NHEL: No agricultural commodity planted on undetermined fields							
<b>Wetland Status</b> : Wetland determinations not complete							
<b>WL Violations</b> : None							
<b>Owners</b> : DOUGLAS J KENNEDY ESTATE							
<b>Other Producers</b> : None							
<b>Recon ID</b> : None							
<b>Tract Land Data</b>							
<b>Farm Land</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>EWP</b>	<b>WRP</b>	<b>GRP</b>	<b>Sugarcane</b>
91.22	88.25	88.25	0.00	0.00	0.00	0.00	0.0



IOWA GRUNDY Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5280</b> Prepared : 2/8/24 12:52 PM CST Crop Year : 2024
-----------------------------------	--	--

**Tract 1733 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	88.25	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	49.60	0.00	178
Soybeans	33.90	0.00	49
<b>TOTAL</b>	<b>83.50</b>	<b>0.00</b>	

**NOTES**

--

IOWA GRUNDY Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 5280</b> Prepared : 2/8/24 12:52 PM CST Crop Year : 2024
-----------------------------------	--	--

**Tract Number : 9082**

**Description :** BlackHawk LINC 7 NW1/4 except East 10A

**FSA Physical Location :** IOWA/BLACK HAWK

**ANSI Physical Location :** IOWA/BLACK HAWK

**BIA Unit Range Number :**

**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status :** Wetland determinations not complete

**WL Violations :** None

**Owners :** DOUGLAS J KENNEDY ESTATE

**Other Producers :** None

**Recon ID :** 19-075-2009-86

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.90	92.06	92.06	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	92.06	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	53.10	0.00	178
Soybeans	36.40	0.00	49
<b>TOTAL</b>	<b>89.50</b>	<b>0.00</b>	



# AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLER	BIDDER#
Tract 1	98.29+/-	TBD	TBD
Tract 2	92.03+/-	TBD	TBD







# 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, national 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.**

- **2024 taxes to be prorated to date 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.

**BUYER'S PREMIUM** This sale **does not** include a buyer's premium.

**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 on or before April 23rd, 2024 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 under the supervision of Maria Hartman, Sweet & Hartman, PLC, Reinbeck, 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 currently free of lease and shall be open to farm or rent for the 2024 growing season.

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

**SURVEY** 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.









**190.32**  
**+/- ACRES**

# **BLACK HAWK & GRUNDY COUNTY IOWA**



641-583-6430 • [HighPointLandCompany.com](http://HighPointLandCompany.com)  
513 W Bremer Ave Waverly, IA 50677