

# LAND AUCTION

Property Information Packet

**BIDDING ENDS MARCH 28 • 1PM**

FOR MORE INFO & TO BID VISIT: [HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)



**78.38**  
+/- ACRES



**EMMET COUNTY, IA**  
**1 TRACT AVAILABLE**  
**ONLINE AUCTION**

641-583-6430 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 100 N. Phillips St, Ste #2, Algona, IA 50511

Terms: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing. There is a 2% Buyer's Premium.  
Listing Agent: Pat Sifert RE LIC #S68587000 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #B635461000 Phone # 507-259-1065



# Property Summary

High Point Land Company is honored to present the Big Buck Starkey Ranch. This beautiful 78.38+/- acres in Emmet County, Iowa will be offered as an online-timed auction with bidding closing on Thursday, March 28th at 1pm.

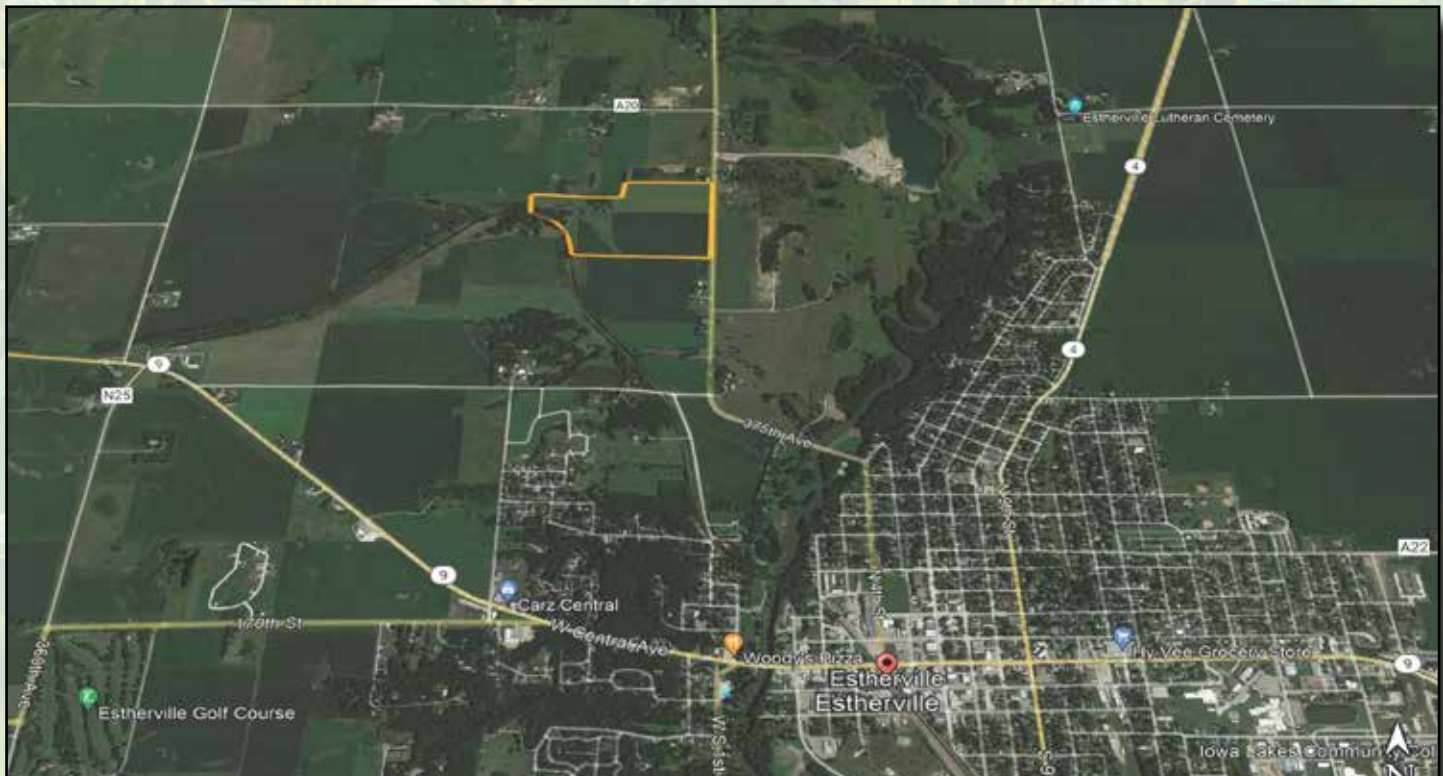
This farm is located just 1/2 mile north of Estherville, Ia., Roughly 59 acres tillable and the remaining in pasture, trees, road & ditch . It is known as the Big Buck Starkey Ranch. It has a great building site on the west side of property, very secluded. Also has great mining potential. Located on a hard surface road.

**Property Address:** TBD 375th Ave, Estherville, IA

**Property Features:**

- 59 Cropland and Tillable
- Mining Potential
- Close to Estherville, IA on hard surface road

**Driving Directions:** From Estherville Ia take North 4th st to N26 or 375th Ave about 1/2 mile. property is on the west side.



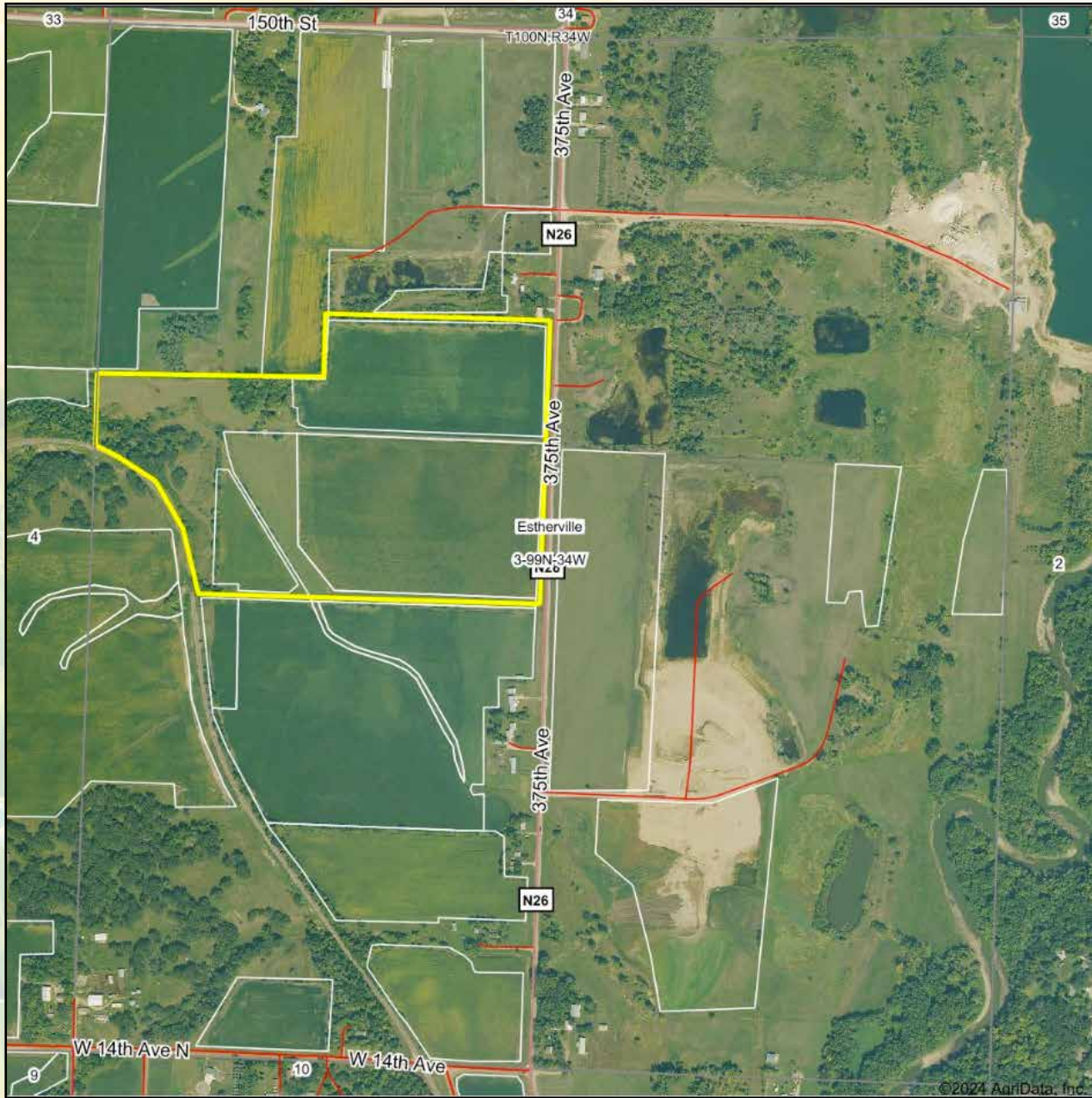


# Property Photos

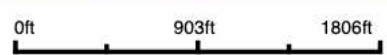




# Aerial Map



Boundary Center: 43° 25' 24.8, -94° 51' 6.52



**3-99N-34W**  
**Emmet County**  
**Iowa**

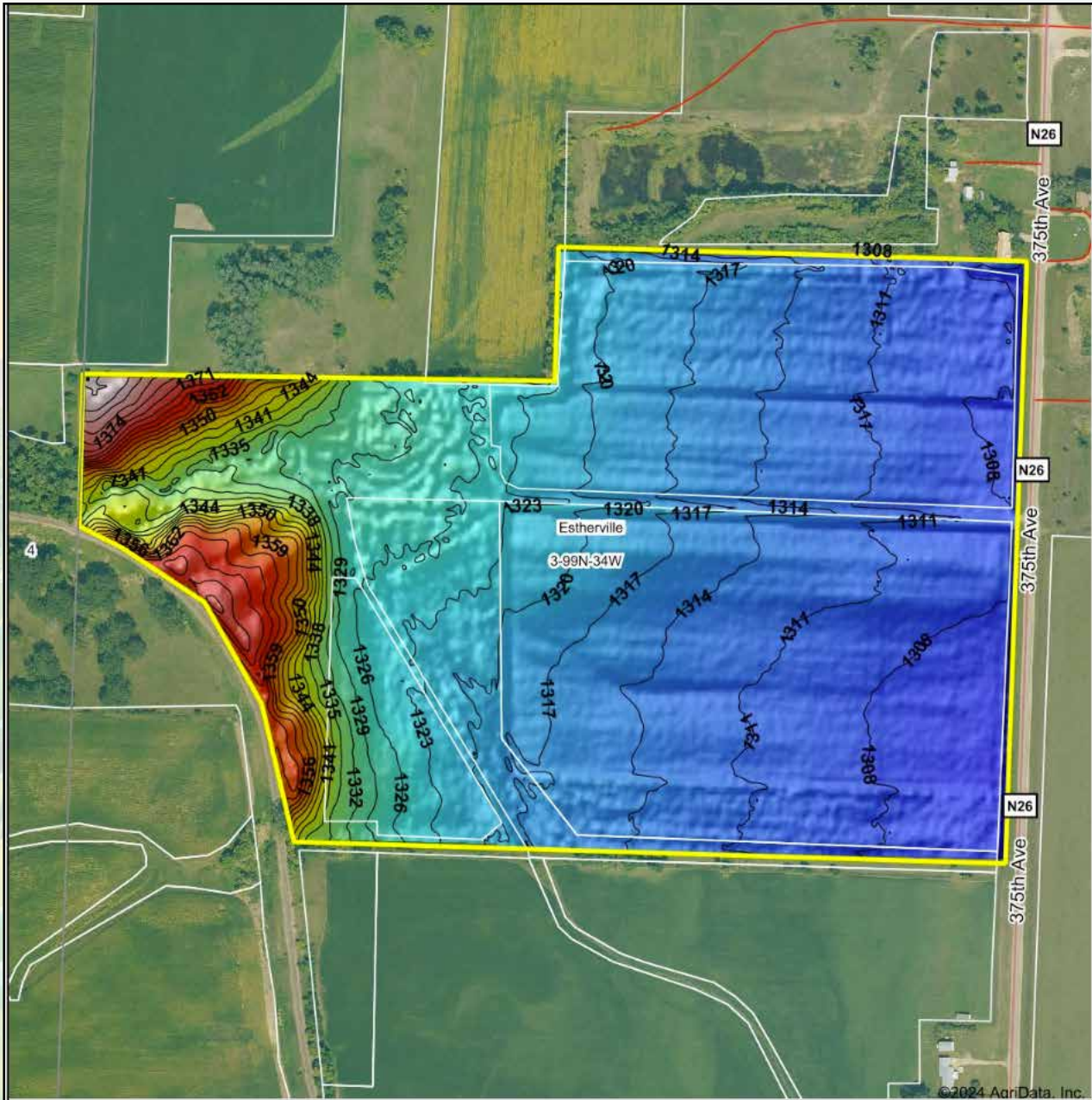


2/13/2024

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



# Topo Map



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,303.4

Max: 1,388.2

Range: 84.8

Average: 1,321.4

Standard Deviation: 15.39 ft

0ft 429ft 858ft



2/13/2024

**3-99N-34W**  
**Emmet County**  
**Iowa**

Boundary Center: 43° 25' 24.8, -94° 51' 6.52



Maps Provided By:

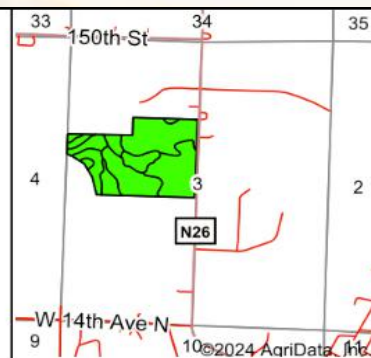
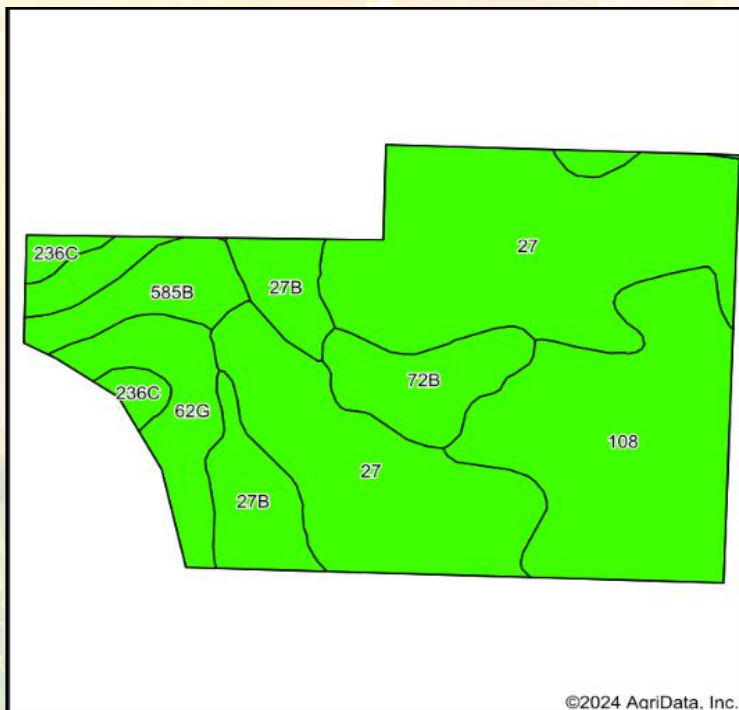


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Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Iowa**  
 County: **Emmet**  
 Location: **3-99N-34W**  
 Township: **Estherville**  
 Acres: **78.47**  
 Date: **2/13/2024**



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

Area Symbol: IA063, Soil Area Version: 33

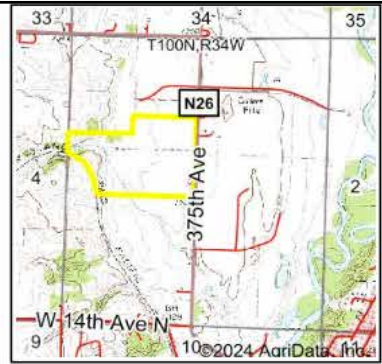
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans		
27	Terril loam, 0 to 2 percent slopes	34.94	44.5%			I	95	92	92	77	84	
108	Wadena loam, 0 to 2 percent slopes	19.40	24.7%			IIs	56	61	61	59	52	
62G	Belview loam, 22 to 40 percent slopes	7.06	9.0%			VIlle	10	24	24	22	18	
27B	Terril loam, 2 to 6 percent slopes	6.53	8.3%			Ile	87	88	87	74	84	
72B	Estherville sandy loam, 2 to 6 percent slopes	4.96	6.3%			IIs	27	49	49	46	36	
585B	Coland-Spillville complex, 2 to 5 percent slopes	3.94	5.0%			Ilw	77	91	83	53	87	
236C	Lester loam, 6 to 10 percent slopes	1.64	2.1%			Ile	80	80	78	70	80	
<b>Weighted Average</b>							<b>2.09</b>	<b>71.5</b>	<b>*n 74.9</b>	<b>*n 74.3</b>	<b>*n 64</b>	<b>*n 67.2</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

# Wetlands Map



State: **Iowa**  
 Location: **3-99N-34W**  
 County: **Emmet**  
 Township: **Estherville**  
 Date: **2/13/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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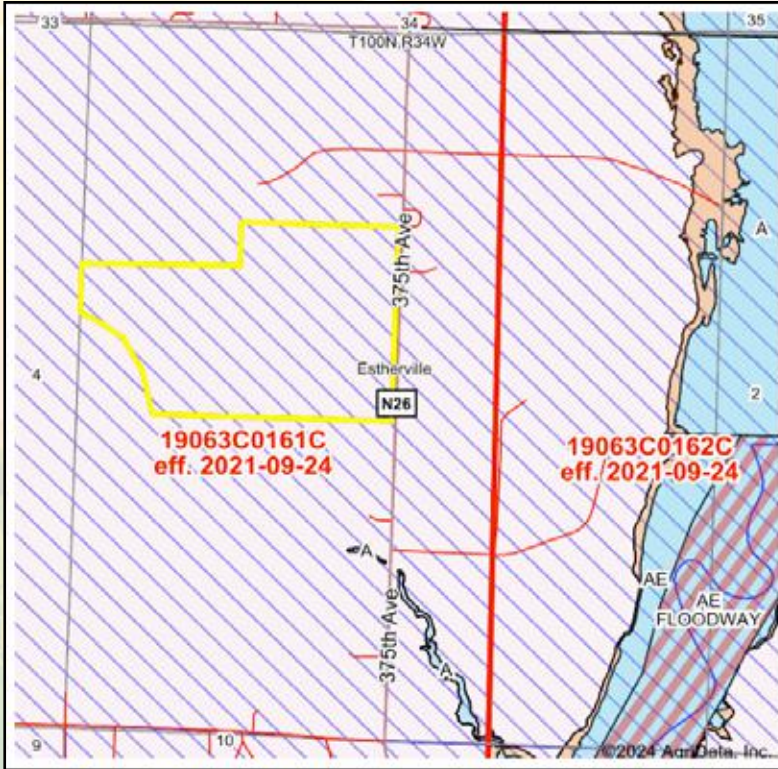
0ft 668ft 1336ft

Classification Code	Type	Acres
R4SBC	Riverine	0.90
Total Acres		0.90

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



# FEMA Map



Map Center: 43° 25' 19.66, -94° 50' 48.7  
 State: IA Acres: 78.47  
 County: Emmet Date: 2/13/2024  
 Location: 3-99N-34W  
 Township: Estherville


**HIGH POINT**  
 LAND COMPANY  
Maps Provided By:  
  
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Name	Number	County	NFIP Participation	Acres	Percent
Emmet County	190865	Emmet	Regular	78.47	100%
<b>Total</b>				78.47	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	78.47	100%	
<b>Total</b>			78.47	100%	
Panel	Effective Date	Acres	Percent		
19063C0161C	9/24/2021	78.47	100%		
<b>Total</b>		78.47	100%		



# 4-Year Crop History

## 4 Year Crop History



Owner/Operator:  Date: 2/13/2024  
Address:  Farm Name:   
Address:  Field ID:   
Phone:  Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 43° 25' 24.8, -94° 51' 6.52

State: IA County: Emmet

Legal: 3-99N-34W Twnshp: Estherville



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



IOWA  
EMMET



United States Department of Agriculture  
Farm Service Agency

FARM : 514

Prepared : 4/18/23 2:45 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name : TERRY L FEGER  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/IF Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.06	59.67	59.67	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	59.67	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	30.10	0.00	151	
Soybeans	23.70	0.00	38	
<b>TOTAL</b>	<b>53.80</b>	<b>0.00</b>		

#### NOTES

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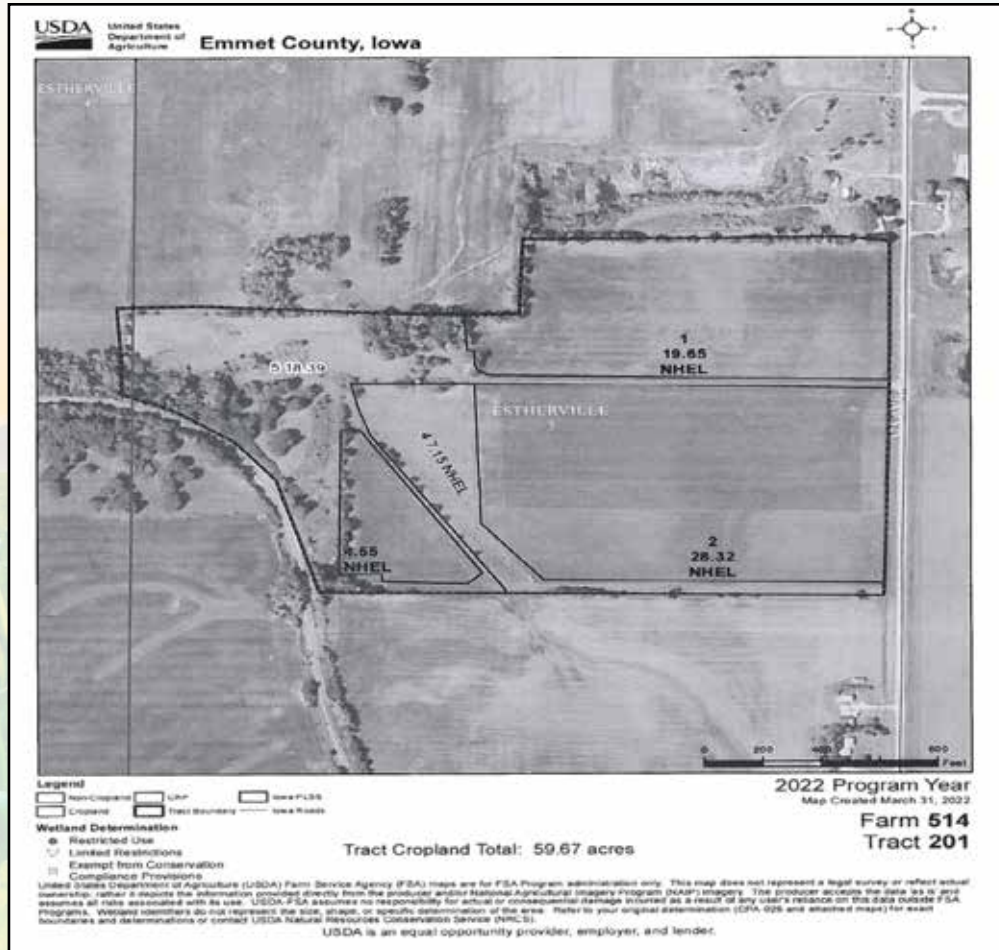
Tract Number : 201  
 Description : B 5,SE1/4 NW1/4 & N1/2 SW1/4 3S 99 34 ES  
 FSA Physical Location : IOWA/EMMET  
 ANSI Physical Location : IOWA/EMMET  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : FLORENCE STARKEY CONDON, DORIS STARKEY  
 Other Producers : None  
 Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.06	59.67	59.67	0.00	0.00	0.00	0.00	0.0



# USDA Map



<b>IOWA</b>	United States Department of Agriculture Farm Service Agency	<b>FARM : 514</b>					
<b>EMMET</b>		<b>Prepared : 4/18/23 2:45 PM CST</b>					
<b>Form: FSA-1568Z</b>		<b>Crop Year : 2023</b>					
<b>Abbreviated 156 Farm Record</b>							
<b>Tract 201 Continued ...</b>							
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>CRP</b>	<b>MPL</b>	<b>DCP Ag. Rel Activity</b>	<b>SOD</b>
0.00	0.00	59.67	0.00	0.00	0.00	0.00	0.00
<b>DCP Crop Data</b>							
<b>Crop Name</b>	<b>Base Acres</b>	<b>CCC-505 CRP Reduction Acres</b>	<b>PLC Yield</b>				
Corn	30.10		151				
Soybeans	23.70		38				
<b>TOTAL</b>	<b>53.80</b>	<b>0.00</b>					
<b>NOTES</b>							
<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/household 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 <a href="http://www.ussc.usda.gov/complaint_filing_cust.htm">http://www.ussc.usda.gov/complaint_filing_cust.htm</a> 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 (888) 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) 896-7442; or (3) email: <a href="mailto:program.discrimination@usda.gov">program.discrimination@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>							



# AUCTION BOARD



TRACT#	ACRES	PRICE/MULTIPLIER	BIDDER#
Tract 1	78.38+/-	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 **March 21, 2024** addressed to: High Point Land Company at 100 N. Phillips St, Ste #2, Algona, IA 50511



**Tract 1:** \$ \_\_\_\_\_ Per Acre  
(78.38+/- 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 trusted 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.**

- **2024 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** 2% Buyer's Premium will be added to the total auction price

**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 **TBD**.

**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.

**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 buyers expense.

**LEASE** This farm is open and clear of lease for the 2024 season.

**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.

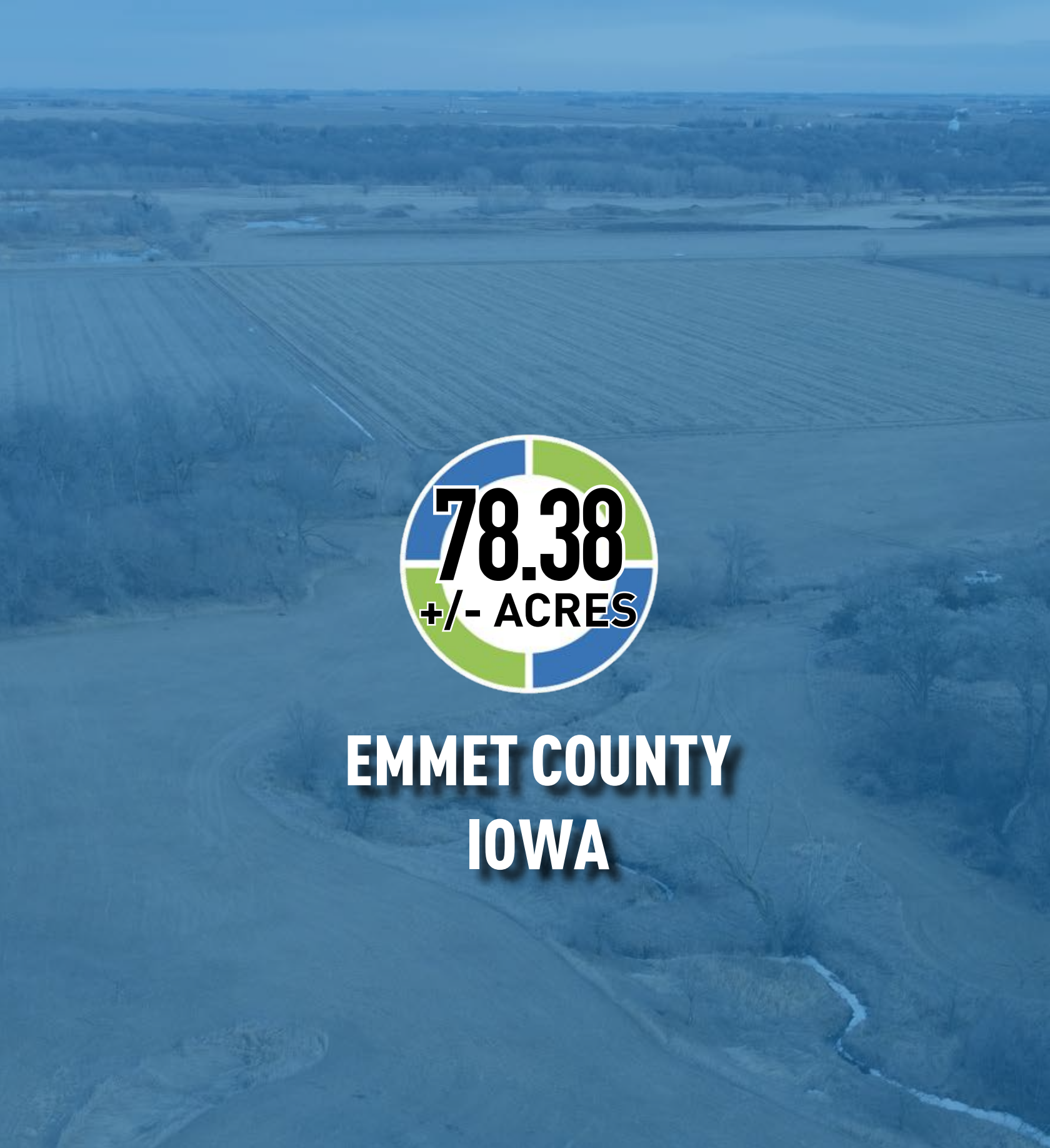
**MINERAL RIGHTS** All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

**WELL/SEPTIC INFORMATION** there is no well or septic tank.









**78.38**  
+/- ACRES

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IOWA**



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