



**HIGH
POINT**

REALTY & AUCTION

507-218-1243 www.HPRAA.com

Allamakee County, IA
263+/- Acres
174.63+/- Tillable



December 5th • 10 am • 5 Tracts

High Point Realty & Auction

246 Old Spruce Dr. Decorah, IA 52101



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Introduction

High Point Realty & Auction is pleased to have the opportunity to represent the sellers in the sale of their great Allamakee County, IA properties.

**This live auction will be held at:
Waukon Banquet Center
612 Rossville Road Waukon, IA
Thursday December 5th — 10 am**

We invite you to bid as you see fit and wish you the best in the opportunity to purchase this nice property.

This property would be a great addition to an established operation or as an individual investments.

We look forward to seeing you at the sale!

High Point Realty & Auction

246 Old Spruce Dr. Decorah, IA 52101



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Auction Information

263+/- Acres (174.63 Tillable Acres) Allamakee County, Makee Twp, Waukon, IA

Auction Type: Off-site, Live Auction

Auction Location: Waukon Banquet Center
612 Rossville Road
Waukon, IA 52172

Auction Date: Thursday, December 5th, 2019 — 10:00am

Auction Property: 981 Hwy 9 Waukon, IA 52172
Parcel 1 = 119+/- Acres
Parcel 2 = 88+/- Acres
Parcel 3 = 53+/- Acres
Parcel 4 = 3+/- Acre Home site
Parcel 5 = 263+/- Acres (all Parcels)

Parcel Numbers: 1004400006, 1009200006, 1009200007

Auction Terms: See instructions in back of Information Packet The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by High Point Realty & Auction or its staff. All acres are considered more or less, unless otherwise stated.

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246 Old Spruce Dr. Decorah, IA 52101

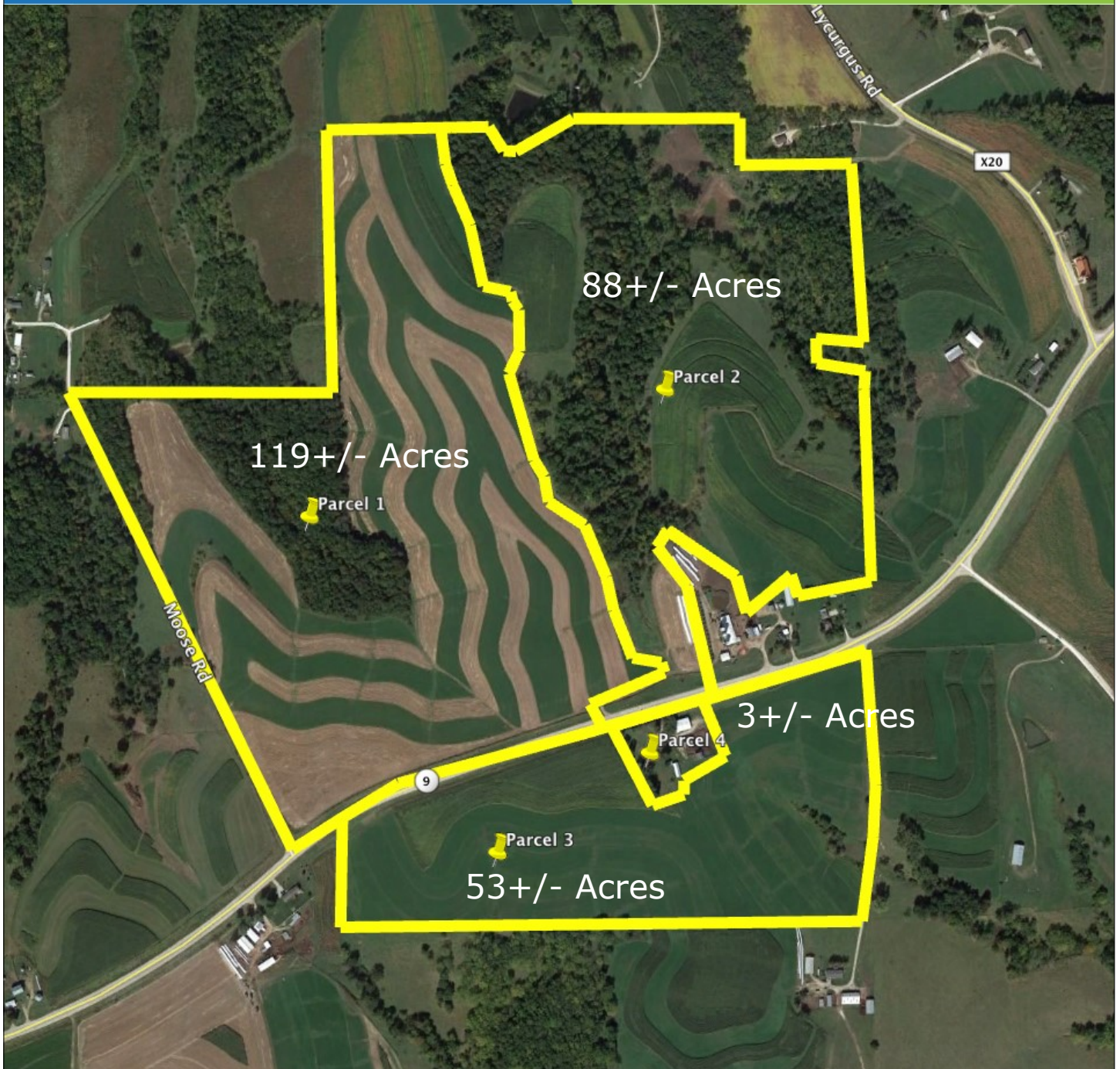


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Parcel Map



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246 Old Spruce Dr. Decorah, IA 52101

Parcel 1 Photos



Parcel 2 Photos



Parcel 3 Photos



Parcel 4 Photos



Parcel 4 Photos



Property Taxes 1

Summary

Parcel ID 1004400006
 Alternate ID
 Property Address 990 Hwy 9
 Rural
 Sec/Twp/Rng 4-98-5
 Brief Legal Description NW SE EX LOT 1; NE SE EX LOTS 1 & 2; SE SE EX LOT 1; SW SE; SE SW EX LOT 1 OF 1
 (Note: Not to be used on legal documents)
 Document(s) PLT: Y-443 (2010-05-20)
 PLT: Y-443 (2010-05-20)
 AFD: 2009-2396 (2009-09-02)
 COT: 2004-877 (2004-04-06)
 WD: 2003-2046 (2003-06-13)
 Gross Acres 193.46
 Exempt Acres 2.29 (EXM)
 Net Acres 191.17
 CSR 4674.56
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District Makee A.C.
 School District Allamakee Comm.

Valuation

	2019	2018	2017	2016	2015	2014
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Pol Bldg	\$5,800	\$18,880	\$18,880	\$18,880	\$18,880	\$18,880
+ Land	\$113,200	\$175,300	\$175,300	\$187,800	\$162,900	\$160,300
+ Exempt	\$0	\$0	\$0	\$0	\$0	\$0
+ Dwelling	\$89,100	\$81,100	\$81,100	\$73,000	\$52,500	\$52,500
+ Building	\$22,900	\$38,400	\$38,400	\$47,100	\$47,100	\$60,200
= Total Assessed Value	\$231,000	\$313,680	\$313,680	\$326,780	\$281,380	\$291,880

Taxation

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$95,447	\$89,204	\$75,108	\$71,657
+ Taxable Building Value	\$20,908	\$22,372	\$21,716	\$26,911
+ Taxable Dwelling Value	\$45,109	\$41,566	\$29,204	\$29,260
= Gross Taxable Value	\$161,464	\$153,142	\$126,028	\$127,828
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$161,464	\$153,142	\$126,028	\$127,828
x Levy Rate (per \$1000 of value)	22.55798	22.98658	22.57575	23.00487
= Gross Taxes Due	\$3,642.30	\$3,520.21	\$2,845.18	\$2,940.67
- Ag Land Credit	(\$54.13)	(\$48.36)	(\$50.33)	(\$45.86)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	(\$37.74)	(\$33.60)	(\$35.47)	(\$32.55)
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,550.00	\$3,438.00	\$2,760.00	\$2,862.00

Property Taxes 2

Summary

Parcel ID	1009200006
Alternate ID	
Property Address	Hwy 9 Rural
Sec/Twp/Rng	9-98-5
Brief Legal Description	LOT 1 NE NW; NE NE EX PAR IN SE COR & EX LOT 1; NW NE <i>(Note: Not to be used on legal documents)</i>
Document(s)	AFD: 2009-2396 (2009-09-02) COT: 2004-877 (2004-04-06) WD: 2003-2046 (2003-06-13)
Gross Acres	86.51
Exempt Acres	9.45 (EXM)
Net Acres	77.06
CSR	4608.74
Class	A - Agriculture <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Tax District	Makee A.C.
School District	Allamakee Comm.

Valuation

	2019	2018
Classification	Agriculture	Agriculture
+ Land	\$112,000	\$172,700
+ Exempt	\$0	\$0
= Total Assessed Value	\$112,000	\$172,700

Taxation

	2018 Pay 2019-2020
Classification	Agriculture
+ Taxable Land Value	\$96,941
+ Taxable Building Value	\$0
+ Taxable Dwelling Value	\$0
= Gross Taxable Value	\$96,941
- Military Exemption	\$0
= Net Taxable Value	\$96,941
x Levy Rate (per \$1000 of value)	22.54734
= Gross Taxes Due	\$2,185.76
- Ag Land Credit	(\$51.24)
- Disabled and Senior Citizens Credit	\$0.00
- Family Farm Credit	(\$35.79)
- Homestead Credit	\$0.00
- Business Property Credit	\$0.00
- Prepaid Tax	\$0.00
= Net Taxes Due	\$2,098.00

Property Taxes 3

Summary

Parcel ID	1009200007
Alternate ID	
Property Address	981 Hwy 9 Rural
Sec/Twp/Rng	9-98-5
Brief Legal Description	LOT 1 NENE <i>(Note: Not to be used on legal documents)</i>
Document(s)	PLT: A-9-127 (2019-02-25) AFD: 2009-2396 (2009-09-02) COT: 2004-877 (2004-04-06) WD: 2003-2046 (2003-06-13)
Gross Acres	3.02
Exempt Acres	N/A
Net Acres	3.02
CSR	127.59
Class	A - Agriculture <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Tax District	Makee A.C.
School District	Allamakee Comm.

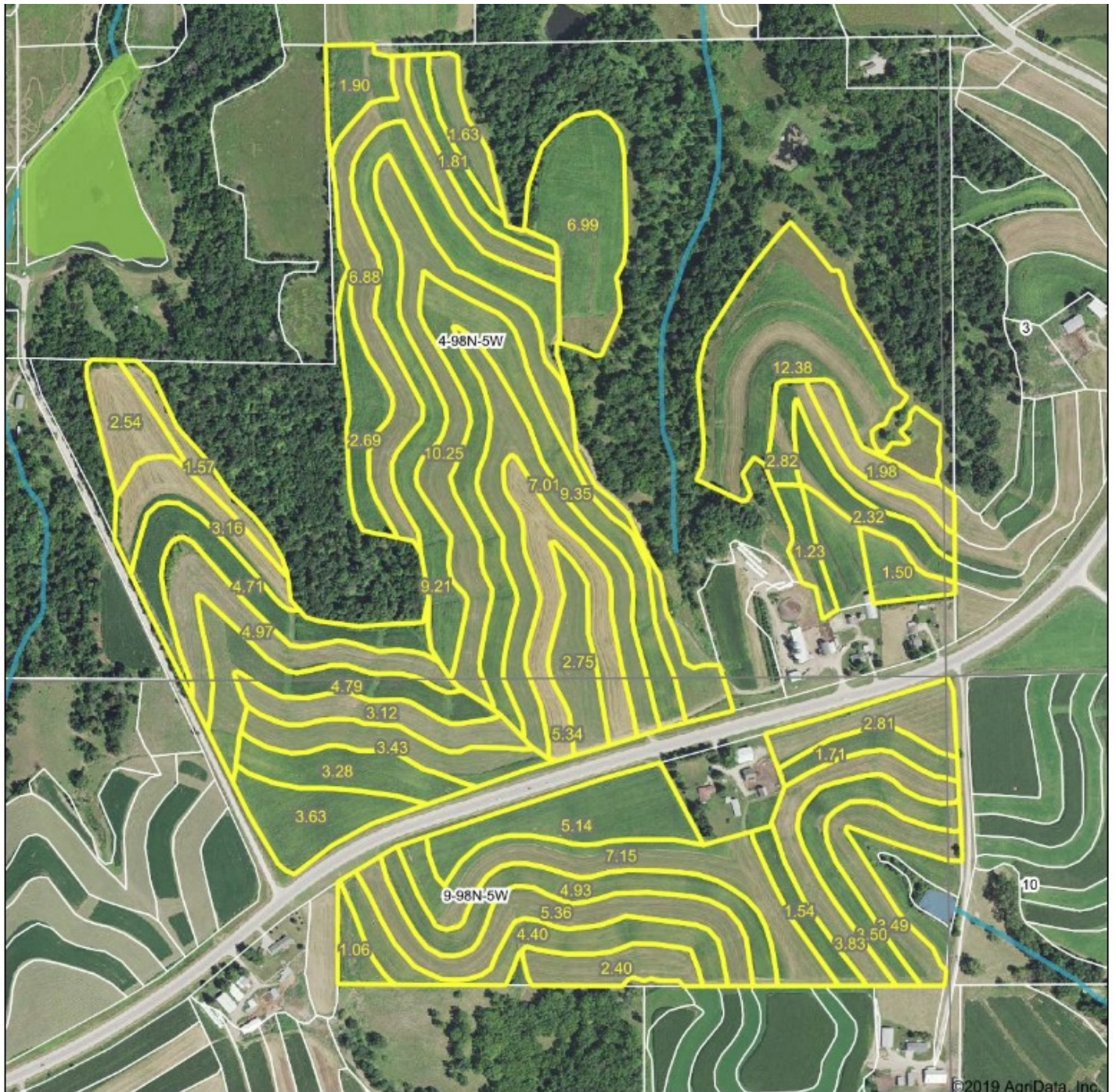
Valuation

Classification	2019	2018
	Agriculture	Agriculture
+ Land	\$3,100	\$4,900
+ Dwelling	\$112,200	\$100,900
+ Building	\$2,800	\$4,600
= Total Assessed Value	\$118,100	\$110,400

Taxation

Classification	2018
	Pay 2019-2020
+ Taxable Land Value	Agriculture \$2,750
+ Taxable Building Value	\$2,582
+ Taxable Dwelling Value	\$57,430
= Gross Taxable Value	\$62,762
- Military Exemption	\$0
= Net Taxable Value	\$62,762
x Levy Rate (per \$1000 of value)	22.54734
= Gross Taxes Due	\$1,415.12
- Ag Land Credit	(\$1.42)
- Disabled and Senior Citizens Credit	\$0.00
- Family Farm Credit	(\$0.99)
- Homestead Credit	(\$109.35)
- Business Property Credit	\$0.00
- Prepaid Tax	\$0.00
= Net Taxes Due	\$1,304.00

FSA Map



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map center: 43° 19' 42.53, -91° 26' 6.2

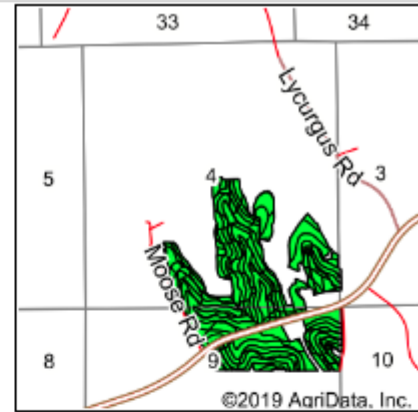


4-98N-5W
Allamakee County
Iowa



5/6/2019

Soil Map



State: **Iowa**
 County: **Allamakee**
 Location: **4-98N-5W**
 Township: **Makee**
 Acres: **176.48**
 Date: **9/30/2019**



Soils data provided by USDA and NRCS.

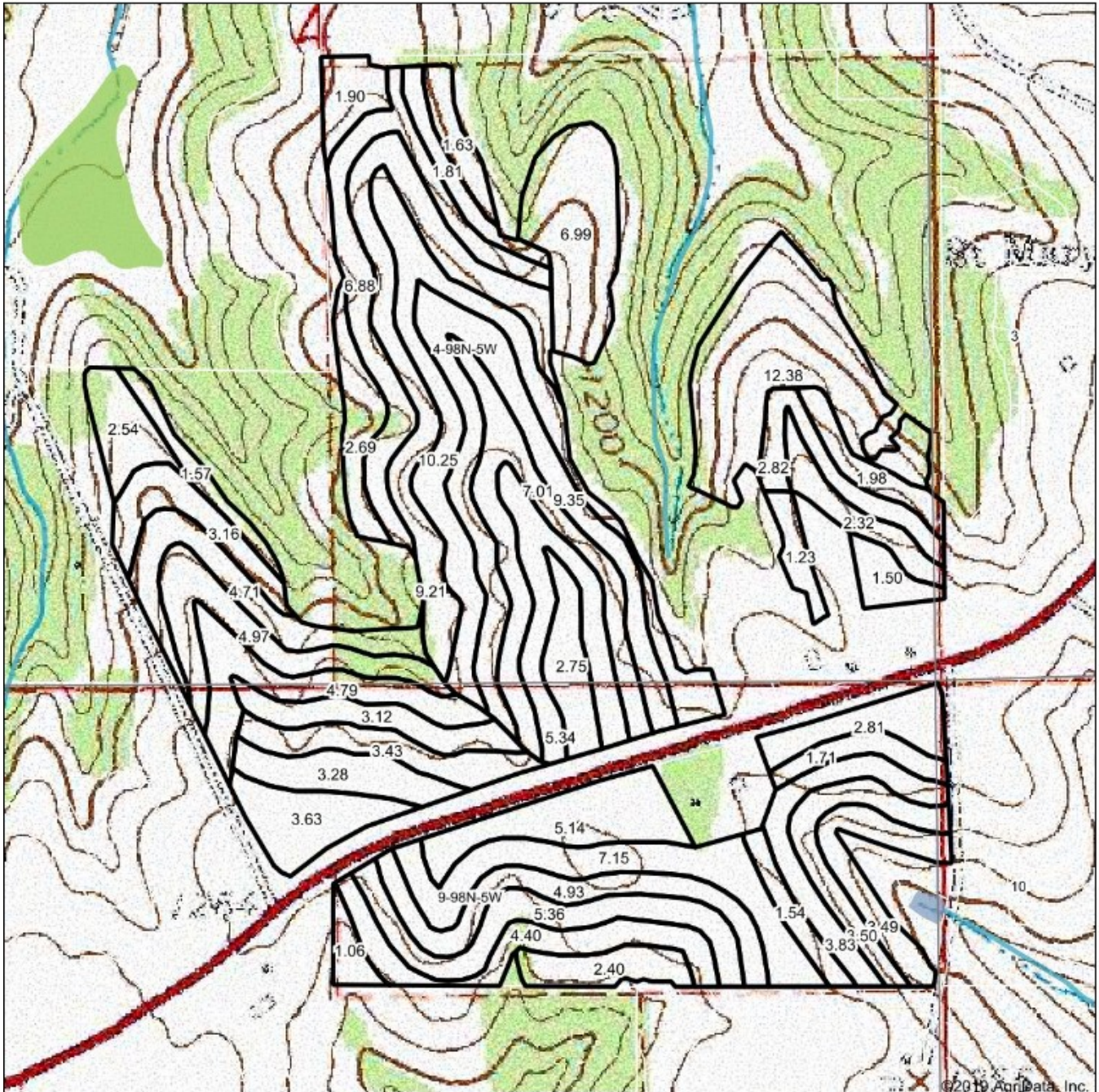
Area Symbol: IA005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	51.98	29.5%		IIIe	72	68
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	35.96	20.4%		IIIe	46	58
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	21.03	11.9%		IVe	13	21
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	12.83	7.3%		IIIe	80	73
499F	Nordness silt loam, 18 to 25 percent slopes	8.53	4.8%		VIIIs	5	5
703D	Dubuque silt loam, 9 to 14 percent slopes	7.85	4.4%		IVe	14	26
499D2	Nordness silt loam, 9 to 14 percent slopes, moderately eroded	7.83	4.4%		VIIs	5	5
499E2	Nordness silt loam, 14 to 18 percent slopes, moderately eroded	6.55	3.7%		VIIIs	5	5
703C2	Dubuque silt loam, 5 to 9 percent slopes, moderately eroded	6.24	3.5%		IIIe	38	36
162B	Downs silt loam, 2 to 6 percent slopes	5.44	3.1%		Ile	90	90
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	4.75	2.7%		IVe	8	6
206C	Shullsburg silty clay loam, 3 to 9 percent slopes	2.68	1.5%		IIIe	53	45
499C	Nordness silt loam, 5 to 9 percent slopes	1.45	0.8%		IVs	7	5
703E	Dubuque silt loam, 14 to 18 percent slopes	0.98	0.6%		IVe	8	11
163D	Fayette silt loam, 9 to 14 percent slopes	0.77	0.4%		IIIe	49	60
499E	Nordness silt loam, 14 to 18 percent slopes	0.72	0.4%		VIIIs	5	5
499G	Nordness silt loam, 25 to 40 percent slopes	0.53	0.3%		VIIIs	5	5
721D	Massbach silt loam, 9 to 15 percent slopes,	0.36	0.2%		IVe	39	28
Weighted Average						44.8	46.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topo Map



map center: 43° 19' 42.53, -91° 26' 6.2

0ft 663ft 1325ft



4-98N-5W
Allamakee County
Iowa



5/6/2019

Farm Information

Iowa
Allamakee
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 801
Prepared: 5/14/19 1:13 PM
Crop Year: 2019
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
			0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0		0.0	0.0	0.0			

ARC-IC	ARC/PLC	PLC	PLC-Default
NONE	OATS , CORN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	22.3		65	0.0
CORN	126.4		145	0.0
Total Base Acres:	148.7			

Tract Number: 6089 Description F-6-H, F-7, SEC 4 & 9 MAKEE TWP

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
272.92	178.02	178.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	178.02	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	15.0		65	0.0
CORN	86.3		145	0.0
Total Base Acres:	101.3			

Owners: REGAN, KATHLEEN M

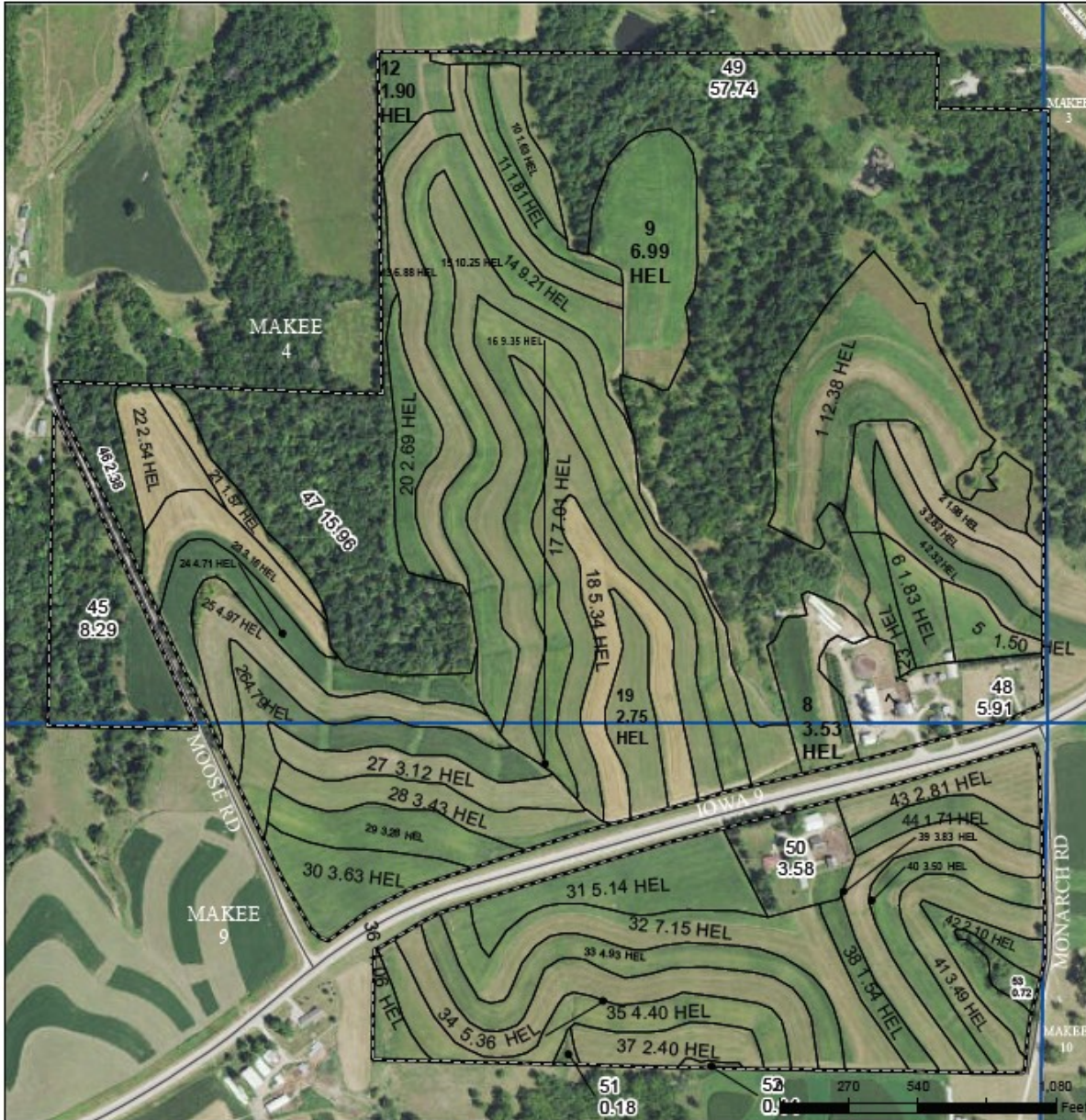
Other Producers: None

Farm Information



United States
Department of
Agriculture

Allamakee County, Iowa



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: 178.02 acres

2019 Program Year

Map Created February 27, 2019

Farm 801
Tract 6069

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.

Property Information

263+/- Acres (174.63 Tillable Acres) **Allamakee County, IA**

Tract 1 - 119+/- Acres (94.02 tillable) This farm has 2 good wide-open main fields including some highly desired soils of Down and Fayette Silt Loams with CSR2 rating of 72-90 on those acres. The fields have good open sun exposure, top access, cleaned up edges and fence rows, long rows and a nice big field in drive right to the blacktop just North of Waukon or East to the river.

Tract 2 - 88+/- Acres (31.05 tillable) This tract would make for a very nice hunting property or place for a home or cabin. With secluded top southern exposure access right off the highway this property would setup great for deer and turkey hunts and offers some nice big fields for food sources or additional income. The timber has been pastured in the past and is on its way to being a very thick sanctuary with established mature mast producing canopy that many properties desire. This tract also has a beautiful large established pond back in the timber to the North East.

Tract 3 - 53+/- Acres (49.56 tillable) This tract is a nice clean row crop farm with nearly no rough ground and an excellent stand of corn on it this year. The farm is clean with nice long rows, southern exposure, good drainage, and looked excellent from the air with no dry spots, washes, or wasted acres. The farm has over 62% of its soils rating a 72-90 CSR2 including Fayette and Down Silt Loams. This would make for a very nice investment tract by itself or paired with any of the other tracts for more acres.

Tract 4 - 3 +/- Acres. This highly desired tract has many very nice improvements and is turn-key for someone to enjoy for a really long time. The house is a 3 Bed 2 Bath Ranch style home with many updates and a nice open floor plan. The sellers have maintained and improved the home very well with a new roof, septic, pressure tank, furnace, water heater, AC, Pressure tank, sump pump, and new paint on the walls and ceilings all within the last year or so. The yard is wide open with nice mature trees, two outbuildings, nice deck and great access to the hard surface highway to head to the River or Waukon. The house and garage are very clean and move in ready. There will also be a new well drilled paid for by the sellers for the new owners to move in and enjoy this wonderful property for decades to come.

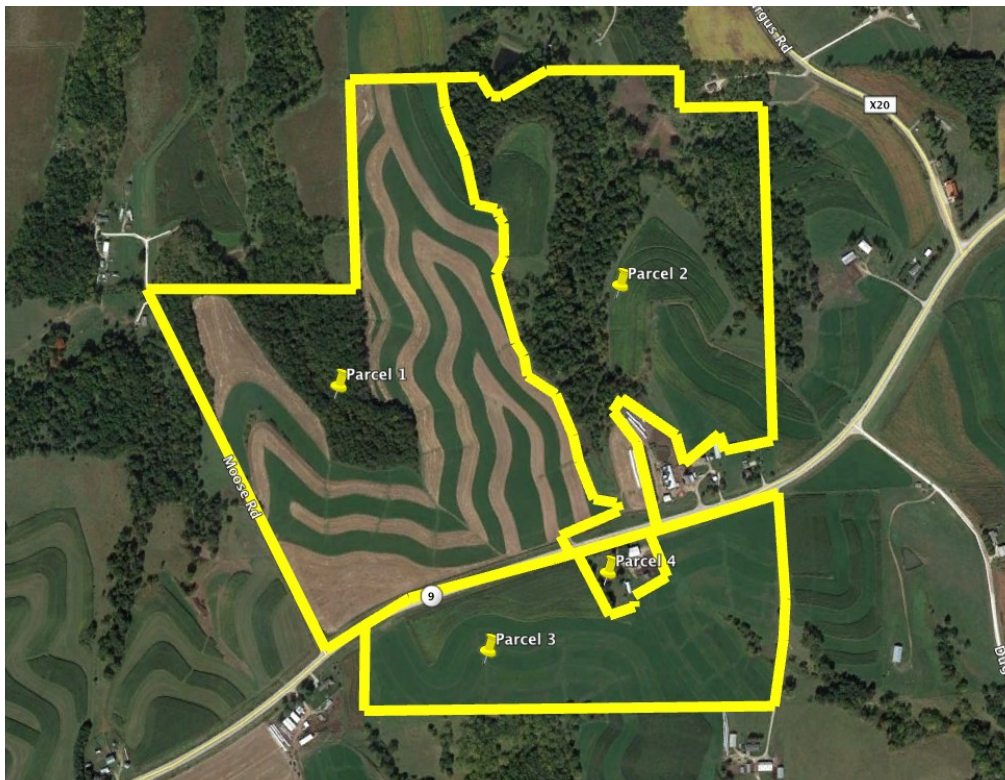
Tract 5 - 263 +/- Acres (174.63 Tillable) All tracts combined.

Preregistration & Absentee Form

Fill in your name, address, phone number and email address. Write in your total price you would like to bid. Potential buyers may deliver a bid on this form,

postmarked before November 27th, 2019 and mailed to:

High Point Realty & Auction
520 Main Street South Stewartville, MN 55976



Farm #1

Parcel 1) 119±Acres \$ _____ Parcel 2) 88±Acres \$ _____

Parcel 3) 53±Acres \$ _____ Parcel 4) Home Site \$ _____

Parcel 5) All 263±Acres: \$ _____

Name: _____

Address: _____

Phone Number: _____ Email: _____

Will you be a Registered Phone Bidder? (please circle one) **YES** or **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 Realty & Auction make no warranties or guaranties 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 TAKE PRECEDENCE OVER
PREVIOUSLY ADVERTISED INFORMATION.**

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.

- Auction staff will be at the sale site approximately one hour prior to sale time.
- The successful bidder(s) will sign a Purchase Agreement at the close of the real estate auction.
- 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.
- Closing will take place at a closing company mutually agreeable to both Buyer and Seller. Closing will be within 30 days of a signed Purchase Agreement.
- 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.
- Seller will provide up-to-date owner's policy or abstract at their expense and will convey property by General Warranty Deed.
- **2019 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.
- Entire property has been surveyed, approved and recorded by Dave Ericson with Ericson Land Surveying. Each buyer shall receive a copy of the survey for their purchased parcel.
- **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.**

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

THIS IS A 2% BUYER'S PREMIUM AUCTION.

**TWO PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE
CONTRACT SALE PRICE/PURCHASE PRICE.**

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.

All dimensions and descriptions are approximations only based upon the best information available and 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.

Property Information

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.

CLOSING The successful bidder will be required, at the close of the auction, to complete the Purchase Agreement. Balance of the purchase price is due in cash at closing on or before date specified in Purchase Agreement. Closing will take place at a closing company(s) mutually agreeable to both Buyer and Seller. Closing will be within 30 days of signed Purchase Agreement.

SELLER'S PERFORMANCE The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.

AGENCY DISCLOSURE **High Point Realty & Auction is representing the Seller.**

POSSESSION Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller. Current Tenant shall be able to remove crops in a timely manner to fulfill 2019 lease obligations. Tenant lease shall end when crops are removed.

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.

ENVIRONMENTAL DISCLAIMER The Seller, Broker and 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.

EASEMENTS AND SURVEY The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

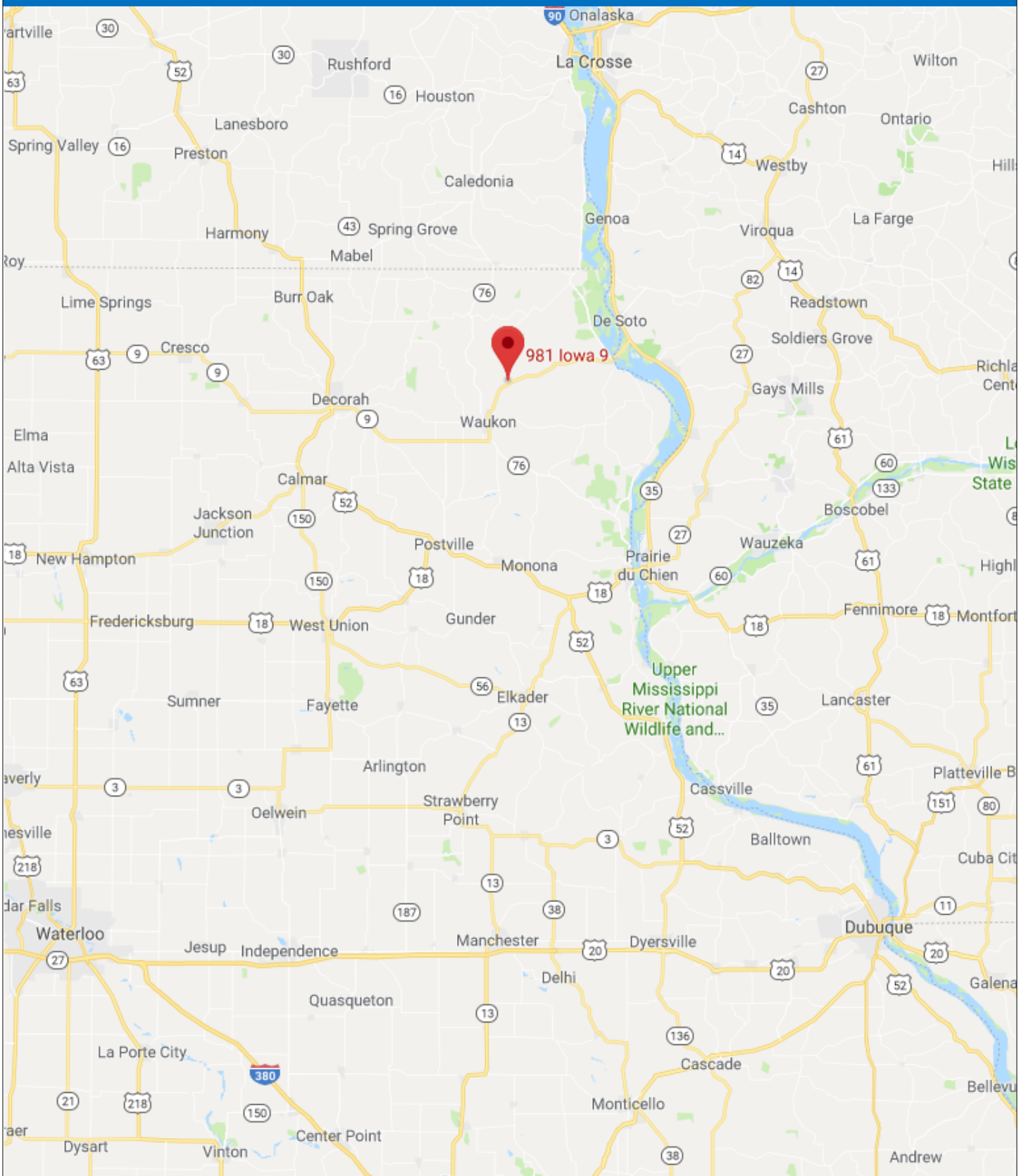
BIDDING PROCEDURE **As a buyer you have two objectives to accomplish:**

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. 7. Have your financing arrangements made in advance.



Location Map





HIGH POINT

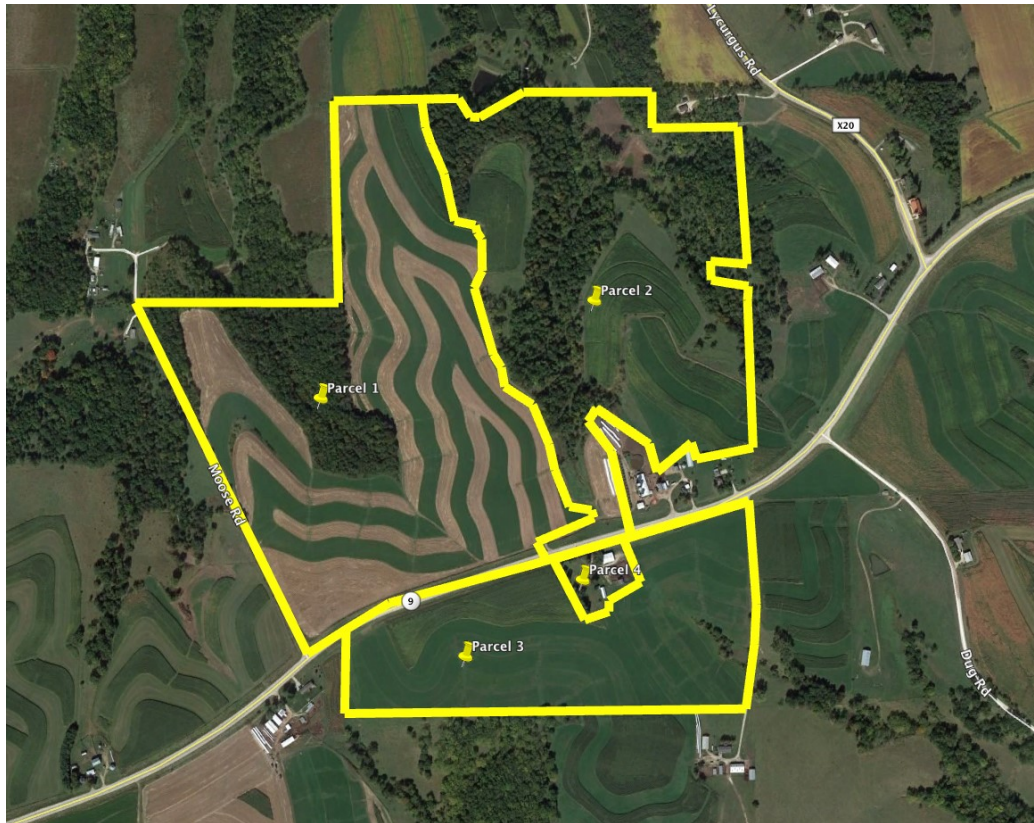
REALTY & AUCTION

507-218-1243 www.HPRAA.com

High Point Realty & Auction

246 Old Spruce Dr.

Decorah, IA 52101



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”



CONTACT LAND AGENT:

Jacob Hart

507-259-1065

Jacob@hpraa.com