

LAND AUCTION

Property Information Packet

WEDNESDAY NOVEMBER 10, 2021 • 1 PM

Harpers Ferry Community Center • 238 N 4th St Harpers Ferry, IA



274
+/- ACRES



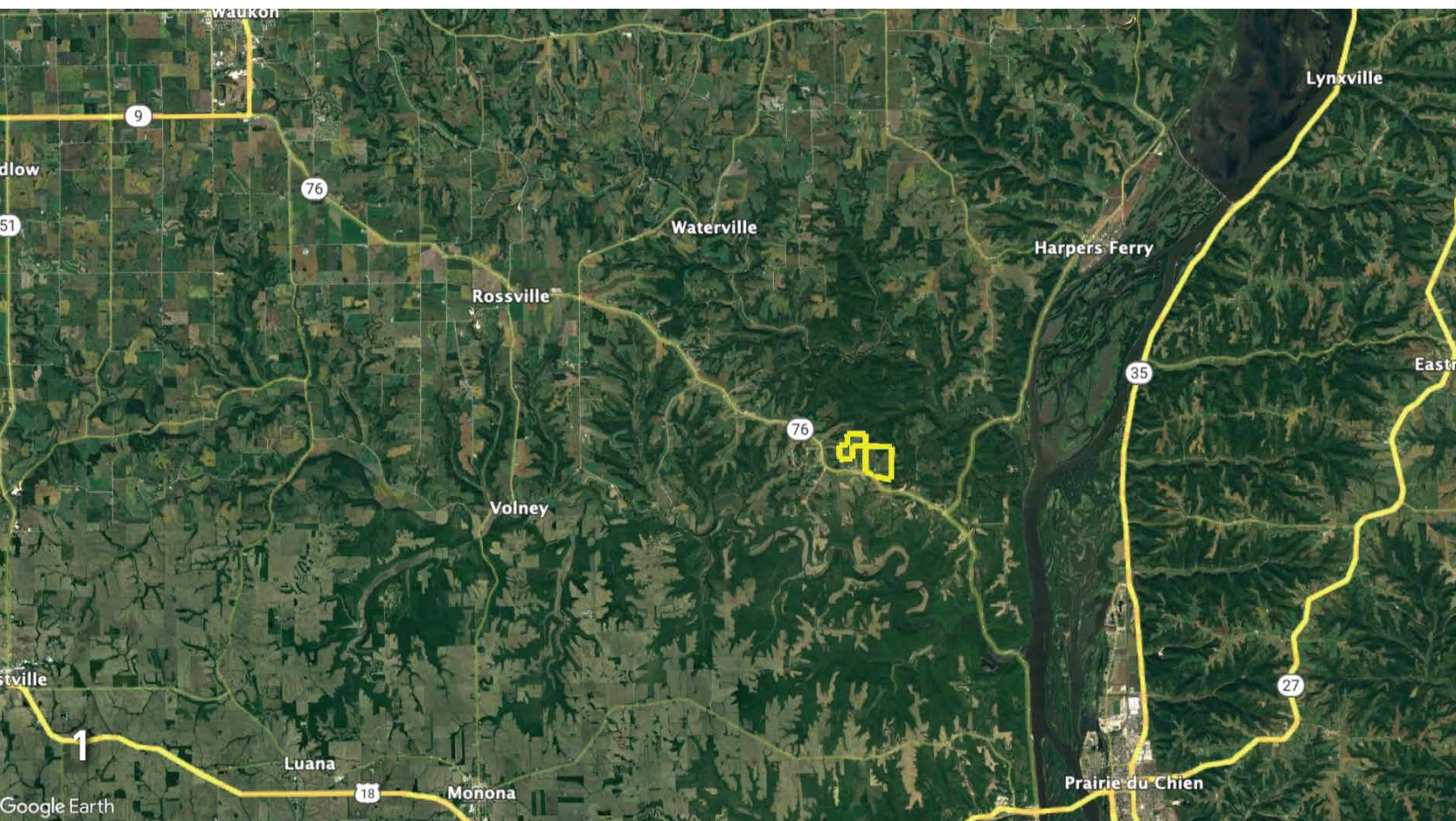
ALLAMAKEE COUNTY, IOWA
4 AVAILABLE TRACTS
LIVE & ONLINE OFF-SITE AUCTION

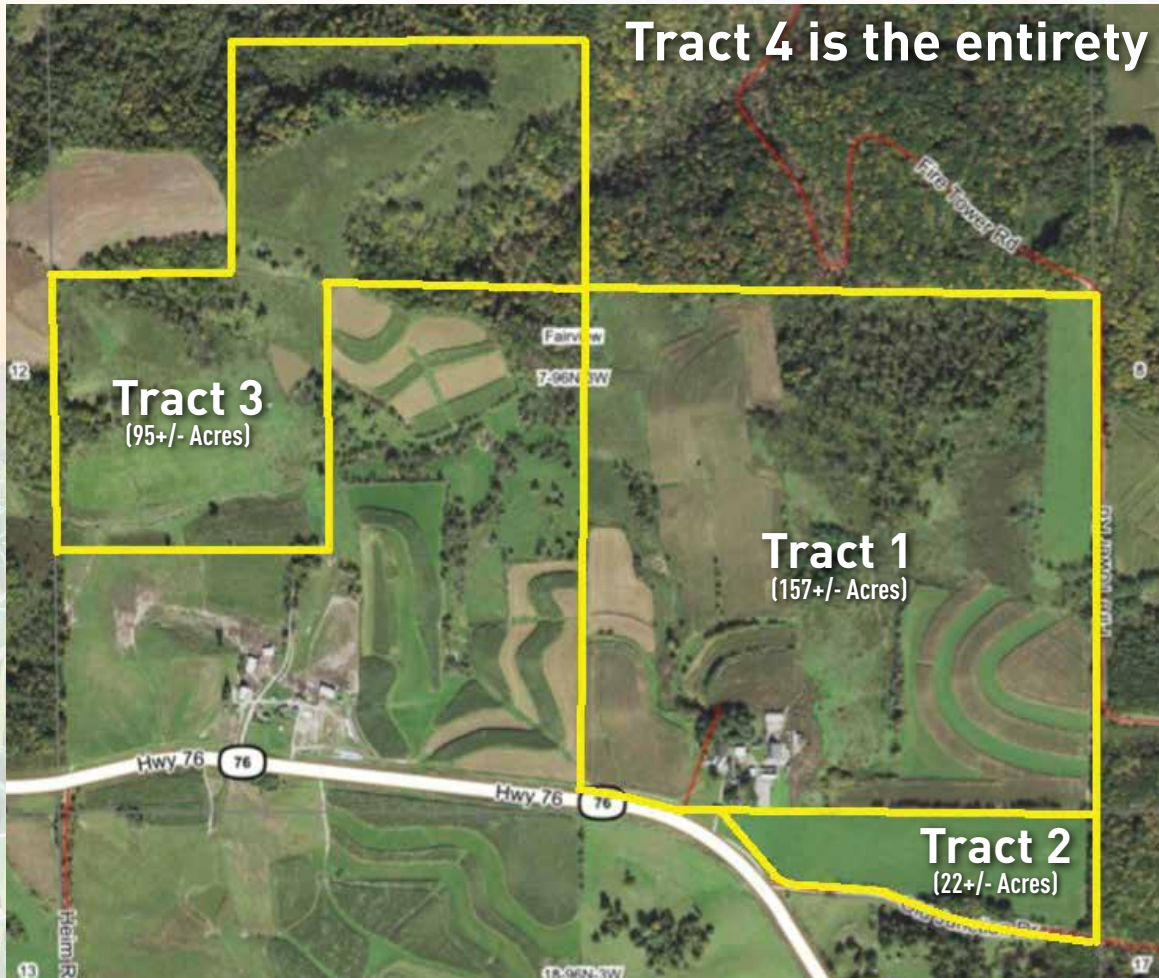
641-583-6430 • HighPointLandCompany.com • 246 Old Spruce Drive Decorah, Iowa

TERMS: 10% down due at signing of purchase agreement. Balance due shall be on a short term contract for deed. Nick Hopp RE LIC # S66851000 • Jacob Hart RE LIC # B635461000

Location Map

Allamakee County, IA





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	157+/-	TBD	TBD
Tract 2	22+/-	TBD	TBD
Tract 3	95+/-	TBD	TBD
TOTAL			TBD

TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	274+/-	TBD	TBD

Tract 1

157+/- Acres

Lines Approximate

DESCRIPTION: A beautiful acreage with mature trees, beautiful views and multiple outbuildings ready to be put back into operation. The soils on this farm consist largely of Fayette silt loam and generate a 50 csr2 across its entirety. This farm has been well managed using contoured farming practices and a sound crop rotation. The non-tillable land could be reclaimed as pasture land, or the new owners could enjoy the recreational benefits as this farm is loaded with deer and turkeys.

DIRECTIONS: From Waukon, IA travel south on Hwy 76 for 16.9 miles. Property will be on your left. Watch for signs.

PIDs: 2207400003

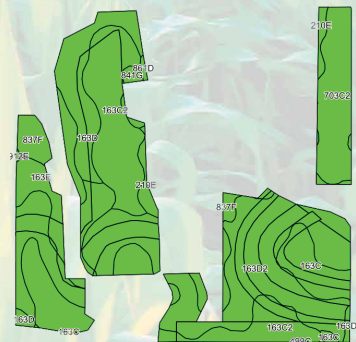
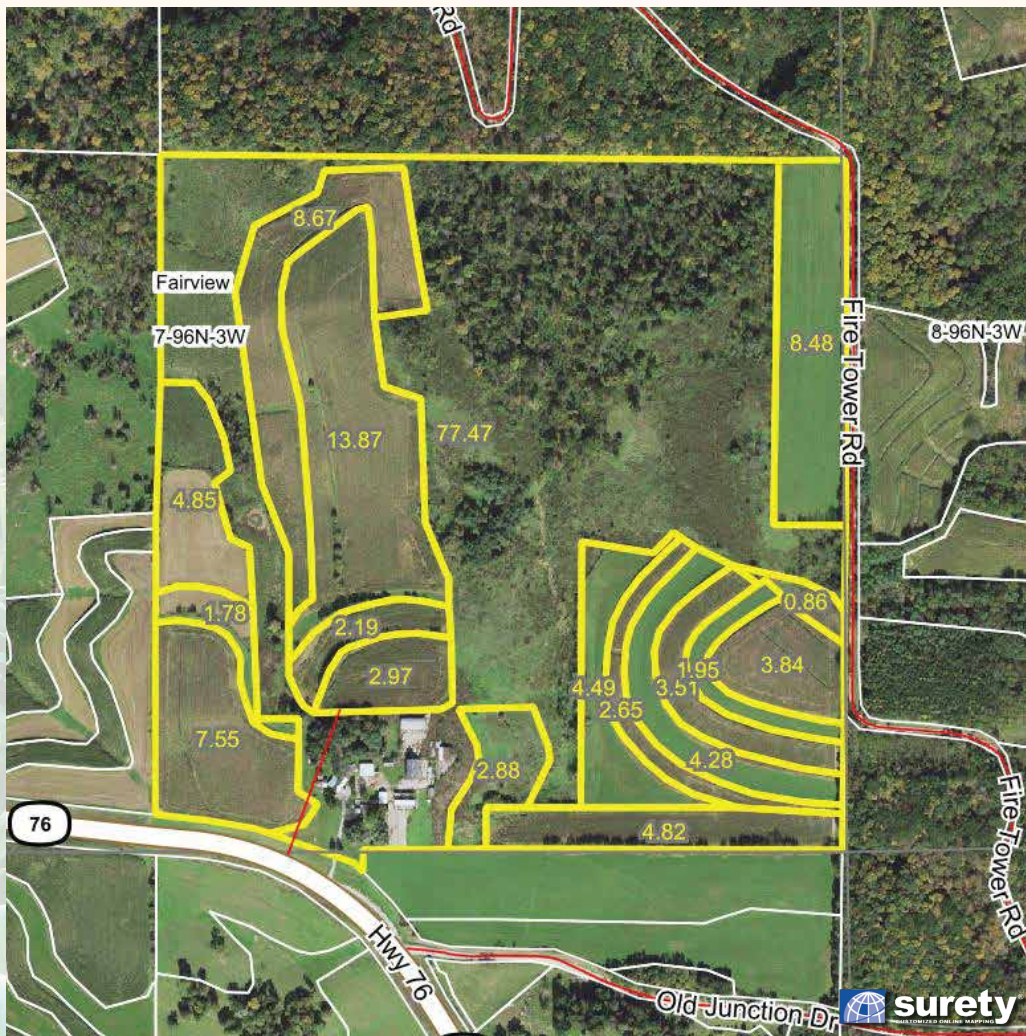
TAXES: \$3,637 **Estimated*



Aerial Map

Tract 1

157+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	28.19	35.4%			IIIe	46 58
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	20.35	25.6%			IIIe	72 68
703C2	Dubuque silt loam, 5 to 9 percent slopes, moderately eroded	7.64	9.6%			IIIe	38 36
163D	Fayette silt loam, 9 to 14 percent slopes	7.14	9.0%			IIIe	49 60
837F	Village silt loam, 18 to 25 percent slopes	4.89	6.1%			VIe	12 5
163E	Fayette silt loam, 14 to 18 percent slopes	4.73	5.9%			IVe	38 50
163C	Fayette silt loam, 5 to 9 percent slopes	4.26	5.3%			IIIe	75 70
210E	Boone loamy sand, 9 to 18 percent slopes	1.67	2.1%			VIIIs	7 10
841G	Rock outcropBoone complex, 20 to 70 percent slopes	0.60	0.8%			VIIIs	5 5
861D	Yellowriver silt loam, 9 to 14 percent slopes	0.17	0.2%			IIIe	51 60
Weighted Average						50	54.1

Tract 2

22+/- Acres

Lines Approximate

DESCRIPTION: Located just off of paved Hwy 76 with access off of Old Junction Rd, this tract would be the ideal addition to any farming operation looking to pick up some additional acres. There is also potential for this tract to be used as a buildable location for a forever home or additional farming operation.

DIRECTIONS: From Waukon, IA travel south on Hwy 76 for 16.9 miles. Property will be on your left. Watch for signs.

PIDs: 2218200011

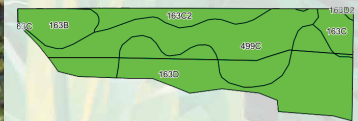
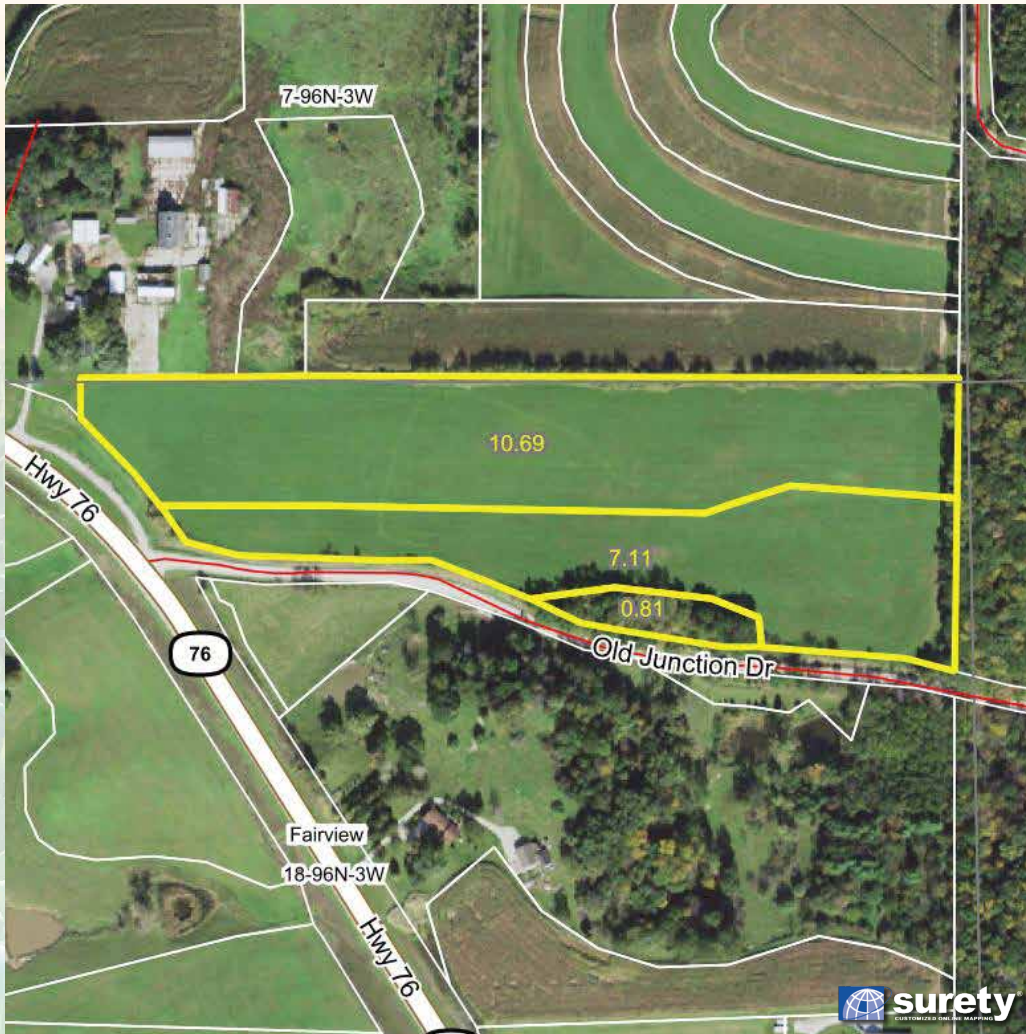
TAXES: \$332 **Estimated*



Aerial Map

Tract 2

22+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR
499C	Nordness silt loam, 5 to 9 percent slopes	7.03	39.5%		IVs	7	5
163D	Fayette silt loam, 9 to 14 percent slopes	6.52	36.6%		IIIe	49	60
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	1.66	9.3%		IIIe	72	68
163B	Fayette silt loam, 2 to 6 percent slopes	1.64	9.2%		IIe	83	85
163C	Fayette silt loam, 5 to 9 percent slopes	0.95	5.3%		IIIe	75	70
Weighted Average						39.1	41.9

Tract 3

95+/- Acres

Lines Approximate

DESCRIPTION: This incredibly diverse tract that has been historically utilized as pasture. At its center sits a nearly 1-acre pond, surrounded by mature oak groves, and walnut ridges. With mature trees ready to harvest on this tract, the new owners could have an immediate return. With multiple locations to potentially build a home, cabin or have a camper, this tract would be the ultimate private retreat. The combination of the pond, multiple locations for big food plots (with the potential to pull deer for miles), and strategic stand locations with great access; could make this an incredible hunting property.

DIRECTIONS: From Waukon, IA travel south on Hwy 76 for 16.9 miles. Property will be on your left. Watch for signs.

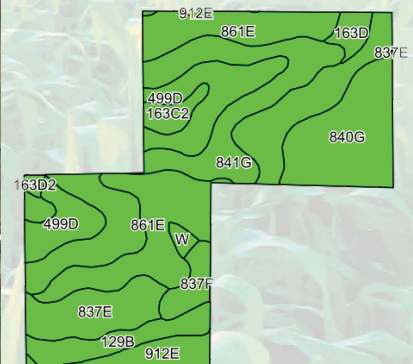
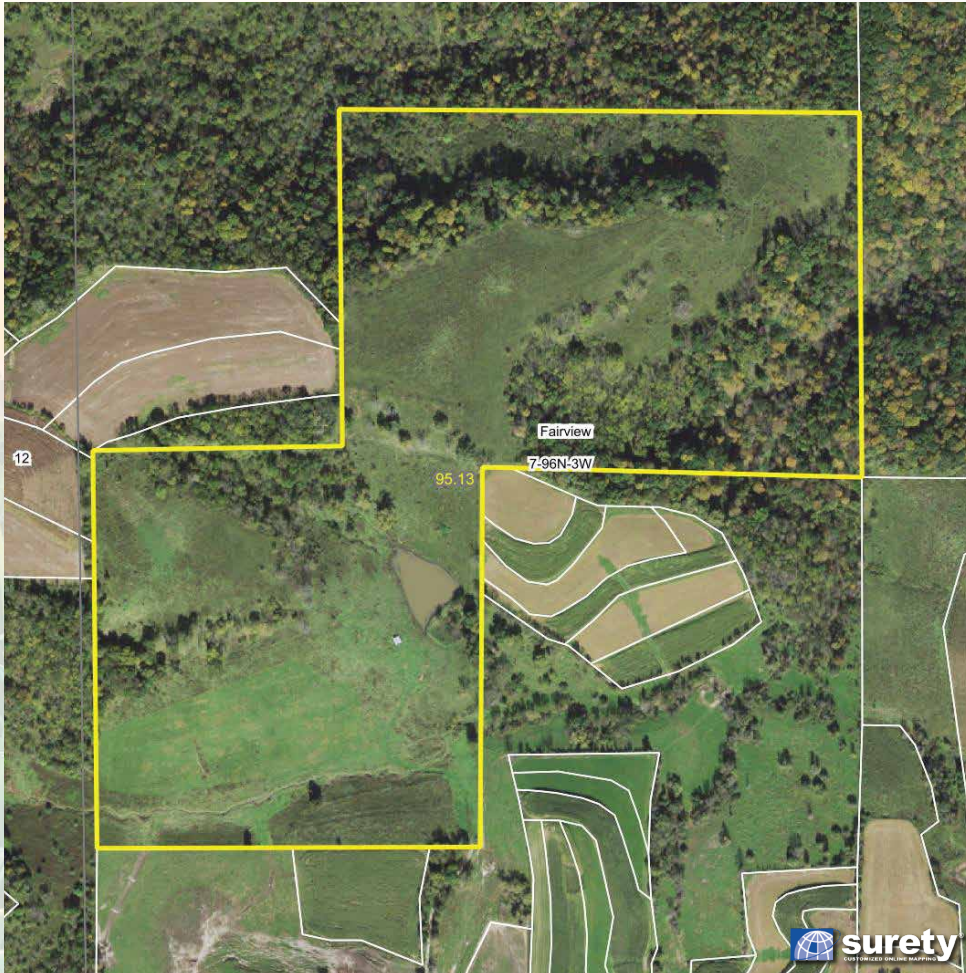
PIDs: 2207400003

TAXES: \$1,206 **Estimated*



Aerial Map

Tract 3 95+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR
861E	Yellowriver silt loam, 14 to 18 percent slopes	26.75	26.0%		IVe	39	50
841G	Rock outcropBoone complex, 20 to 70 percent slopes	20.35	19.8%		VIII s	5	5
840G	Lacrescent silt loam, 25 to 70 percent slopes	12.32	12.0%		VIIe	5	5
499D	Nordness silt loam, 9 to 14 percent slopes	11.36	11.0%		VI s	5	5
837E	Village silt loam, 14 to 18 percent slopes	7.32	7.1%		IVe	30	18
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.07	6.9%		IIIe	72	68
129B	ArenzvilleChaseburg complex, 1 to 5 percent slopes	5.05	4.9%		IIw	73	63
912E	Paintcreek silt loam, 14 to 18 percent slopes	3.68	3.6%		VIe	10	10
837F	Village silt loam, 18 to 25 percent slopes	2.66	2.6%		VIe	12	5
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.82	1.8%		IIIe	46	58
163B	Fayette silt loam, 2 to 6 percent slopes	1.76	1.7%		Ile	83	85
163D	Fayette silt loam, 9 to 14 percent slopes	1.67	1.6%		IIIe	49	60
W	Water	0.71	0.7%			0	0
163E	Fayette silt loam, 14 to 18 percent slopes	0.15	0.1%		IVe	38	50
163C	Fayette silt loam, 5 to 9 percent slopes	0.14	0.1%		IIIe	75	70
Weighted Average						26.8	28.3

Property Tax Information

Parcel ID 2218200011
Alternate ID
Property Address Rural
Sec/Twp/Rng 18-96-3
Brief Legal Description PT N1/2 NE LYING E OF HWY 76 & N OF OLD STATE RD
Document(s) ALE: 2021-1360 (2021-05-20)
 ALE: 2021-628 (2021-03-12)
 REC: 2000-2610
Gross Acres 22.05
Exempt Acres 2.95 (EXM)
Net Acres 19.10
CSR 729.21
Class A - Agriculture
Tax District Fairview A.C.
School District Allamakee Comm.

Valuation

	2021	2020	2019	2018	2017
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$16,000	\$17,600	\$17,600	\$27,300	\$27,300
- Exempt	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$16,000	\$17,600	\$17,600	\$27,300	\$27,300

Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$14,341	\$14,341	\$15,324	\$14,864
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$14,341	\$14,341	\$15,324	\$14,864
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$14,341	\$14,341	\$15,324	\$14,864
x Levy Rate (per \$1000 of value)	22.69811	22.71937	22.45285	22.27159
= Gross Taxes Due	\$325.51	\$325.82	\$344.07	\$331.04
- Ag Land Credit	(\$8.01)	(\$8.29)	(\$8.09)	(\$8.59)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	(\$5.66)	(\$5.81)	(\$5.65)	(\$5.99)
- 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	\$322.00	\$312.00	\$330.00	\$316.00

PROPERTY Tax Information

Parcel ID 2207400003
Property Address 501 Hwy 76
 Rural
Sec/Twp/Rng 7-96-3
Brief Legal Description SE NW; NW SW; E PT SW NW; SE EX PT SOLD TO STATE CONT .50 ACRES IN SW SE
Document(s) ALE: 2021-1360 (2021-05-20)
 ALE: 2021-628 (2021-03-12)
Gross Acres 252.83
Exempt Acres 0.75 (EXM)
Net Acres 252.08
CSR 6939.53
Class A - Agriculture
Tax District Fairview A.C.
School District Allamakee Comm.

Valuation

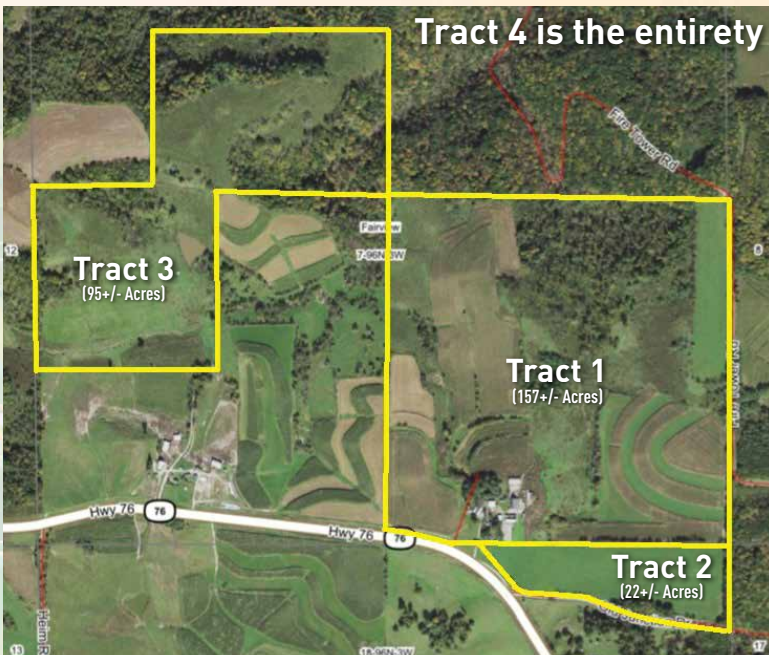
	2021	2020	2019	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$168,600	\$168,300	\$168,300	\$260,200	\$260,200	\$280,400
- Exempt	\$0	\$0	\$0	\$0	\$0	\$0
+ Dwelling	\$112,900	\$108,000	\$108,000	\$98,400	\$98,400	\$86,500
+ Building	\$14,300	\$13,700	\$13,700	\$22,400	\$22,400	\$26,800
= Total Assessed Value	\$295,800	\$290,000	\$290,000	\$381,000	\$381,000	\$393,700

Taxation

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$137,136	\$146,057	\$141,674	\$133,189
+ Taxable Building Value	\$11,163	\$12,574	\$12,196	\$12,730
+ Taxable Dwelling Value	\$59,480	\$56,007	\$54,731	\$49,252
= Gross Taxable Value	\$207,779	\$214,638	\$208,601	\$195,171
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$207,779	\$214,638	\$208,601	\$195,171
x Levy Rate (per \$1000 of value)	22.71937	22.45285	22.27159	22.71469
= Gross Taxes Due	\$4,720.61	\$4,819.23	\$4,645.88	\$4,433.25
- Ag Land Credit	(\$79.02)	(\$77.15)	(\$80.82)	(\$72.21)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	(\$55.36)	(\$53.88)	(\$56.34)	(\$50.17)
- Homestead Credit	(\$110.19)	(\$108.90)	(\$108.02)	(\$110.17)
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$4,476.00	\$4,580.00	\$4,400.00	\$4,200.00

Absentee Bidding Form

Fill in your name, address, phone number, and email address. Write in the total price you would like to bid. Potential buyers must deliver this form postmarked before **November 3, 2021** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Tract 1: \$ _____ *Per acre*
(157+/- Acres)

Tract 2: \$ _____ *Per acre*
(22+/- Acres)

Tract 3: \$ _____ *Per acre*
(95+/- Acres)

Entirety: \$ _____ *Per acre*
(274+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

Iowa
Allamakee

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

FARM: 4647
Prepared: 8/5/21 8:03 AM
Crop Year: 2021

Report ID: FSA-156EZ

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.

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
271.63	97.44	97.44	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	97.44	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	4.19	64	0.00
CORN	50.51	150	0.00
Total Base Acres:	54.7		

Tract Number: 154 **Description:** M-12-H, M-13-H, SEC 7 & 18 FAIRVIEW TWP
FSA Physical Location : Allamakee, IA **ANSI Physical Location:** Allamakee, IA
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
271.63	97.44	97.44	0.0	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	97.44	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	4.19	64	0.00
CORN	50.51	150	0.00
Total Base Acres:	54.7		

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 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 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 & 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, 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 auctioneers discretion of the multiparcel auction method.**

- **2021 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.

SURVEY

Property is being sold as the current tax parcels. A new survey shall not be provided by the seller.

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 set for Dec 28, 2021 on a short term contract for deed, with 50% due at closing and the balance due Jan 4, 2022. 10% of the total purchase price shall be collected as non-refundable earnest money at signing. Those funds will be placed in the High Point Trust Account as earnest money until closing. Closing will take place at a closing company(s) mutually agreeable to both buyer and seller.

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.

LEASES

Tenant will have access to the cropland for 2021 crop season. Seller shall retain all rent for 2021. Lease shall end when crops are removed and be open to buyer to lease or operate at their discretion for the future. All other property shall transfer lease free to buyer at closing.

POSSESSION

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

AGENCY DISCLOSURE

High Point Land Company is representing the Seller.

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.

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

The buyer is responsible for complying with any county requirements for transfer on the well or septic. Well & septic is being sold "as is where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

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.

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 cancelled 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.

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.

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:

Nick Hopp

319-240-6121

Nick@highpointlandcompany.com





LIVE & ONLINE OFF-SITE AUCTION ALLAMAKEE COUNTY, IOWA



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