

LAND AUCTION

Property Information Packet

WEDNESDAY DECEMBER 15, 2021 • 1 PM

Turner Hall • 119 East Greene Street Postville, IA 52162



120
+/- ACRES



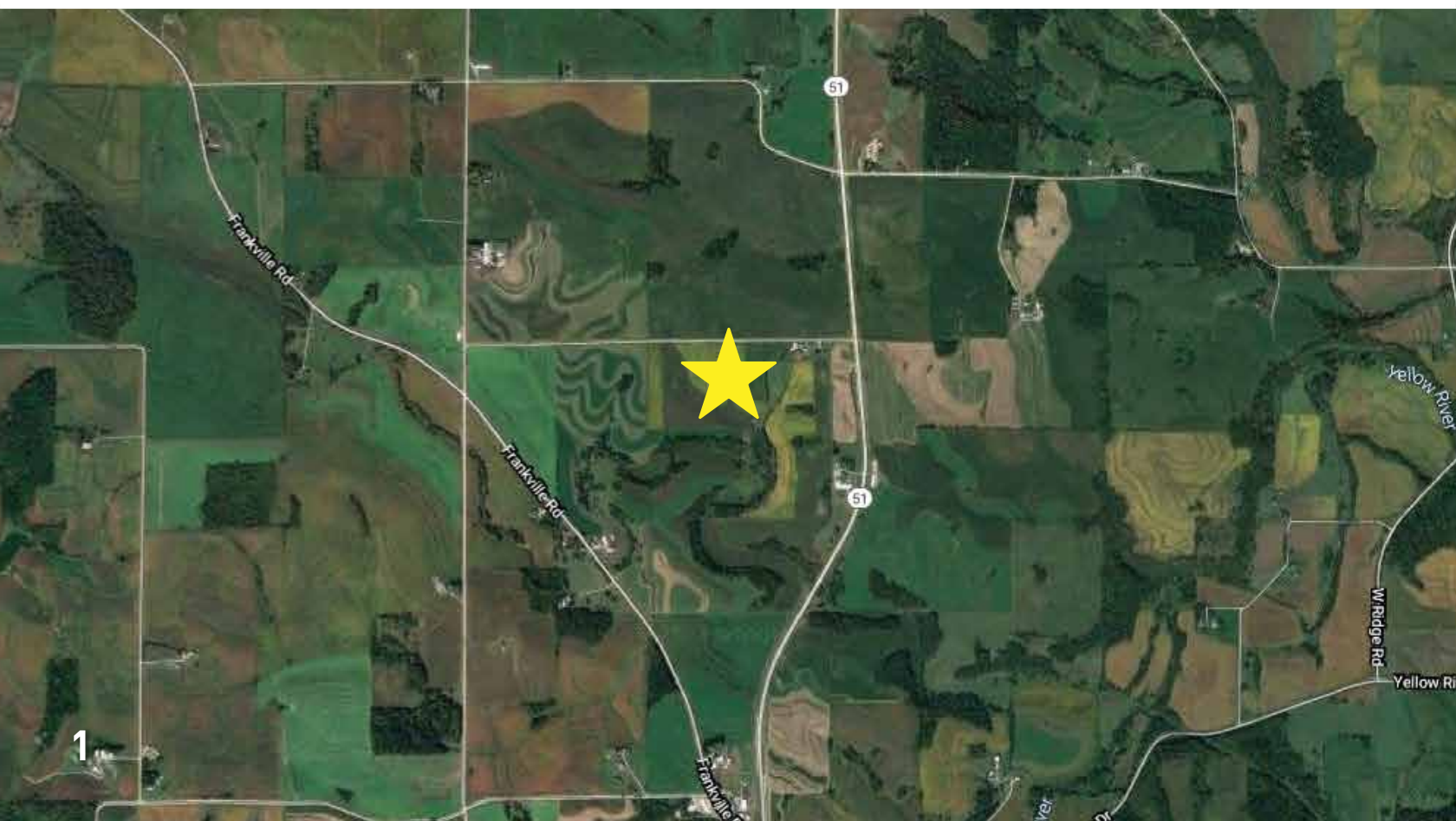
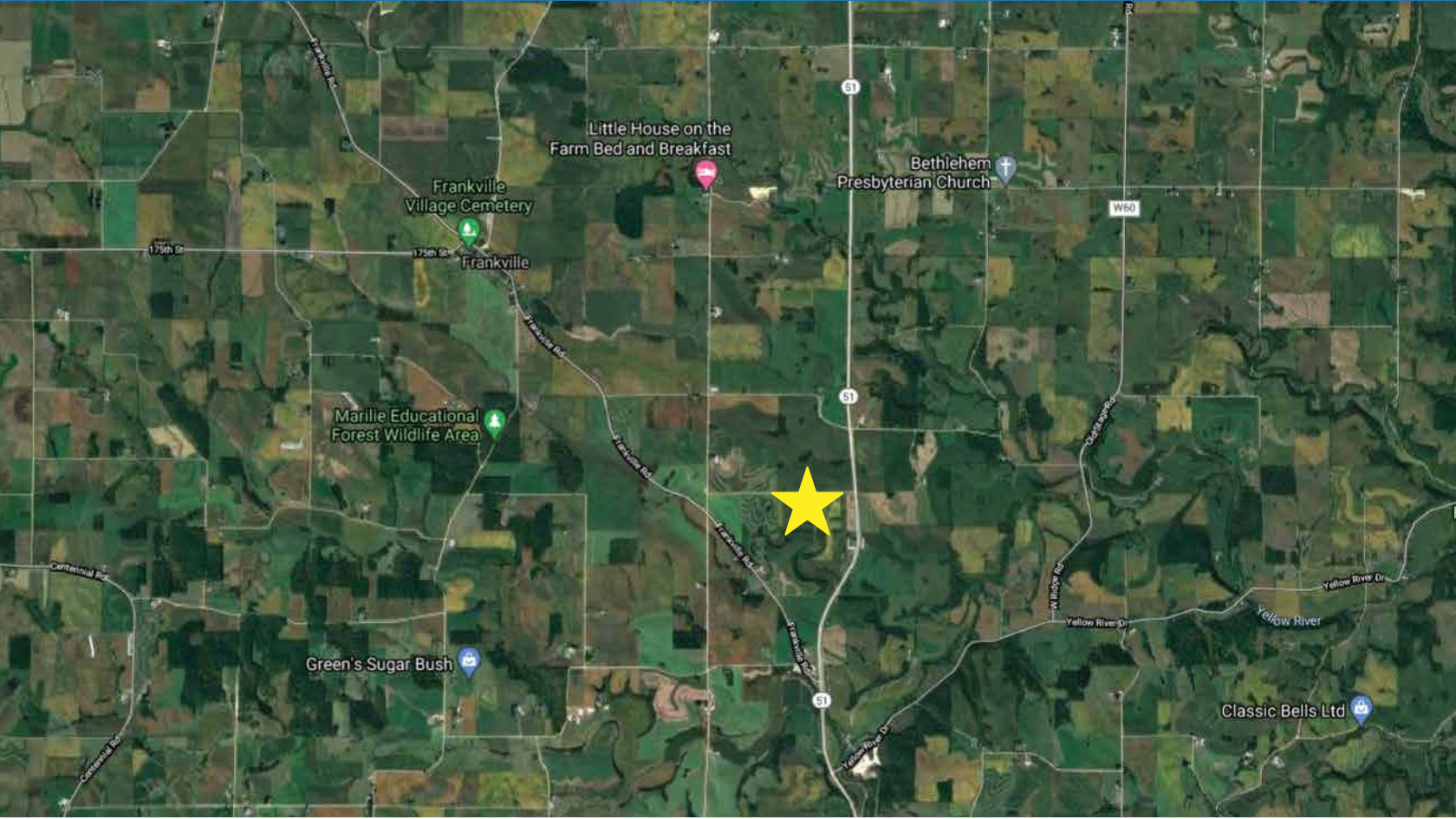
**ALLAMAKEE COUNTY, IOWA
3 AVAILABLE TRACTS
LIVE OFF-SITE LAND AUCTION**

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

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 2% buyer's premium auction. Jacob Hart RE LIC # B635461000

Location Map

Allamakee County, IA





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	40+/-	TBD	TBD
Tract 2	79.93+/-	TBD	TBD
TOTAL			TBD

TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	119.93+/-	TBD	TBD

Tract 1

40+/- Acres

Lines Approximate

DESCRIPTION: This nearly all tillable offering has many desirable features for those looking for a great farm. Southern exposure, nice in-drives to flat parking, long rows, good drainage, easy short access to hard surface roads. The soils on this tract consist of highly desired Fayette and Dubuque silt loams boasting an impressive corn and soybean crop in 2021. Purchased alone or paired with tract 2 this offering has many very desirable features for the operator and land investor with many tenants expressing rental interest and location to grain markets.

DIRECTIONS: From Postville, IA take 51 North 8 miles until you reach Lange Dr. turn left and property will start on your left. From Old Highway 9 go south on 51, 7.7 miles until you reach Lange Dr. Turn right and property will be on your left. Watch for auction signs and directionals.

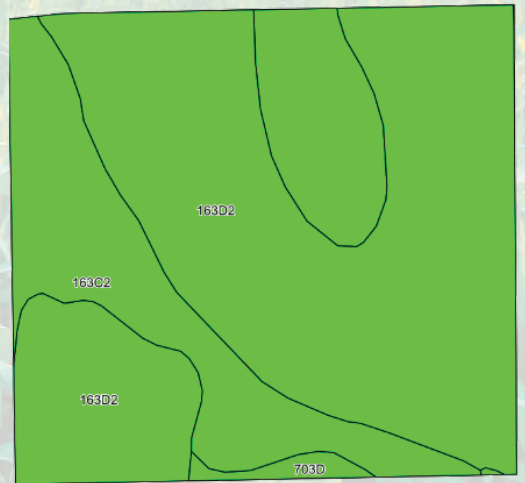
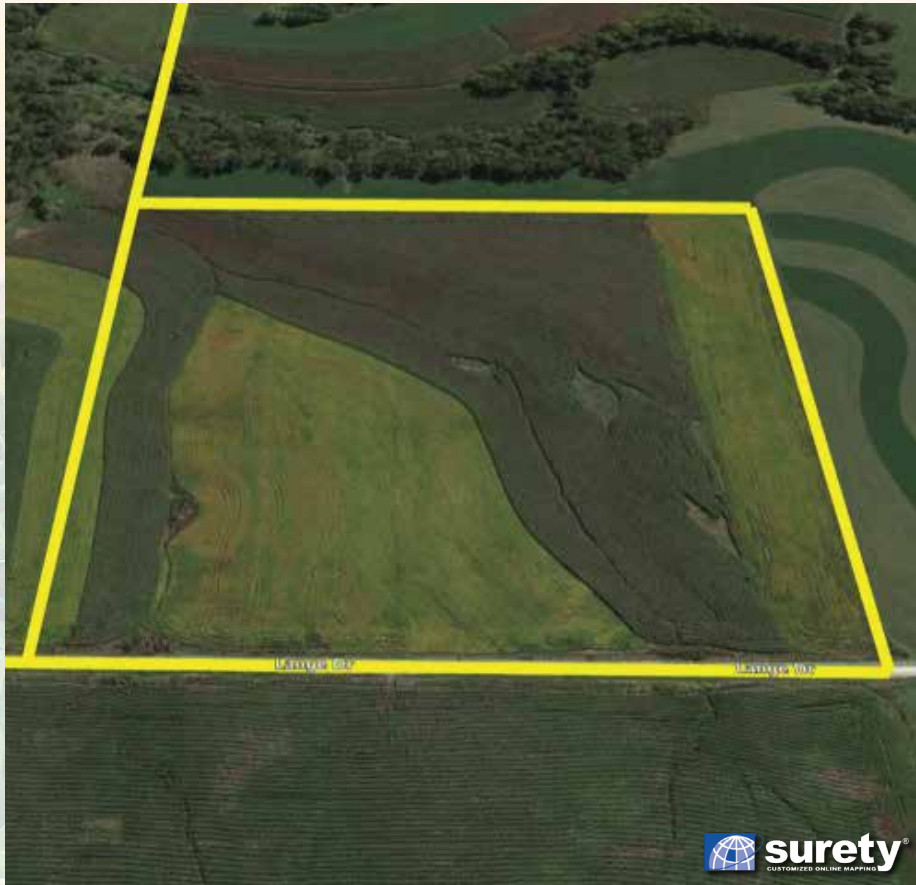
TAXES: \$4,618 (Currently for entirety)



Aerial Map

Tract 1

40+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	26.12	68.6%		IIIe	46	58	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	11.41	30.0%		IIIe	72	68	
703D	Dubuque silt loam, 9 to 14 percent slopes	0.52	1.4%		IVe	14	26	
Weighted Average						3.01	53.4	60.6

Tract 2

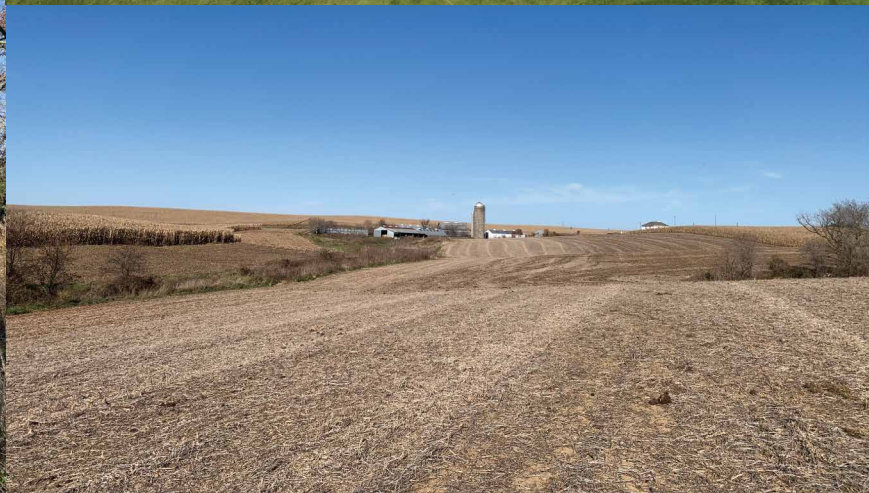
79.93+/- Acres

Lines Approximate

DESCRIPTION: This diverse offering lays very nice for many different buyer intentions. First the property lays two forty's deep into the section conveniently just off the hard surface road between Postville to the South and Old Hwy 9 to the North. The tillable acres on this tract are highly desirable Fayette Silt loams and just over an acre of Eitzen Silt loams boasting an excellent yielding stand of corn and soybeans in 2021. Towards the back of the property lays a timber lot loaded with deer sign. This small tract of timber has a great spot for a food plot and a couple different hunting locations that could really produce some quality deer that this area is known for. The building site offers a spacious 2048 sq ft, 4 bedroom, 1 1/4 bath, home, 3 stall garage, big equipment shed, barn, silo, feedlot, and many outbuildings for equipment, livestock, or hay storage.

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TAXES: \$4,618 (Currently for entirety)



Aerial Map

Tract 2

79.93+/- Acres



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	29.66	52.7%		IIIe	72	68
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	24.84	44.2%		IIIe	46	58
85B	Eitzen silt loam, 2 to 5 percent slopes	1.12	2.0%		IIw	79	83
40D	Fayette silt loam, karst, 2 to 14 percent slopes	0.47	0.8%		VIIe	5	5
478G	Nordness-Rock outcrop complex, 25 to 60 percent slopes	0.17	0.3%		VIIIs	5	5
Weighted Average						3.03	59.9 63.2

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 8, 2021** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



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

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

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

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

IOWA
Allamakee County
Form: FSA-156EZ



Abbreviated 156 Farm Record

Tract Number: 292 **Description** B-12, SEC 5 POST 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: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
115.79	91.7	91.7	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	91.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	60.0	144	0.00
SOYBEANS	13.9	42	0.00
Total Base Acres:	73.9		

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 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

- A 2% buyer's premium shall be added to the high bid price to determine the buyers full purchase price.

- 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

In the event the property sells in multiple tracts the seller shall complete a survey to establish a new legal description describing that tract. This shall be paid for by the seller and be used in the updated abstract.

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 unless survey needs to take place to establish a new legal closing shall be 60 days from auction day in the event the property sells in 2 tracts to allow time for survey to be completed and recorded. 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 take place at a closing company(s) mutually agreeable to both buyer and seller.

LEASES

Buyer to receive \$23,000 upon successful closing for the following to be rented in the year 2022 and agree to current remaining lease on property. Tenant will have cropland leased for the 2022 crop season and lease shall end when crops are removed. Tenant shall also have access to silo, corn bin, shed to house cattle and hay storage until June 15, 2022 at which time cattle shall be removed. Garage, house, and hunting rights shall transfer open 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.



LIVE PUBLIC AUCTION ALLAMAKEE COUNTY, IA



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246 Old Spruce Drive Decorah, Iowa 52101