

LAND AUCTION

Property Information Packet

WEDNESDAY MARCH 2, 2022 • 1 PM

Farley Memorial Hall • 204 1st Street NW Farley, IA 52046



66.36
+/- ACRES



DUBUQUE COUNTY, IA
1 AVAILABLE TRACT
LIVE & ONLINE OFF-SITE AUCTION

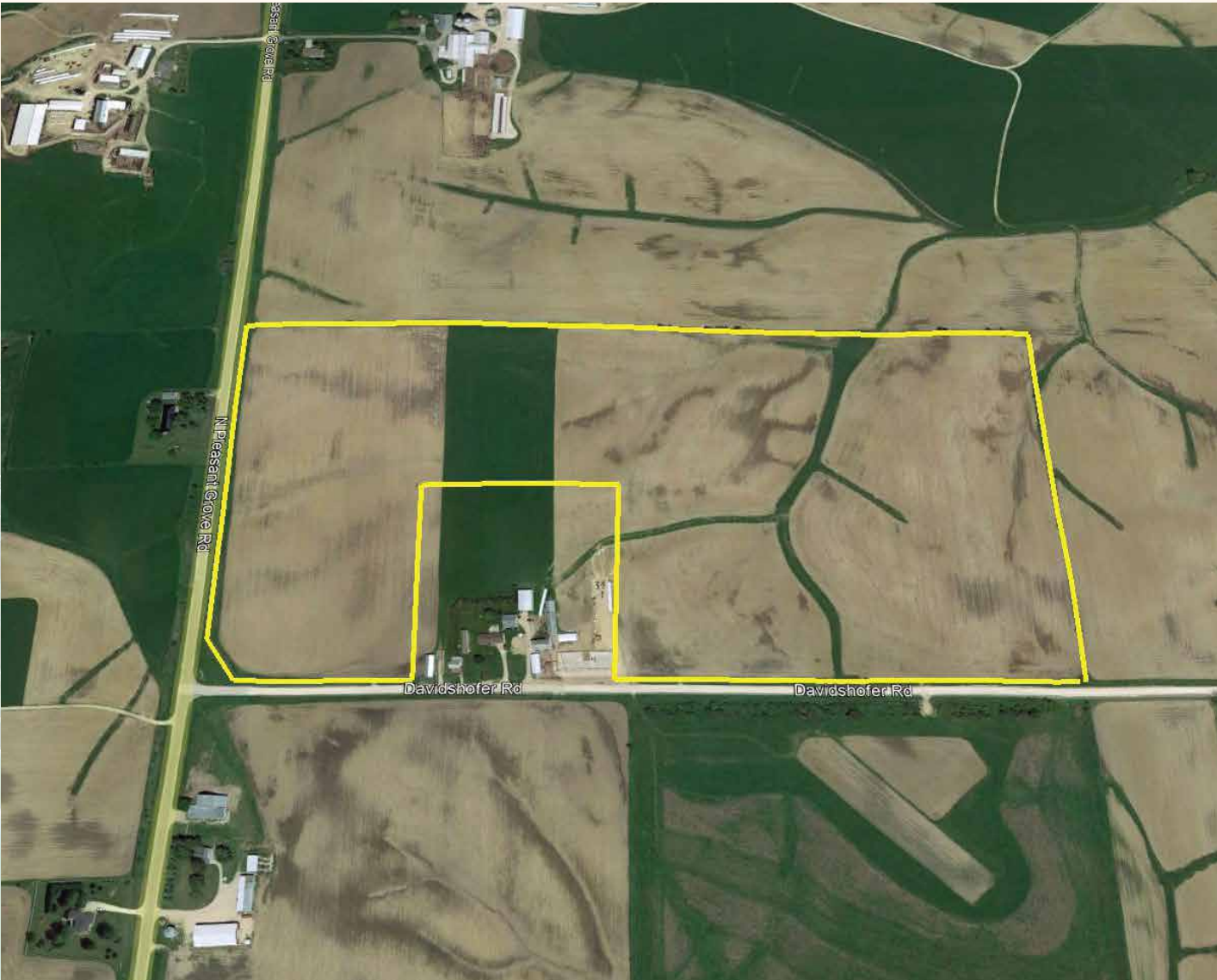
641-583-6430 • HighPointLandCompany.com • 501 South Grand Ave Charles City, IA

TERMS: 10% down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. Matt Tobin RE LIC # S68963000 • Jacob Hart RE LIC # B635461000

Location Map

Dubuque County, IA





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	66.36+/-	TBD	TBD

Tract 1

66.36+/- Acres

Lines Approximate

DESCRIPTION: Located in Taylor township in Western Dubuque county where land is tightly held and rarely comes available to the public, this farm sits off of hard surface road North Pleasant Grove Road 2.5 miles south of Farley Iowa, offering multiple building sites. The tillable acres consist of highly productive Downs silt loam and Exette silt loam. These soils generate a CSR2 of 58.1 rating across the entirety. There have been recent tile projects completed as needed to provide adequate drainage.

DIRECTIONS: From Farley, travel south on north Pleasant Grove road 2.5 miles to davidshofer road. Turn east (left). Farm is on north side (left) of the road.

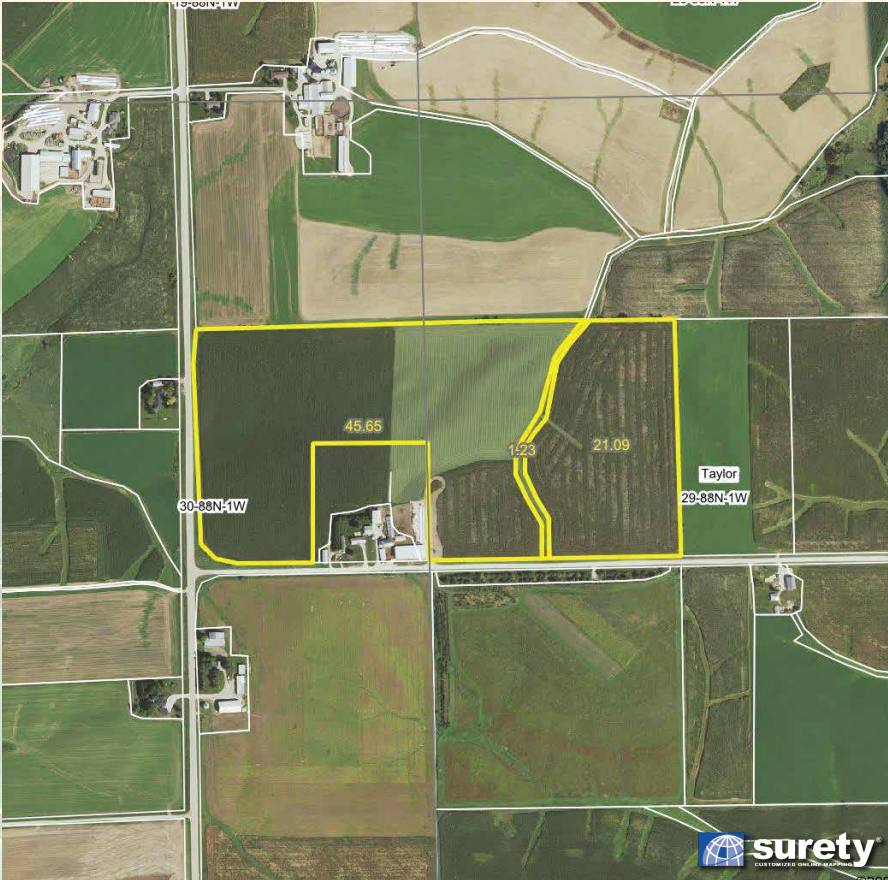
PIDs: 1329100003 and 1330276001



Aerial Map

Tract 1

66.36+/- Acres



Code	Soil Description	Acres	Percent of field	CSR2 Legend	NonIrr Class *c	CSR2**	CSR	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	31.78	47.6%		IIIe	54	63	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	18.69	28.0%		IVe	46	45	
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	16.27	24.4%		IIIe	80	73	
Weighted Average						3.28	58.1	60.4

USDA Map



0 330 660 1,320 Feet
1 inch = 660 feet



Dubuque County FSA
Printed: April 08, 2015

Legend

- Field Boundary
- Wetland Determination**
- Wetland Determination Identifiers**
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions



IOWA
DUBUQUE



FARM : 5259
Prepared : 1/11/22 11:05 AM
Crop Year : 2022

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
67.97	66.74	66.74	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	66.74	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.10	0.00	176	
TOTAL	41.10	0.00		

NOTES

Tract Number : 10901

Description : Taylor 29,30
FSA Physical Location : IOWA/DUBUQUE
ANSI Physical Location : IOWA/DUBUQUE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

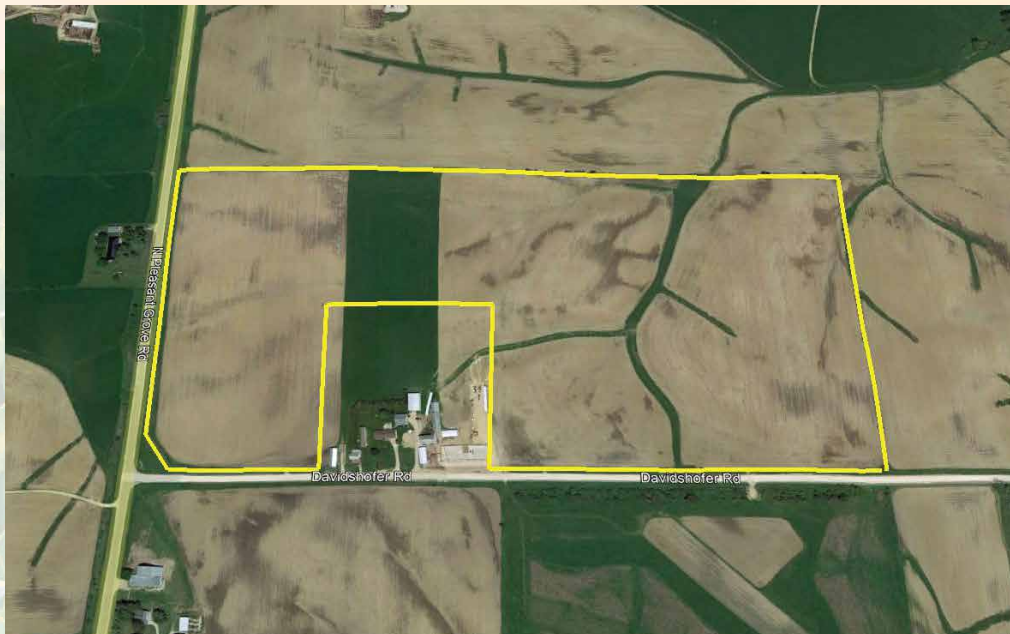
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.97	66.74	66.74	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	66.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	41.10	0.00	176

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 **February 23, 2022** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: _____ *Per acre*
(66.36+/- Acres)

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

PROPERTY Tax Information

Parcel ID 1330276001
 Alternate ID
 Property Address N/A
 Sec/Twp/Rng 30-T88N-R1W
 Brief Tax Description SE NE EXC LOT 1 SE NE - SEC 30 T88N R1W;
 Deed Book/Page 03587-04 (3/8/2004)
 Contract Book/Page
 Gross Acres 27.36
 Net Acres 27.36
 Class A - Agriculture
 District TAYWF - TAYLOR TWP/WESTERN DBQ SCH/FARLEY FIRE
 School District WESTERN DUBUQUE SCHOOL DISTRICT

Valuation

	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$46,590	\$49,302	\$49,302	\$70,551
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$46,590	\$49,302	\$49,302	\$70,551
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$46,590	\$49,302	\$49,302	\$70,551

Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
= Taxable Value	\$41,429	\$40,173	\$39,602
x Levy Rate (per \$1000 of value)	22.88900	23.09025	23.44647
= Gross Taxes Due	\$948.27	\$927.60	\$928.53
- Credits	(\$25.59)	(\$26.04)	(\$25.90)
= Net Taxes Due	\$922.00	\$902.00	\$902.00

Parcel ID 1329100003
 Alternate ID
 Property Address N/A
 Sec/Twp/Rng 29-T88N-R1W
 Brief Tax Description SW NW - SEC 29 T88N R1W;
 Deed Book/Page 200900009181 (5/12/2009)
 Contract Book/Page
 Gross Acres 39.00
 Net Acres 39.00
 Class A - Agriculture
 District TAYWF - TAYLOR TWP/WESTERN DBQ SCH/FARLEY FIRE
 School District WESTERN DUBUQUE SCHOOL DISTRICT

Valuation

	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$57,460	\$60,789	\$60,789	\$86,982
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$57,460	\$60,789	\$60,789	\$86,982
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$57,460	\$60,789	\$60,789	\$86,982

Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
= Taxable Value	\$51,081	\$49,533	\$48,825
x Levy Rate (per \$1000 of value)	22.88900	23.09025	23.44647
= Gross Taxes Due	\$1,169.19	\$1,143.73	\$1,144.77
- Credits	(\$31.55)	(\$32.11)	(\$31.93)
= Net Taxes Due	\$1,138.00	\$1,112.00	\$1,112.00

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.

• 2022 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.

POSSESSION

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

Current tenant will have access to the cropland for 2022 crop season. Buyer shall receive 2022 rent in the amount of \$19,200, open to farm in 2023 and beyond. 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.

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.



66.36
+/- ACRES

**LIVE & ONLINE AUCTION
DUBUQUE COUNTY, IA**



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