

LAND AUCTION

Property Information Packet

THURSDAY JUNE 14TH, 2023 • 1 PM

Chickasaw Senior Center • 301 N Water Ave, New Hampton, IA 50659

90
+/- ACRES



CHICKASAW COUNTY, IA
1 AVAILABLE TRACT
BID NOW AT HIGHPOINTLANDCOMPANY.COM

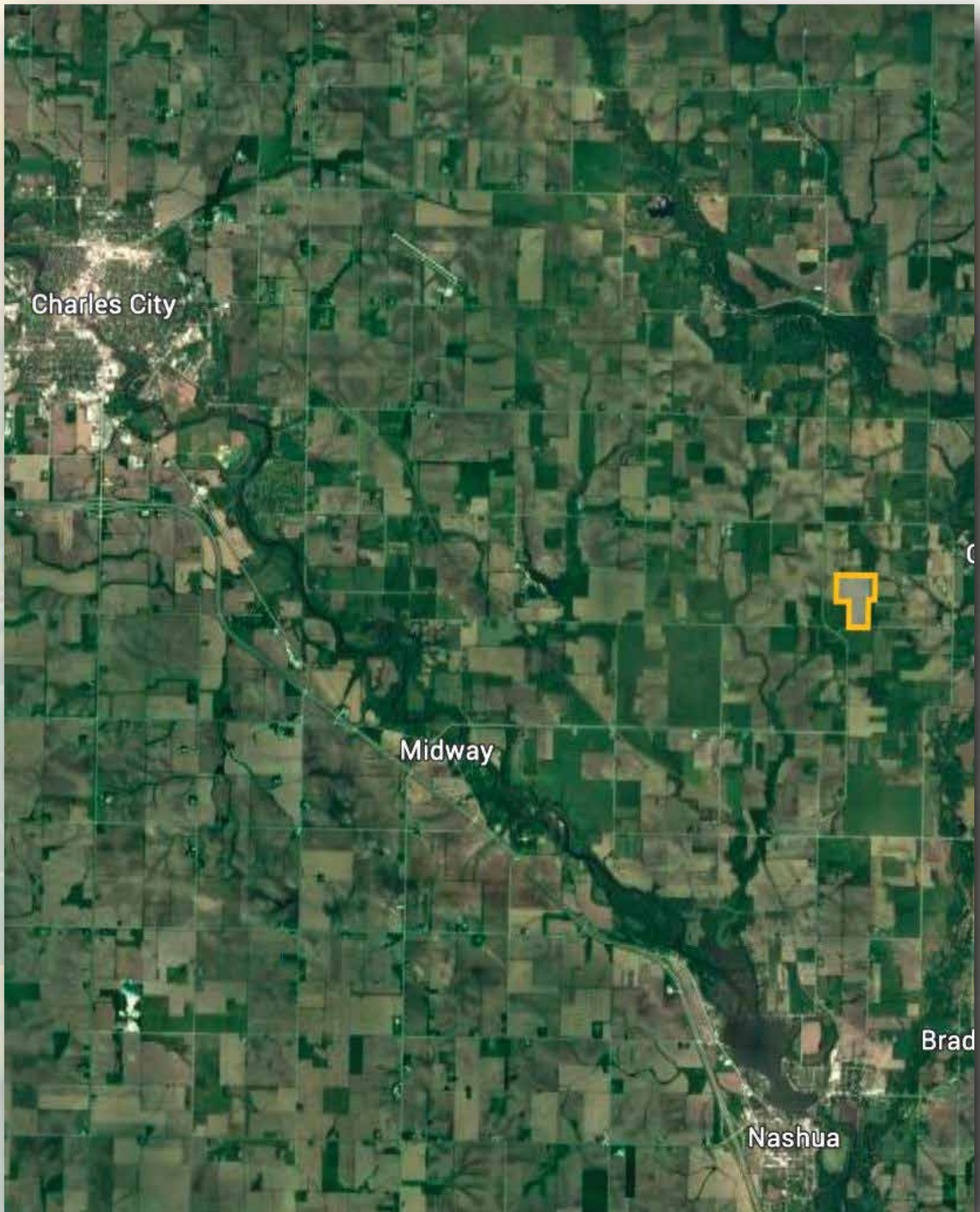
641-583-6430 • HighPointLandCompany.com • 513 West Bremer Ave Waverly, IA

TERMS: 10% down upon signing purchase agreement, payable by cash or check.

Nick Hopp RE LIC # S66851000 • Jacob Hart RE LIC # B635461000

Location Map

Chickasaw County, IA



Auction BOARD



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	90+/-	TBD	TBD

Property Summary

DESCRIPTION: High Point land Company is honored to present the Gordon Williams estate which shall be offered at live public auction on June 14th, 2023 at 1:00pm in the Chickasaw senior center in New Hampton, Iowa. Online bidding will also be available.

Consisting of 90+/- gross acres with 86.94 of that being Certified Cropland, this farm lies beautifully, with long straight rows and great access; making it a perfect candidate to operate with today's large equipment. With 8.10 acres being enrolled into the Conservation Reserve Program generating \$2,397 in annual income, this farm has very little waste providing the efficiency factor many are looking for.

The productive soils on this farm generate a CSR2 of 75.8 across the tillable acres, combined with the tile work completed, have made this land very productive over the years and will continue to be for generations to come. With a tenant in place for the 2023 Crop Season, the buyer shall receive the second half rent payment due October 1, 2023 consisting of \$12,900. This property would make for an excellent addition to any operation or investment portfolio.

Tile maps available upon request

Property Features:

- 86.94 Acres of Certified cropland
- 75.8 CSR2
- Tenant in place for 2023 crop season
- Buyer to receive the 2nd half rent payment due Oct. 1, 2023 of \$12,900
- CRP contracts shall transfer to the buyer

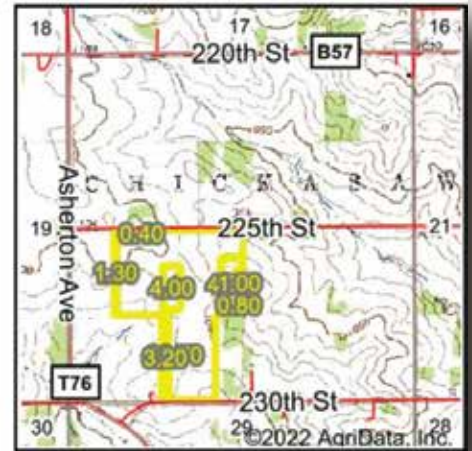
Directions: From Nashua, Iowa head North on Asherton Ave. After 4 miles, turn East on 225th St and the property will be on the South side of the Road.



Property Photos



Wetlands Map



State: **Iowa**
 Location: **20-95N-14W**
 County: **Chickasaw**
 Township: **Chickasaw**
 Date: **2/28/2022**



HIGH POINT
 LAND COMPANY

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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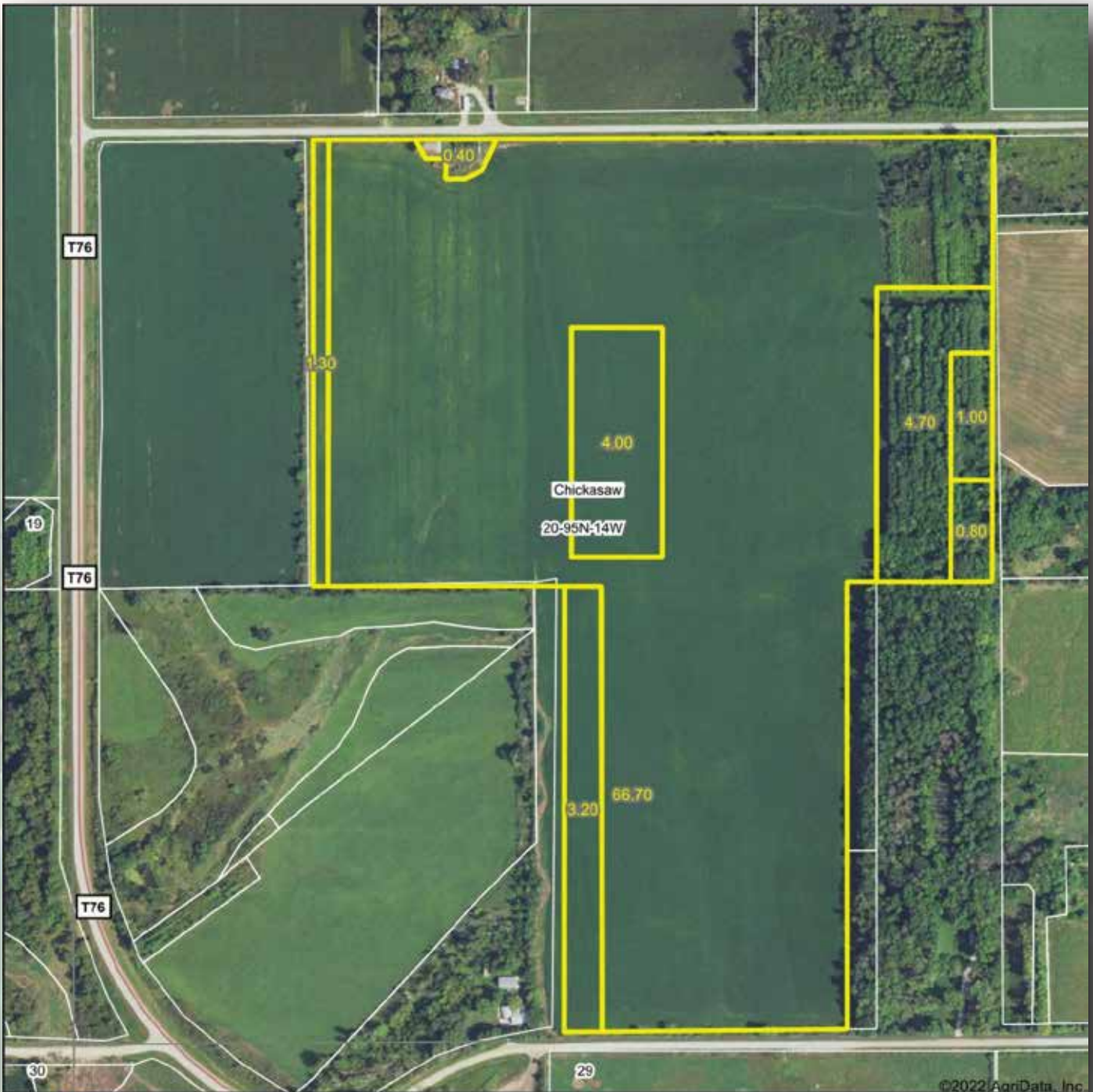


0ft 657ft 1314ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.01
Total Acres		0.01

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

FSA Map

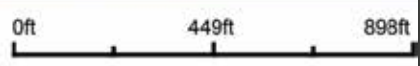


 **HIGH POINT**
LAND COMPANY

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING

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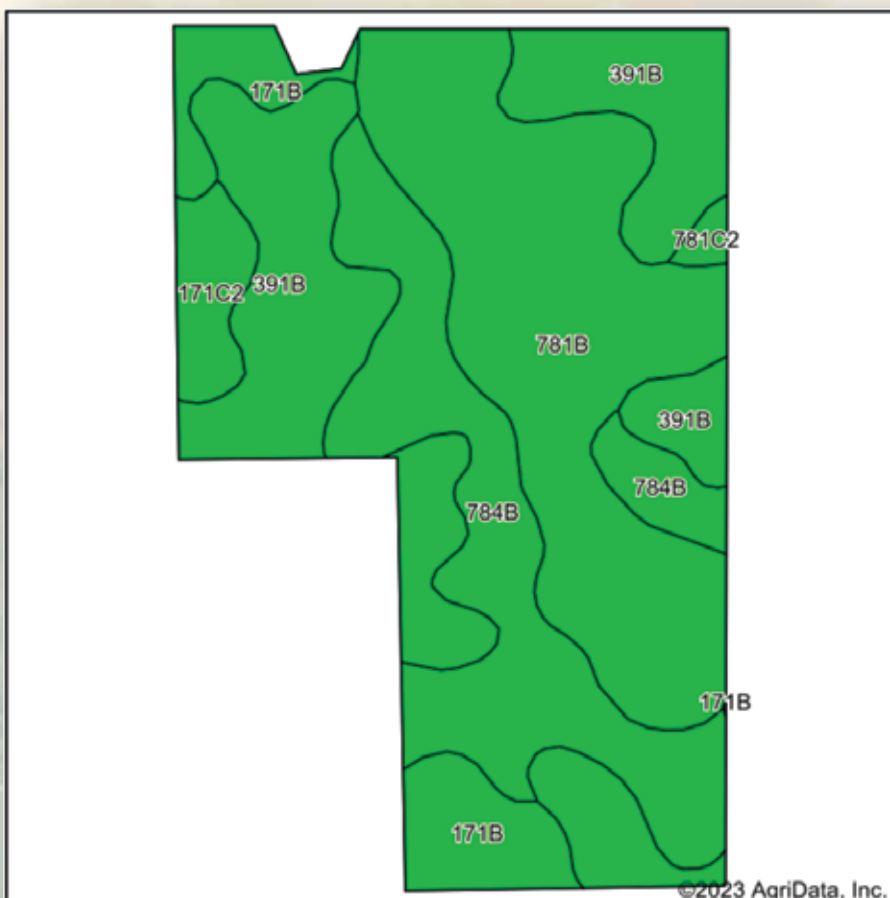
Map Center: 43° 1' 37.68, -92° 31' 47.4



20-95N-14W
Chickasaw County
Iowa



Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Chickasaw**
 Location: **20-95N-14W**
 Township: **Chickasaw**
 Acres: **77.84**
 Date: **5/1/2023**



Area Symbol: IA037, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
781B	Lourdes loam, 2 to 5 percent slopes	25.70	33.0%		lle	68	61			78	78	49	61
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.86	30.7%		llw	87	72			89	87	70	86
784B	Riceville loam, 1 to 4 percent slopes	18.69	24.0%		lle	68	51			76	76	68	72
171B	Bassett loam, 2 to 5 percent slopes	6.24	8.0%		lle	85	79	215		85	85	68	73
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.84	3.6%		llle	77	62	174		79	79	61	63
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	0.51	0.7%		llle	67	36			80	80	66	64
Weighted Average						2.04	75.5	63.3	23.6	*n 81.5	*n 80.9	*n 62.1	*n 72.4

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

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



- Legend**
- Non-Cropland
 - CRP
 - low PLSS
 - Cropland
 - Tract Boundary
 - low Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 86.94 acres

2023 Program Year

Map Created April 07, 2023

Farm 7834

Tract 1772

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.

FSA-156EZ

IOWA
FLOYD



United States Department of Agriculture
Farm Service Agency

FARM : 7834

Prepared : 4/24/23 4:14 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
 CRP Contract Number(s) : 11640A, 2645A
 Recon ID : 19-067-2017-62
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
87.34	86.94	86.94	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	78.84	0.00		8.10	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	1.00	0.00	125	
TOTAL	1.00	0.00		

NOTES

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Tract Number : 1772
 Description : 20-95-14 CHICKASAW
 FSA Physical Location : IOWA/CHICKASAW
 ANSI Physical Location : IOWA/CHICKASAW
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : GORDON H WILLIAMS
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
87.34	86.94	86.94	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.84	0.00	8.10	0.00	0.00	0.00

CRP Contract

This form is available electronically.

CRP-1 (03-26-04) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 19067	2. SIGN-UP NUMBER 37
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.		3. CONTRACT NUMBER 2645A	4. ACRES FOR ENROLLMENT 2.6
7. COUNTY OFFICE ADDRESS (Include Zip Code): FLOYD COUNTY FARM SERVICE AGENCY 611 BECK ST CHARLES CITY, IA 50616-3722		5. FARM NUMBER 0005677 7851	6. TRACT NUMBER(S) 0001772
TELEPHONE NUMBER (Include Area Code): (641)228-4055		8. OFFER (Select one) GENERAL <input type="checkbox"/> FROM: 10/01/2009 TO: 09/30/2024 ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$204.68	11. Identification of CRP Land				
B. Annual Contract Payment	\$532	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment		0001772	0015	CP5A	2.6	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS						
A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): GORDON H WILLIAMS 2971 210TH ST CHARLES CITY, IA 50616-8811		(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: *****0665			
			(4) SIGNATURE <i>Gordon Williams</i>		(MM-DD-YYYY) 9-8-09	
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): N/A						
		(2) SHARE %	(3) SOCIAL SECURITY NUMBER: NA			
			(4) SIGNATURE		(MM-DD-YYYY)	
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): N/A						
		(2) SHARE %	(3) SOCIAL SECURITY NUMBER: NA			
			(4) SIGNATURE		(MM-DD-YYYY)	

13. CCC USE ONLY - Payments according to the shares are approved	
A. SIGNATURE OF CCC REPRESENTATIVE <i>Philip Beckman</i>	(MM-DD-YYYY) 9/15/09

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 98-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 288, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 206-W, Whitten Building, 1400 Independence Avenue SW, Washington, DC 20250-9410 or call (202) 720-6864 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

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 **June 7th, 2023** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



Entirety: _____ Per acre
(90+/- Acres)

Full Name: _____

Address: _____

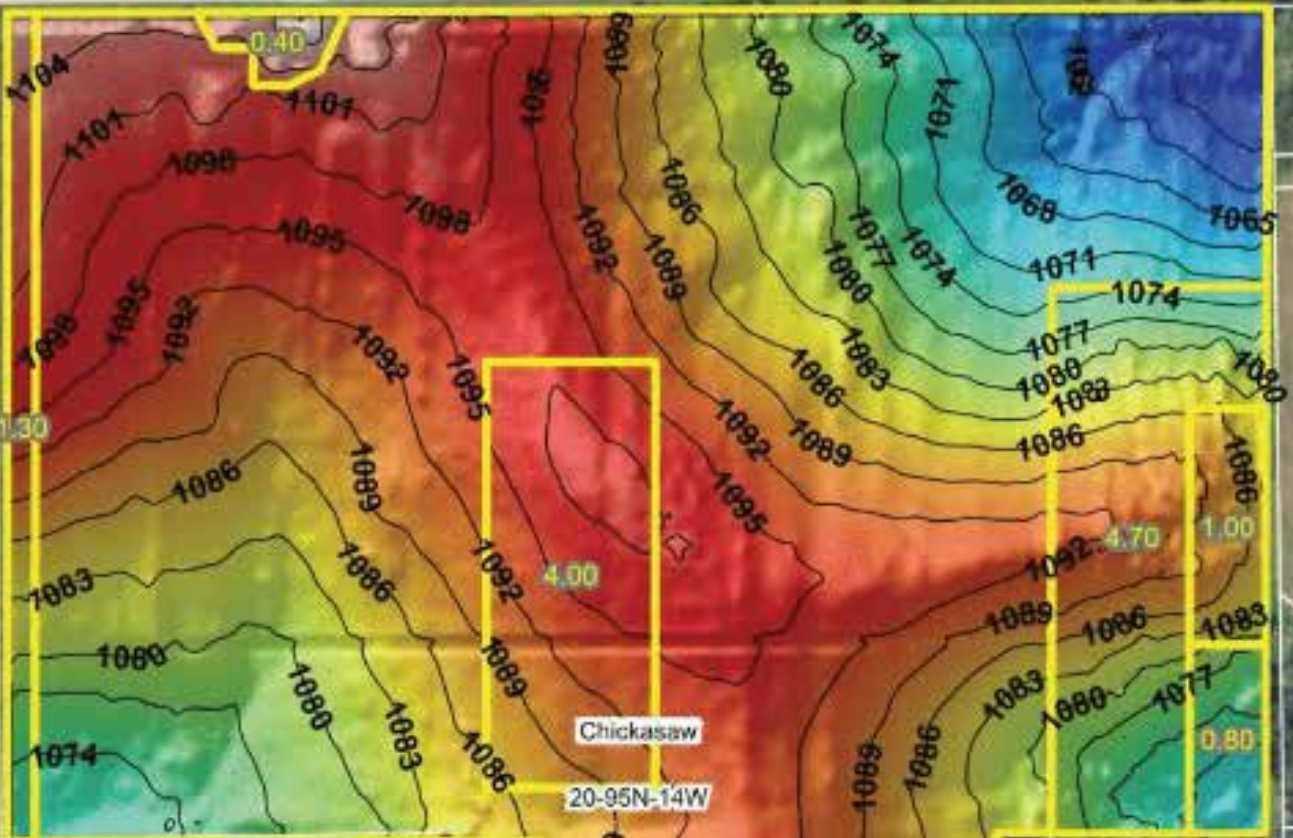
Phone: _____

Email: _____

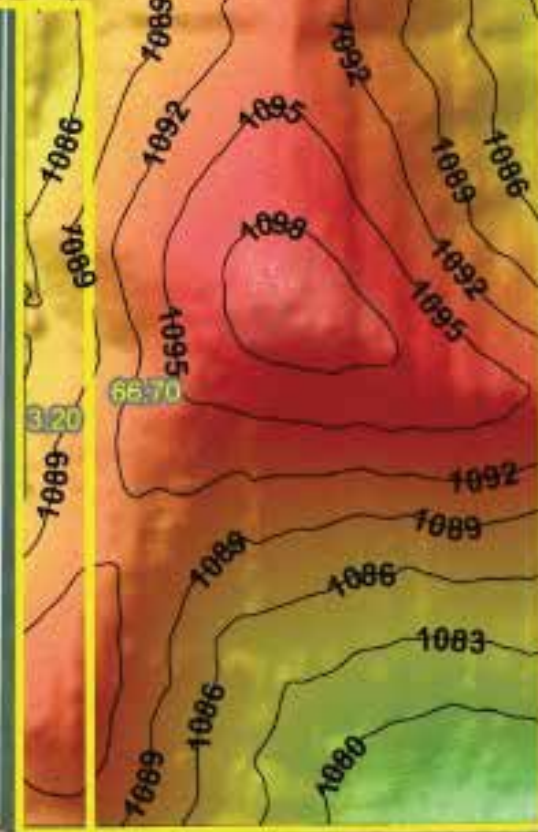
Will you be a registered phone bidder? Yes No

Topo Map

Low Elevation High



Chickasaw
20-95N-14W



68.70

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.

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 take place at a closing company(s) mutually agreeable to both buyer and seller.

LEASES

Cropland is leased for the 2023 crop season. With a tenant, the buyer shall receive the second half rent, to be paid by the tenant, due October 1, 2023 consisting of \$12,900. The CRP contract in place shall be transferred to, and accepted by, the buyer at closing.

POSSESSION

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

SURVEY

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

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.

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.

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.

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. Bidder shall rely solely upon their own judgement, research, legal counsel, and tax advisors when purchasing this real estate.

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 AUCTION CHICKASAW COUNTY, IOWA



641-583-6430 • HighPointLandCompany.com
513 West Bremer Ave Waverly, IA 50677