

# LAND AUCTION

PROPERTY INFORMATION PACKET

WEDNESDAY JUNE 19, 2024 • 1 PM

Kossuth County Agriculture and Motorsports Museum  
800 Fair Street, Algona, IA

**128.97**  
+/- ACRES



KOSSUTH COUNTY, IA  
1 AVAILABLE TRACT

319-559-2345 • [HighPointLandCompany.com](http://HighPointLandCompany.com) • 100 N Phillips St Ste #2, Algona, IA 50511

TERMS: 10% down upon signing purchase agreement with balance due at closing on July 25th. Full terms & conditions can be found on our website.

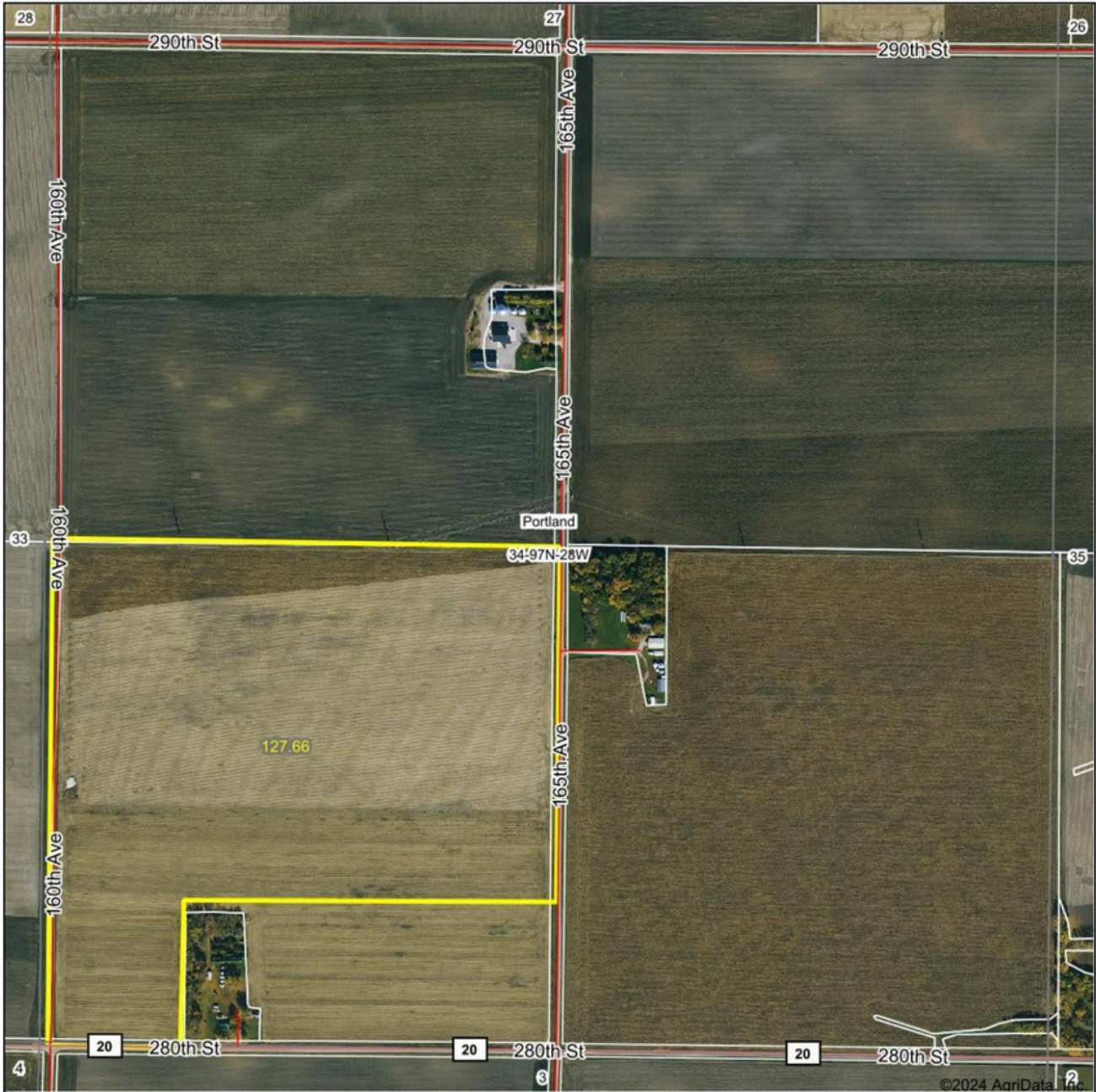
Listing Agent: Pat Sifert RE LIC #59480-90 • Registered IA Auctioneer/Broker Jacob Hart RE LIC #2920-52 Phone # 507-218-1243



# LOCATION MAP

## Kossuth County, IA

### Aerial Map



Maps Provided By:



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Boundary Center: 43° 10' 22.56, -94° 8' 35.11

**34-97N-28W**  
**Kossuth County**  
**Iowa**



5/13/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

# AUCTION BOARD



**TRACT #**

**ACRES**

**PRICE/MULTIPLIER**

**BIDDER #**

Tract 1

15+/-

TBD

TBD



# PROPERTY DETAILS

**128.97+/- Acres**

**Kossuth County, IA**

## DESCRIPTION

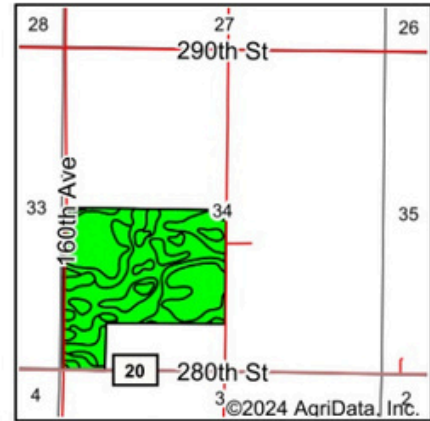
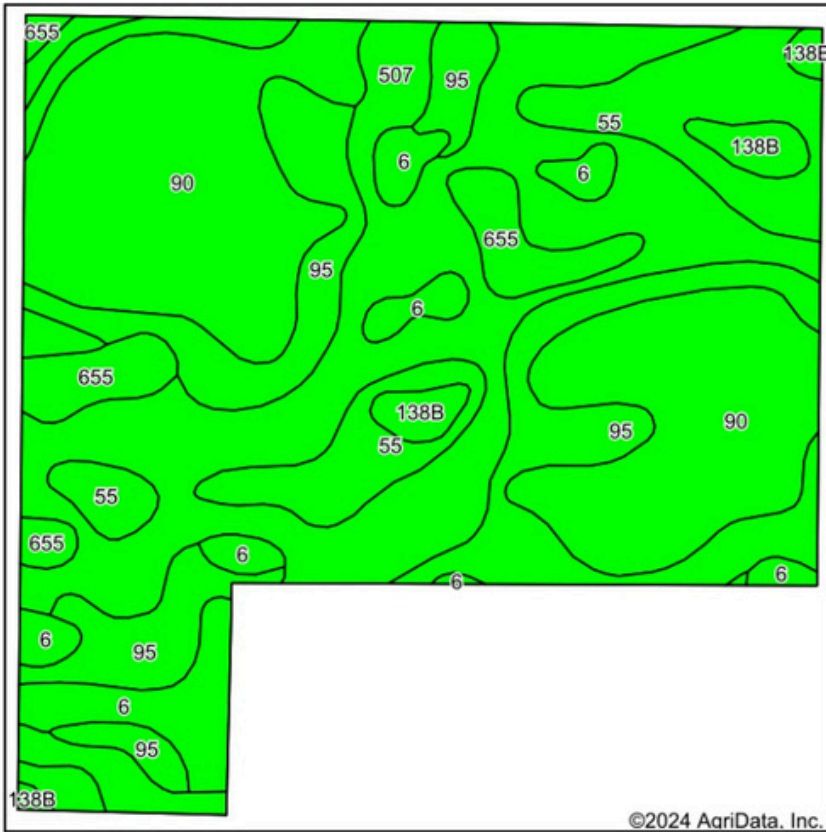
This Certified Organic Farm is as nice as they come with a CSR2 of 73.3 on 126+/- tillable acres. With 65% of the tillable acres boasting CSR2 of 85 and soil composed of Canisteo Clay, Harps Clay, Nicollet Clay, Clarion Loam and Crippin Loam. The fertility levels of the land include phosphorus at 70.8 ppm (normal is approximately 18 ppm) and the potassium level at 161 ppm (normal is approximately 105 ppm) per the soil analysis report done May 2022. This farm offers great access and is partly patterned tilled with a 24" main making it very attractive for any size grower. With a short drive to multiple grain markets, this farm is exactly what many have been looking for and would be an ideal investment property with several local tenants available. This property would make for a great 1031 exchange for anyone looking for the stability of land as an investment or to expand the operations of an existing operator. This is very sought-after land in Northern Iowa that does not come on the market often so don't miss your chance to own this farm for your portfolio.



# SOIL MAP

128.97 +/- ACRES

## Soils Map



State: **Iowa**  
 County: **Kossuth**  
 Location: **34-97N-28W**  
 Township: **Portland**  
 Acres: **127.66**  
 Date: **5/13/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
507	Canisteo clay loam, 0 to 2 percent slopes	36.84	28.9%		llw	84	81	71	65	81	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	35.53	27.8%		lllw	56	71	70	54	71	
95	Harps clay loam, 0 to 2 percent slopes	24.43	19.1%		llw	72	82	70	63	82	
55	Nicollet clay loam, 1 to 3 percent slopes	13.80	10.8%		lw	89	81	81	74	81	
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.27	6.5%		lllw	59	77	74	74	74	
655	Crippin loam, 1 to 3 percent slopes	5.95	4.7%		le	91	86	71	68	86	
138B	Clarion loam, 2 to 6 percent slopes	2.83	2.2%		lle	89	83	78	72	83	
<b>Weighted Average</b>						<b>2.19</b>	<b>73.3</b>	<b>*n 78.4</b>	<b>*n 72</b>	<b>*n 63.4</b>	<b>*n 78.2</b>

\*\*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



# CROP HISTORY

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 43° 10' 22.56, -94° 8' 35.11

State: IA

County: Kossuth

Legal: 34-97N-28W

Twnshp: Portland



Maps Provided By:



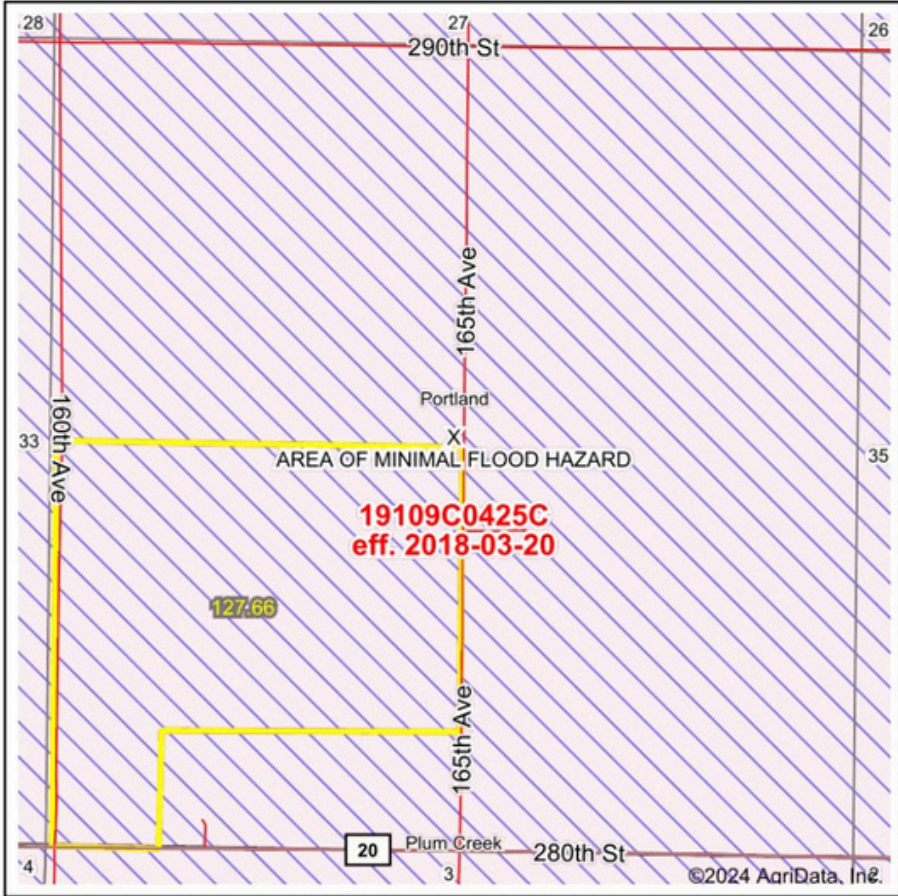
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

# FEMA REPORT

## FEMA Report



Map Center: 43° 10' 35.62, -94° 8' 17.96  
 State: IA Acres: 127.66  
 County: Kossuth Date: 5/13/2024  
 Location: 34-97N-28W  
 Township: Portland


**HIGH POINT**  
 LAND COMPANY  
 Maps Provided By:  

**surety**  
CUSTOMIZED ONLINE MAPPING  
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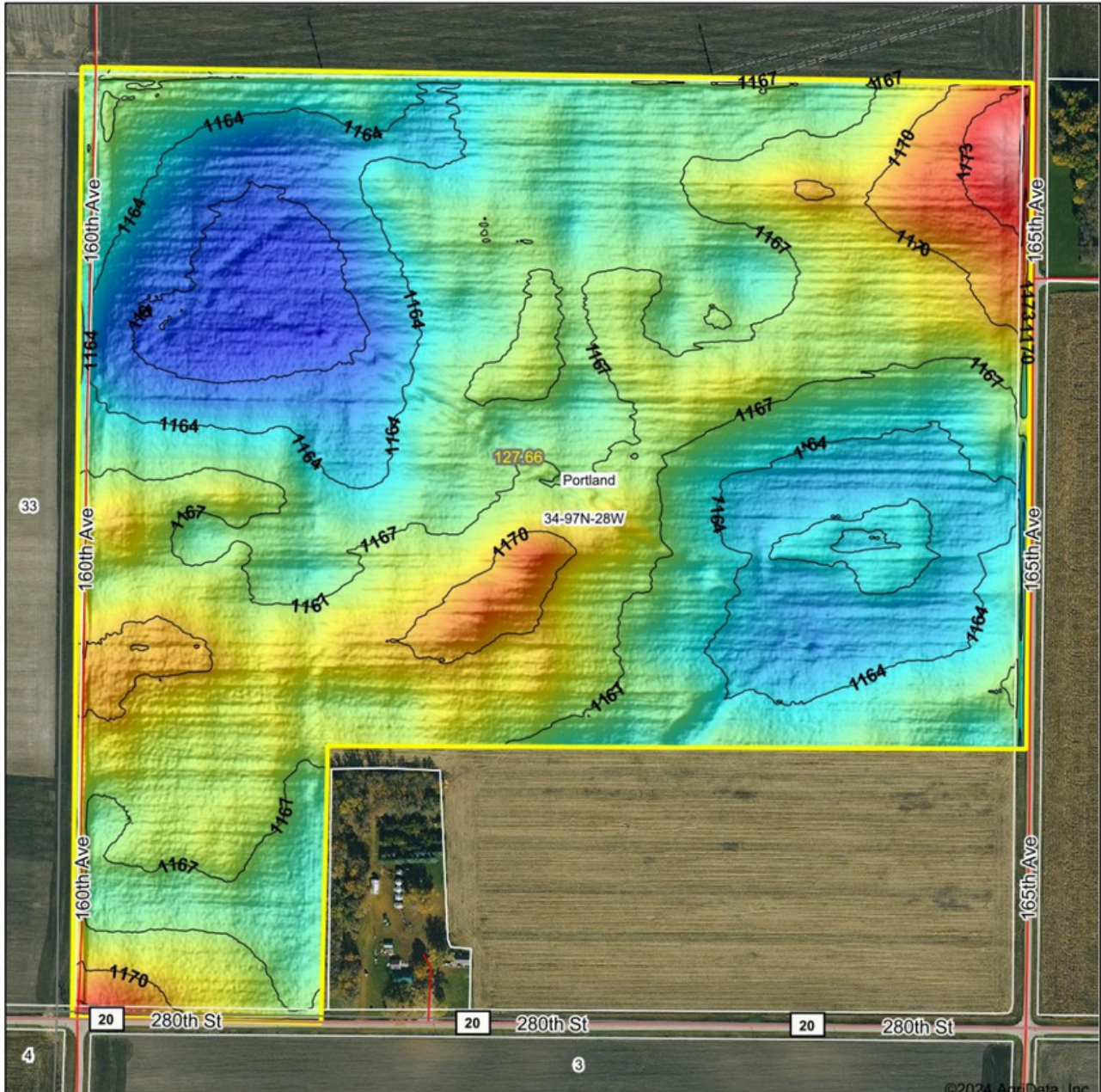


Name	Number	County	NFIP Participation	Acres	Percent
Kossuth County Unincorporated Areas	190884	Kossuth	Regular	127.66	100%
<b>Total</b>				127.66	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	127.66	100%	
<b>Total</b>			127.66	100%	
Panel	Effective Date	Acres	Percent		
19109C0425C	3/20/2018	127.66	100%		
<b>Total</b>		127.66	100%		



# TOPOGRAPHY

## Topography Hillshade



**HIGH POINT**  
LAND COMPANY

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 1,159.7  
Max: 1,178.1  
Range: 18.4  
Average: 1,166.2  
Standard Deviation: 2.72 ft



34-97N-28W  
Kossuth County  
Iowa

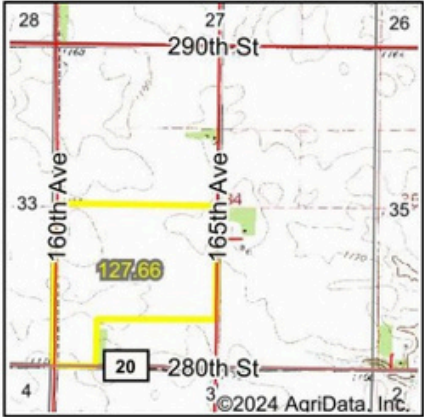
5/13/2024

Boundary Center: 43° 10' 22.56, -94° 8' 35.11



# WETLANDS

## Wetlands Map



State: **Iowa**  
 Location: **34-97N-28W**  
 County: **Kossuth**  
 Township: **Portland**  
 Date: **5/13/2024**



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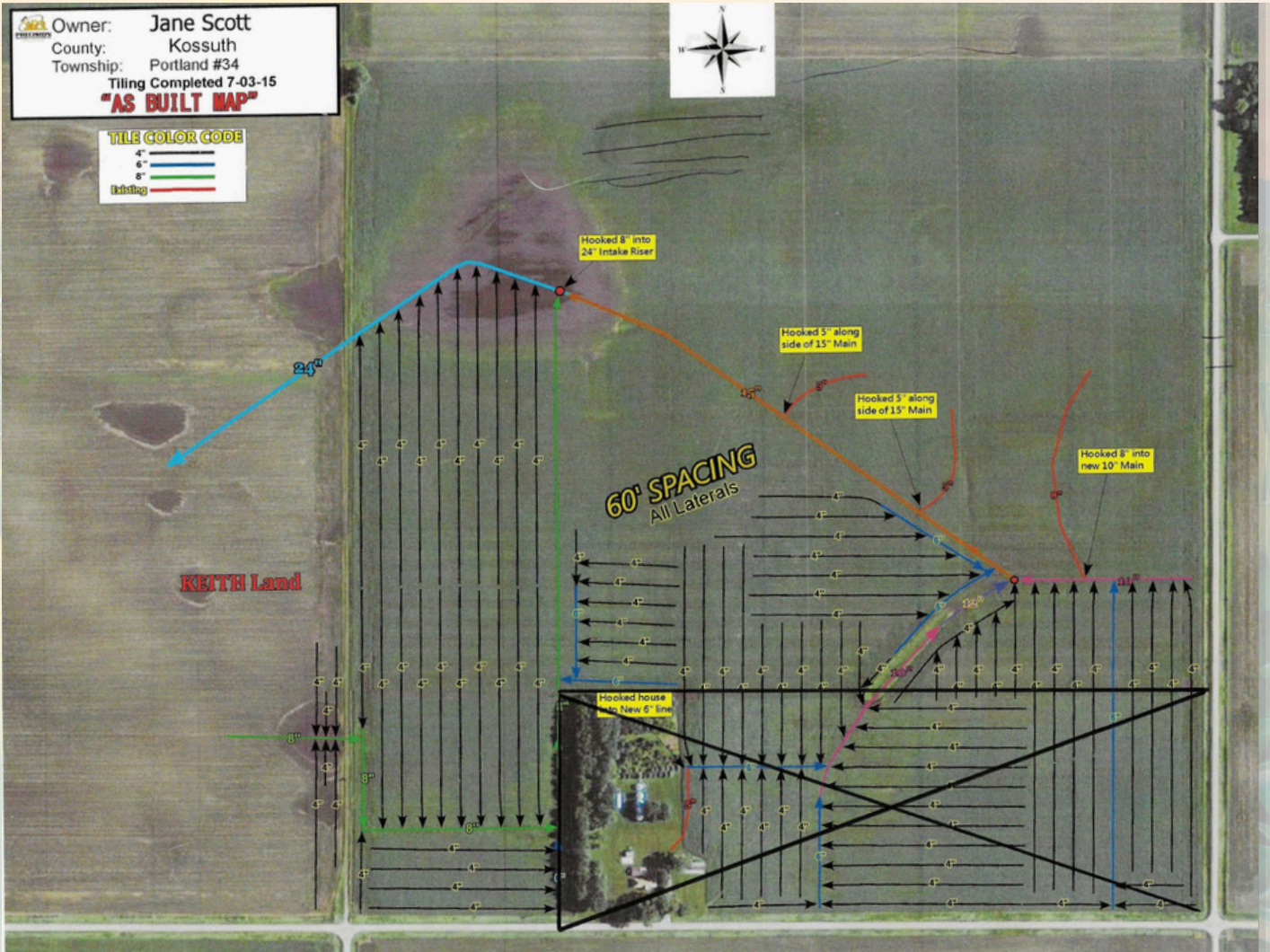


Classification Code	Type	Acres
		Total Acres 0.00

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



# TILE MAP



<b>IOWA</b> <b>KOSSUTH</b> Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 1598</b> Prepared : 4/12/24 8:50 AM CST Crop Year : 2024
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**Operator Name** :  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.55	151.20	151.20	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	151.20	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	104.20	0.00	160	0
Soybeans	45.80	0.00	42	
<b>TOTAL</b>	<b>150.00</b>	<b>0.00</b>		

**NOTES**

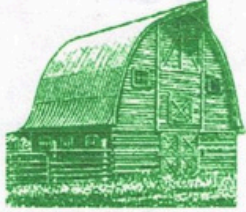
**Tract Number** : 1495  
**Description** : N-23 SW¼-34 PORTLAND (97-28)  
**FSA Physical Location** : IOWA/KOSSUTH  
**ANSI Physical Location** : IOWA/KOSSUTH  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : MARY JANE SCOTT LIVING TR DATED 7-2-2013  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.55	151.20	151.20	0.00	0.00	0.00	0.00	0.0



# LETTER



## Ag Advisory, Ltd.

222 E. Call Street ■ P.O. Box 716 ■ Algona, Iowa 50511  
(515) 295-5513 ■ Fax (515) 295-3551

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April 26, 2024

Mark Bauer

1105 360<sup>th</sup> Street

Bancroft, IA 50517

Dear Mr. Bauer,

In response to your request for information concerning the fertility levels of your interest in the property located in the SW  $\frac{1}{4}$  of Section 34, T97N-R28W, Kossuth county, Iowa, I submit the following.

The soil test information received from MidWest Laboratory indicates average available phosphorus levels on this property to be 70.8 ppm. Normal phosphorus levels for soil in this area would be approximately 18 ppm. The soil test information also indicates an average potassium level of 161 ppm. Normal potassium levels for soils in this area would be approximately 105 ppm. To achieve these above average readings would require an addition of fifteen pounds P2O5 per acre and ten pounds of K2O per acre to increase the soil level one part per million (ppm). Based on these assumptions, it would require an addition of 792 pounds of P2O5 and 560 pounds of K2O to bring the soil test to the existing levels. The current value of P2O5 is \$81.00/cwt. And K2O is \$54.00/cwt. This would make the dollar value of the above average fertility level \$943.92 per acre.

Sincerely,

Michael J. McNeill, PhD.

Agronomist

# PROPERTY IMAGES





# TERMS & CONDITIONS

The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company make no warranties or guarantees 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. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **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 AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by 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 auctioneer's discretion of the multi parcel auction method.**

- **2024 taxes to be prorated to date 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.

**BUYER'S PREMIUM-** There is no buyers premium

**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 on or before July 25, 2024 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.

**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 canceled 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.

**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. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

**LEASE-** Farm is currently leased for the 2024 growing season. Rent is at a \$270.00 per tillable acres of 125 acres. Buyers will receive the second half of the cash rent at closing, total of \$16,875.00. Current lease will end with the completion of the growing season and is open for the 2025 growing year.

**CRP and/or USDA Programs-** Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

**Preferential Tax treatment, Green Acres or Forest Reserve Programs-** Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

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

**SURVEY-** Survey is completed and included herein.

**SELLER'S PERFORMANCE-** The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees 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.





**128.97**  
**+/- ACRES**

**KOSSUTH COUNTY, IA**



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