

LAND

AUCTION

PROPERTY INFORMATION PACKET

THURSDAY JULY 18, 2024 • 1 PM

Royal Community Building - 302 Main Street, Royal, IA

157.34
+/- ACRES



CLAY COUNTY, IOWA
1 AVAILABLE TRACT

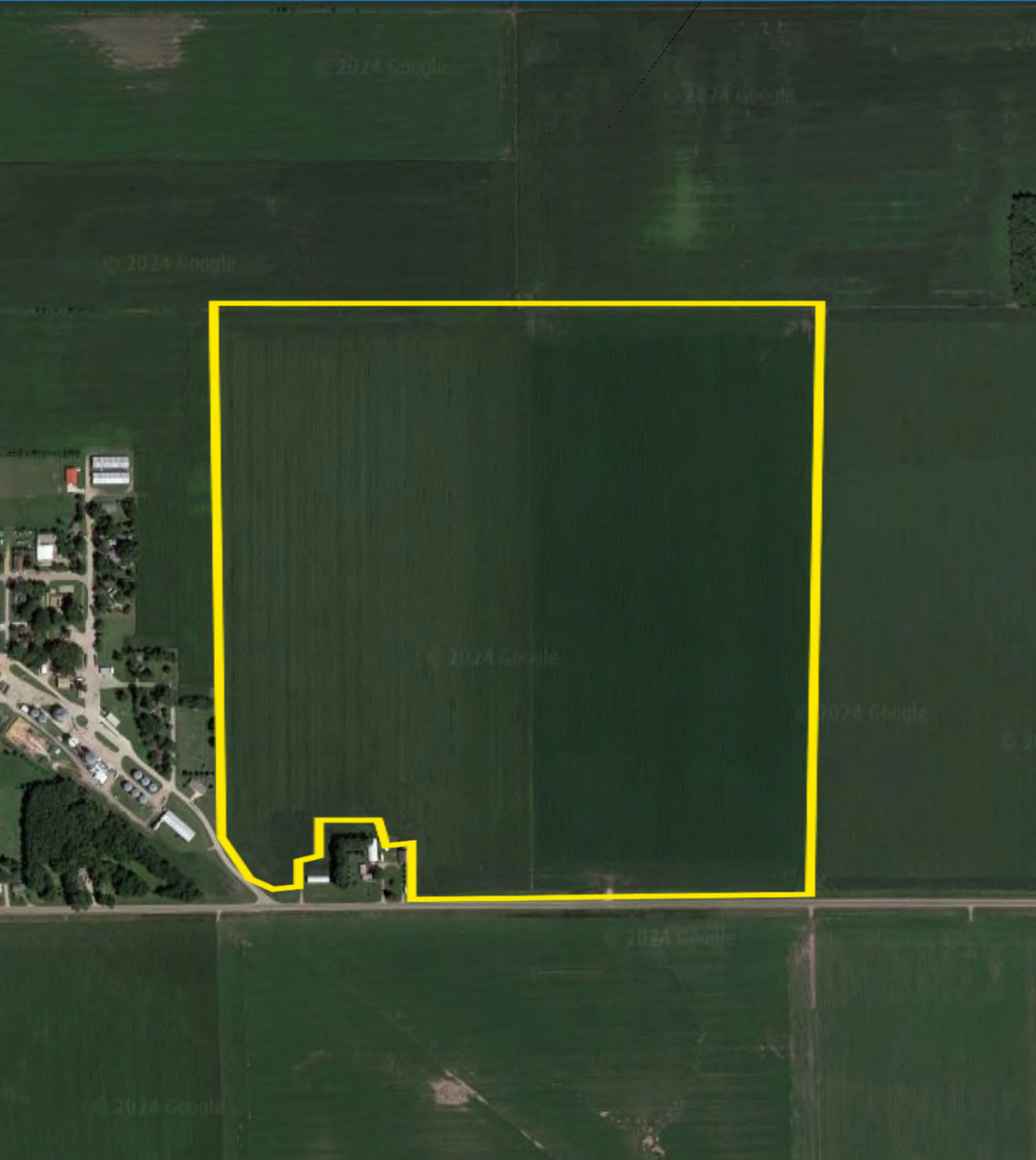
319-559-2345 • HighPointLandCompany.com • 100 N Phillips St Ste #2, Algona, IA 50511

TERMS: 10% down upon signing purchase agreement with balance due on August 24th, 2024. Full terms & conditions can be found on our website.
Listing Agent: Pat Sifert RE LIC #68587000, Joel McCartan RE LIC #S68527000 • Registered WI Auctioneer/Broker Jacob Hart RE LIC #2920-52 Phone # 319-559-2345



LOCATION MAP

Clay County, IA



AUCTION B O A R D



TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Tract 1	157.34+/-	Lump Sum	TBD



ENTIRETY

157.34+/- Acres

Clay County, IA

DESCRIPTION

The property is one of the flattest pieces of land in the area with rich topsoil such as Gillet Grove silty clay loam and McCreath silty clay loam has a CSR2 rating of 94.1, making it one of the highest valued pieces of land in Clay County, Iowa. This is an ideal investment property with current tenants willing to negotiate a new leasing option for 2025 and several ideal tenants in the area. This property would also make a great 1031 exchange option for anyone looking for the stability of land as an investment or to expand operations of an existing operator. This very sought-after land in Northwest Iowa does not come on the market often and is a fantastic add to anyone's farming portfolio. This is a rare opportunity for anyone seeking this level of high value farmland.

Property Address:

TBD 440th St, Rossie, IA 51357

Property Features:

- 157.30+/- Tillable Acres
- CSR2 of 94.1
- Prime location
- Many tenants available
- Located on hard surface road, Great entrance

AERIAL MAP

157.34 +/- ACRES

Aerial Map



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Field borders provided by Farm Service Agency as of 8/21/2008.

Boundary Center: 43° 0' 50.48, -95° 10' 53.27

26-95N-37W
Clay County
Iowa

0ft 839ft 1678ft

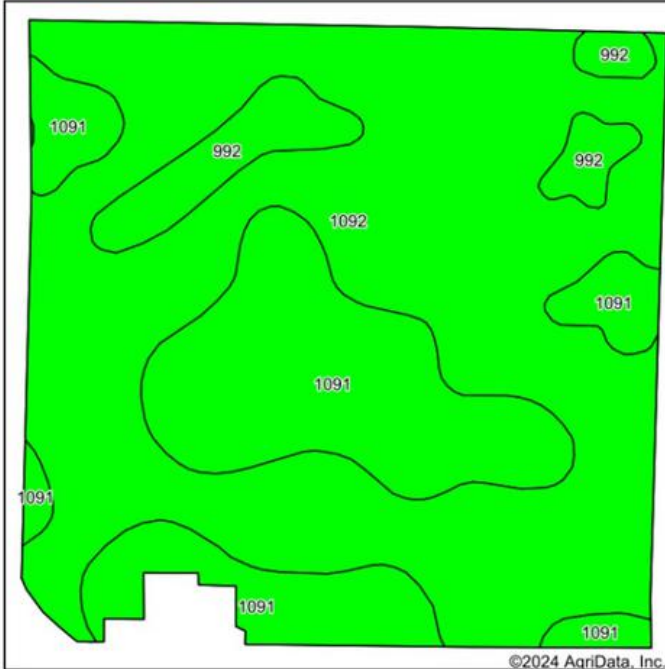


4/29/2024



SOIL MAP

Soils Map



State: Iowa
 County: Clay
 Location: 26-95N-37W
 Township: Lincoln
 Acres: 157.34
 Date: 4/29/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IA041, Soil Area Version: 33

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	
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	102.03	64.8%		llw	94	75	70	39	75	
1091	McCreath silty clay loam, 0 to 2 percent slopes	45.30	28.8%		lw	98	75	73	67	74	
992	Gillett Grove silty clay loam, depressional, 0 to 1 percent slopes	10.01	6.4%		llw	77	69	65	25	69	
Weighted Average						1.78	94.1	*n 74.6	*n 70.5	*n 46.2	*n 74.3

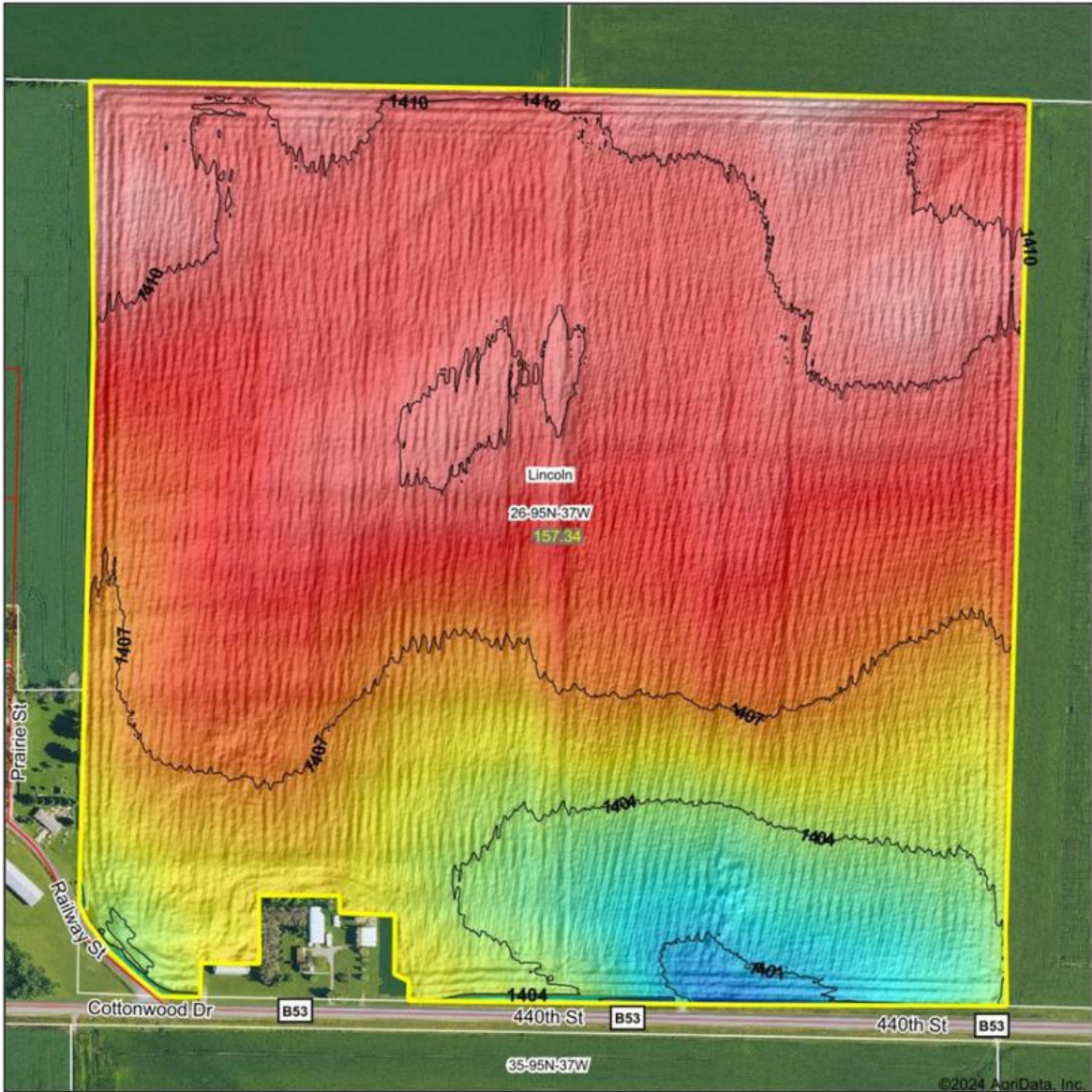
**IA has updated the CSR values for each county to CSR2.

*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.

TOPOGRAPHY

Topography Hillshade



Low	Elevation	High	Source: USGS 1 meter dem	0ft	447ft	894ft
			Interval(ft): 3			
			Min: 1,398.3			
Maps Provided By:			Max: 1,412.2	26-95N-37W		
			Range: 13.9	Clay County		
© AgriData, Inc. 2023 www.AgrIDataInc.com			Average: 1,407.7	Iowa		
Field borders provided by Farm Service Agency as of 5/21/2008.			Standard Deviation: 2.53 ft	Boundary Center: 43° 0' 50.48, -95° 10' 53.27		

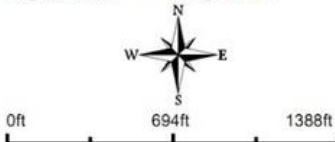


WETLAND MAP

Wetlands Map



State: Iowa
 Location: 26-95N-37W
 County: Clay
 Township: Lincoln
 Date: 6/2/2024

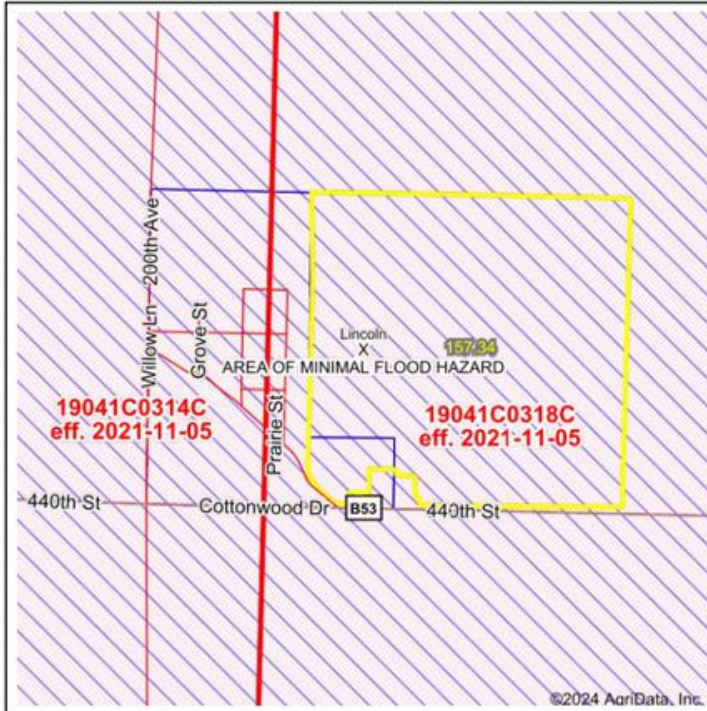


Classification Code	Type	Acres
		Total Acres 0.00

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

F E M A REPORT

FEMA Report



Map Center: 43° 0' 49.64, -95° 11' 5.07
 State: IA Acres: 157.34
 County: Clay Date: 4/29/2024
 Location: 26-95N-37W
 Township: Lincoln



Name	Number	County	NFIP Participation	Acres	Percent
Clay County	190857	Clay	Emergency	150.38	95.6%
City of Rossie	195190	Clay	None	6.96	4.4%
Total				157.34	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	157.34	100%
Total			157.34	100%

Panel	Effective Date	Acres	Percent
19041C0318C	11/5/2021	157.34	100%
Total		157.34	100%



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 Buyer's 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 August 24th, 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. Closing will be with KC Title & Closing Spencer, IA.

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 \$300 per acre based on 157.34 tillable acres currently paid in 2 installments. \$23,601 has been paid as of March 1st, 2024 and \$23,601 shall be paid November 1st, 2024. Current lease will end February 28th, 2025. Buyer shall be responsible to provide lease termination notification to tenant on or before August 30th, 2024. Rents for 2024 shall be prorated to the date of closing between the buyer and seller based on a 365 day calendar 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, subject to the current lease, unless otherwise agreed to in writing and agreeable by buyer and seller.

SURVEY- No survey shall be completed or provided by the seller. Property shall sell as the current tax parcel.

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.



157.34
+/- ACRES

CLAY COUNTY, IA



**HIGH
POINT**
LAND COMPANY

319-559-2345 • HighPointLandCompany.com

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