

LAND AUCTION

Property Information Packet

WEDNESDAY APRIL 27, 2022 • 1 PM

Waukon Banquet Center • 612 Rossville Road Waukon, IA



76
+/- ACRES



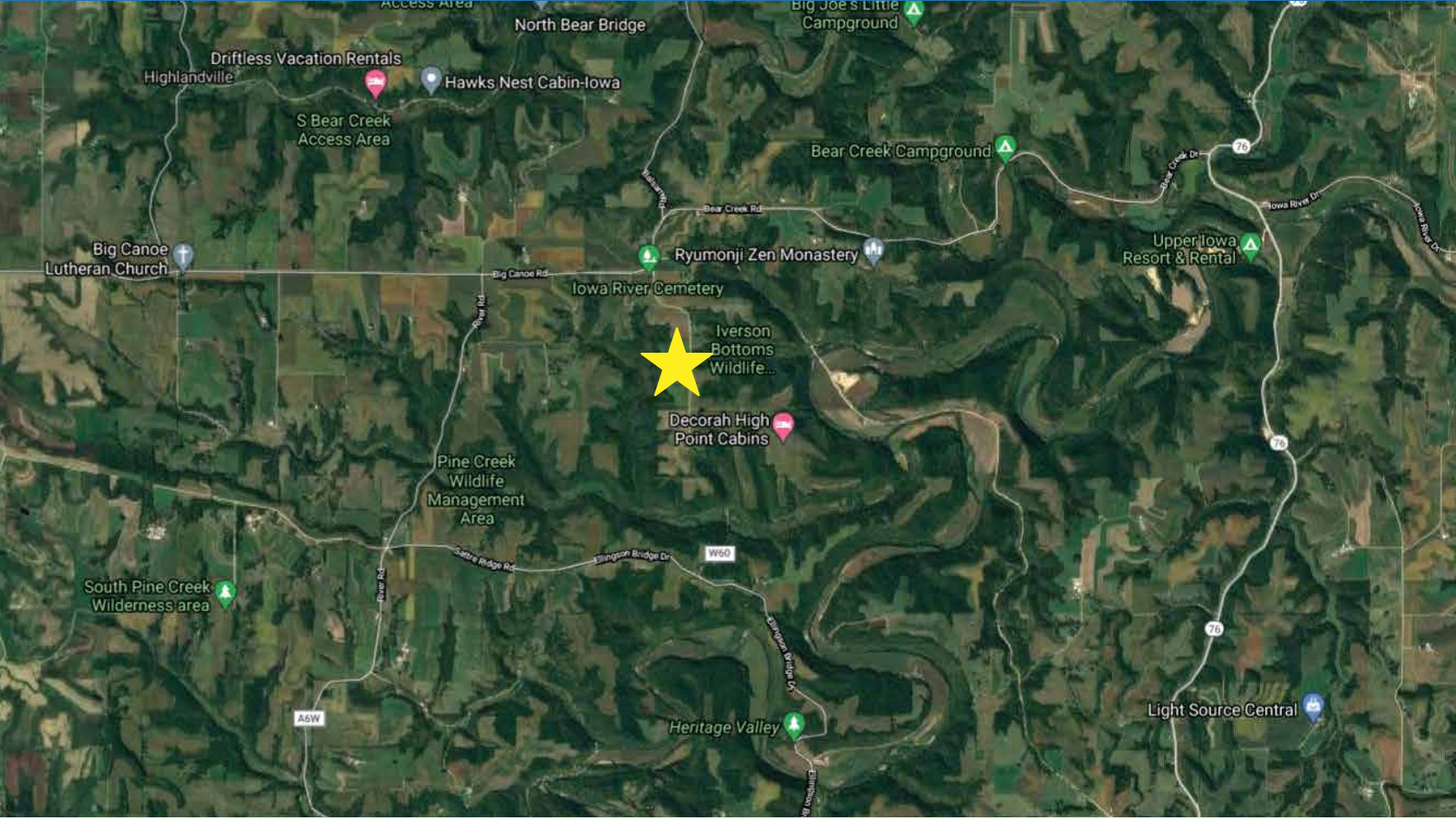
ALLAMAKEE COUNTY, IOWA
1 AVAILABLE TRACT
BID NOW AT [HIGHPOINTLANDCOMPANY.COM](https://www.HighPointLandCompany.com)

641-583-6430 • [HighPointLandCompany.com](https://www.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. Jacob Hart RE LIC # B635461000

Location Map

Allamakee County, IA





TRACT #	ACRES	PRICE/MULTIPLIER	BIDDER #
Entirety	76.35+/-	TBD	TBD

Tract 1

76.35+/- Acres

Lines Approximate

DESCRIPTION: Located in highly desired Hanover Township in Allamakee County, Iowa sits this incredible 76.35 acre opportunity that rarely becomes available for purchase in this area. This farm offers many desirable features for many of today's land buyers including great tillable land, excellent whitetail deer hunting neighborhood, buildable for a home or cabin and close proximity to hard surface Big Canoe Rd with direct access to Waukon and Decorah, Iowa.

DIRECTIONS: From Highlandville follow Big Canoe Rd east until you reach Balsam Rd, Turn South on Balsam RD and property will be on your right just after Old Spruce Dr.

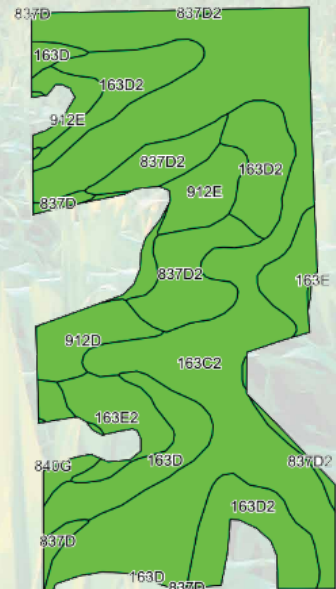
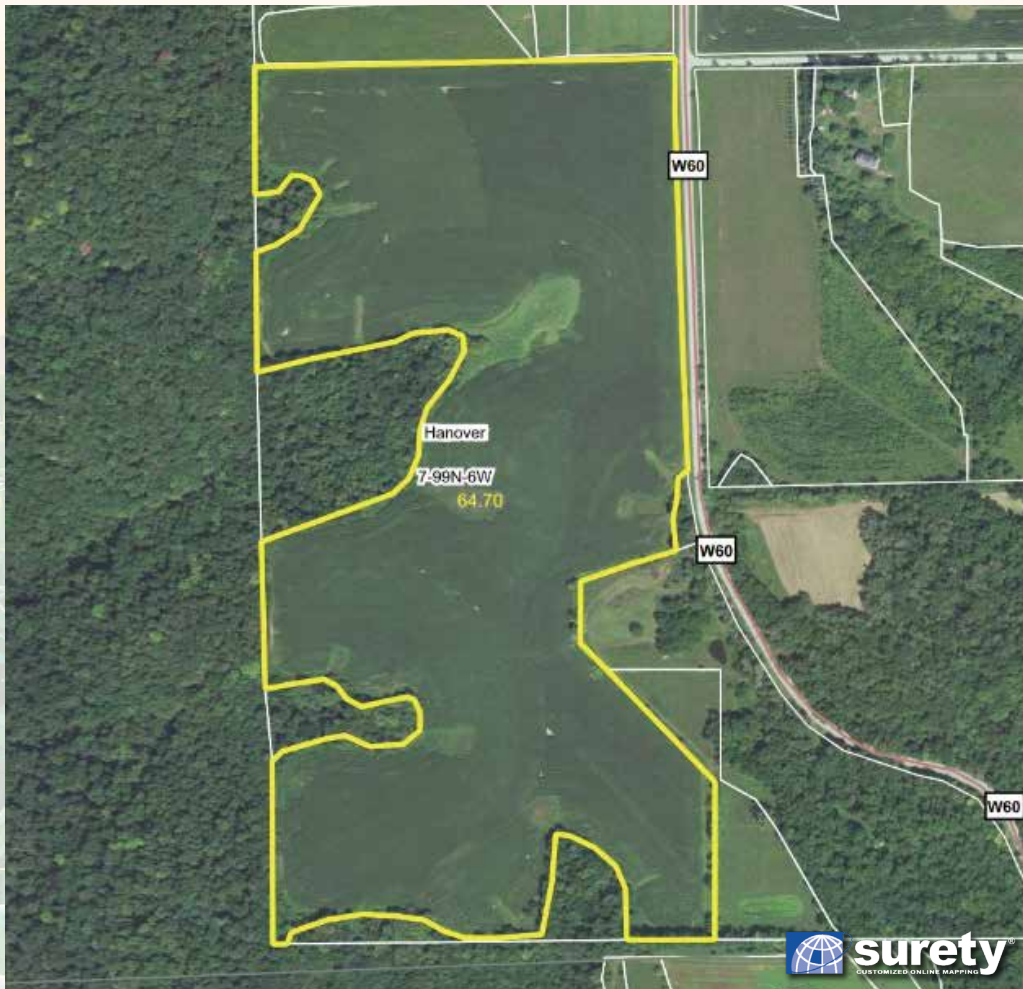
ADDRESS: TBD Balsam Road Decorah, IA 52101



Aerial Map

Tract 1

76.35+/- 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	30.50	47.1%		IIIe	72	68	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.30	19.0%		IIIe	46	58	
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	6.16	9.5%		IIIe	40	28	
163D	Fayette silt loam, 9 to 14 percent slopes	4.30	6.6%		IIIe	49	60	
912E	Paintcreek silt loam, 14 to 18 percent slopes	3.43	5.3%		VIe	10	10	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.80	4.3%		IVe	35	48	
912D	Paintcreek silt loam, 9 to 14 percent slopes	2.59	4.0%		IVe	23	13	
912F	Paintcreek silt loam, 18 to 30 percent slopes	1.79	2.8%		VIe	5	5	
837D	Village silt loam, 9 to 14 percent slopes	0.77	1.2%		IIIs	43	33	
163E	Fayette silt loam, 14 to 18 percent slopes	0.06	0.1%		IVe	38	50	
Weighted Average						3.33	53.4	53.4

USDA Map



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 64.70 acres

2021 Program Year

Map Created March 11, 2021

Farm **6522**

Tract **6463**

Iowa
Allamakee

U.S. Department of Agriculture
Farm Service Agency

FARM: 6522
Prepared: 1/28/22 1:07 PM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	Parent Farm #5629	2020 - 22

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.31	64.7	64.7	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	64.7	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , BARLY	OATS , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	8.0	60	0.00
CORN	22.6	147	0.00
BARLEY	2.8	47	0.00
Total Base Acres:	33.4		

Tract Number: 6463 Description A-4, SEC 7 HANOVER 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: Wetland determinations not complete

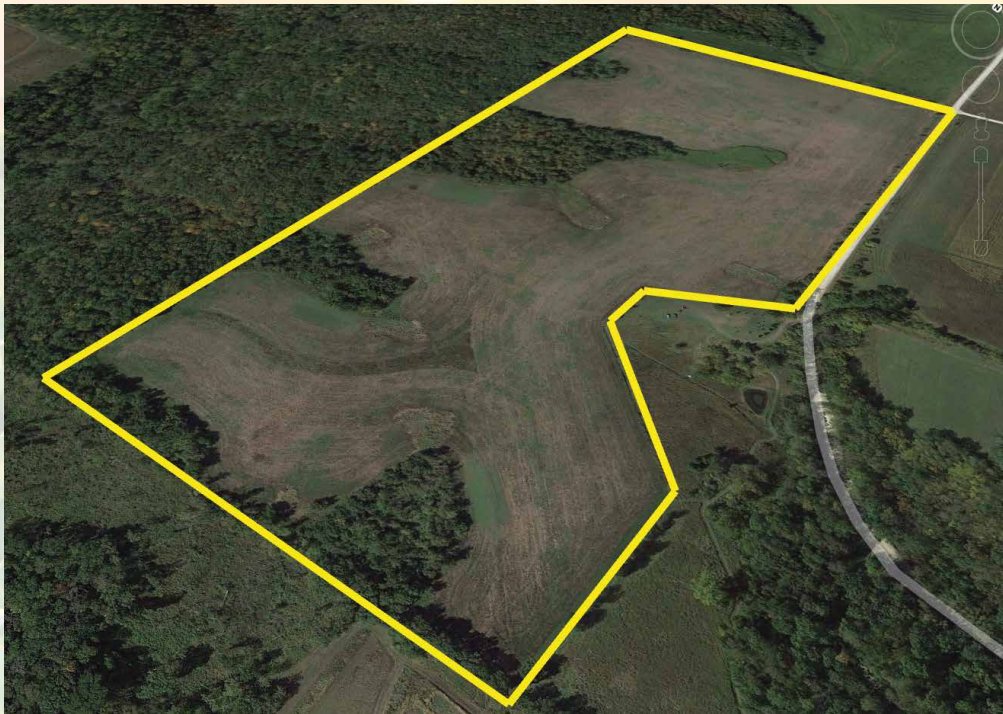
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
75.31	64.7	64.7	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	64.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	8.0	60	0.00
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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	33.4		

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 **April 20, 2022** addressed to: High Point Land Company at 520 Main St South Stewartville, MN 55976



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

Full Name: _____

Address: _____

Phone: _____

Email: _____

Will you be a registered phone bidder? Yes No

PROPERTY Tax Information

Summary

Parcel ID	0507400001
Alternate ID	
Property Address	Rural
Sec/Twp/Rng	7-99-6
Brief Legal Description	NW SE; SW SE EX LOT 1
Document(s)	ACT: 2018-1696 (2018-07-24) WDJ: 2008-1145 (2008-05-05) REC: 133-202
Gross Acres	76.35
Exempt Acres	1.00 (EXM)
Net Acres	75.35
CSR	3635.67
Class	A - Agriculture
Tax District	Hanover A.C.
School District	Allamakee Comm.

Valuation

	2021	2020	2019	2018	2017
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$79,300	\$87,800	\$87,800	\$136,400	\$136,400
- Exempt	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$79,300	\$87,800	\$87,800	\$136,400	\$136,400

Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$73,779	\$71,542	\$76,565	\$74,267
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$73,779	\$71,542	\$76,565	\$74,267
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$73,779	\$71,542	\$76,565	\$74,267
x Levy Rate (per \$1000 of value)	22.64581	22.71937	22.74874	22.55798
= Gross Taxes Due	\$1,670.79	\$1,625.39	\$1,741.76	\$1,675.31
- Ag Land Credit	(\$39.98)	(\$41.42)	(\$40.44)	(\$42.89)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,630.00	\$1,584.00	\$1,702.00	\$1,632.00

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.

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

Current tenant will have access to the cropland for 2022 crop season. Lease shall end when crops are removed and be open to buyer to lease or operate at their discretion for the future. Tenant has nonexclusive rights to hunting for 2022 season until November 30, 2022 when farmland lease expires. New buyer may hunt the property or lease as they see fit with this non exclusive partial season right in mind. First half of the 2022 rent will be paid to buyer at closing and lease shall be assigned for second half payment to be made directly to buyer. Current rent is \$13,185 annually paid March 1, 2022 and October 1, 2022.

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 & ONLINE AUCTION ALLAMAKEE COUNTY, IA



641-583-6430 • HighPointLandCompany.com
246 Old Spruce Drive Decorah, Iowa 52101