

ONLINE TIMED

LAND AUCTION



POCAHONTAS COUNTY, IA
THURSDAY, FEBRUARY 19TH • ENDS 1PM

515-320-2491 • 100 N PHILLIPS ST STE #2, ALGONA, IA 50511

TERMS: 10% down upon signing purchase agreement with balance due at closing. Full terms & conditions can be found on our website.
Listing Agent: Pat Sifert RE LIC #S68587000 | Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345

125,000
ACRES SOLD

120+/- ACRES
POCAHONTAS COUNTY, IA



515-320-2491 • 100 N PHILLIPS ST STE #2, ALGONA, IA 50511
HIGHPOINTLANDCOMPANY.COM

125,000
ACRES SOLD

120+/- ACRES
POCAHONTAS COUNTY, IA



515-320-2491 • 100 N PHILLIPS ST STE #2, ALGONA, IA 50511
HIGHPOINTLANDCOMPANY.COM



120+/- ACRES POCAHONTAS COUNTY, IA



DESCRIPTION:

High Point Land Company is delighted to present 120 +/- acres of premium farmland in Pocahontas County, Iowa, to be sold via a timed online auction with bidding ending on Thursday, February 19th at 1pm. This exceptional property is located in Section 32 of Cedar Township, just two miles west and one mile south of Fonda, Iowa and is conveniently situated on the corner of 110th Ave and 630th Street. With its desirable location and abundant features, this farmland is a valuable opportunity for any investor or farmer.

The property boasts a CSR2 rating of 81.6, showcasing the high quality and fertility of the Canisteo, Clarion, Webster and Nicollet soils. In addition to the rich soil, the land also includes the building site with a 14' x 40' x 60' machine shed, Corn crib 27'x32', 1989 Steel Butler drying bin 30'x20', plus a couple other small out buildings. The wide entrance allows easy access for large equipment, making farming operations efficient and hassle-free.

On the northeast 40 acres has a 14" county tile on the property, that offers potential for future drainage tiling – a valuable asset for optimizing crop yields. Currently leased for the 2026 season, this farm presents an excellent investment opportunity as new owners will receive the cash rent of \$300.00 per tillable acres.

This highly coveted land in Northcentral Iowa rarely becomes available on the market and is an exceptional addition to any farming portfolio. Whether you are an investor seeking stability or an existing operator looking to expand your operations, this property offers endless potential.

Don't miss out on this rare opportunity – invest in this prime farmland today!



120+/- ACRES POCAHONTAS COUNTY, IA

PROPERTY FEATURES:

- CSR2 of 81.6
- Building site with Machine Shed
- Clarion Loam, Webster Clay, Canisteo soils
- Close to Grain Markets

PROPERTY ADDRESS:

63426 110th Ave, Fonda, IA 50540

DRIVING DIRECTIONS:

From Fonda, Ia go west on Hwy 7 two miles to 110th Ave turn south on 110th Ave go 1 mile property is on the southeast side.



Aerial Map



**HIGH
POINT**
LAND COMPANY

Maps Provided By



© AgriData, Inc. 2025 www.AgrIDataInc.com

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

Boundary Center: 42° 34' 15.77, -94° 53' 22.51

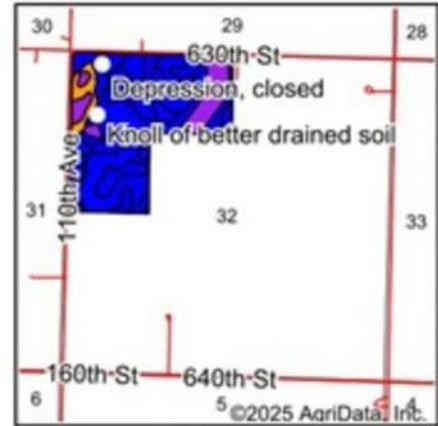
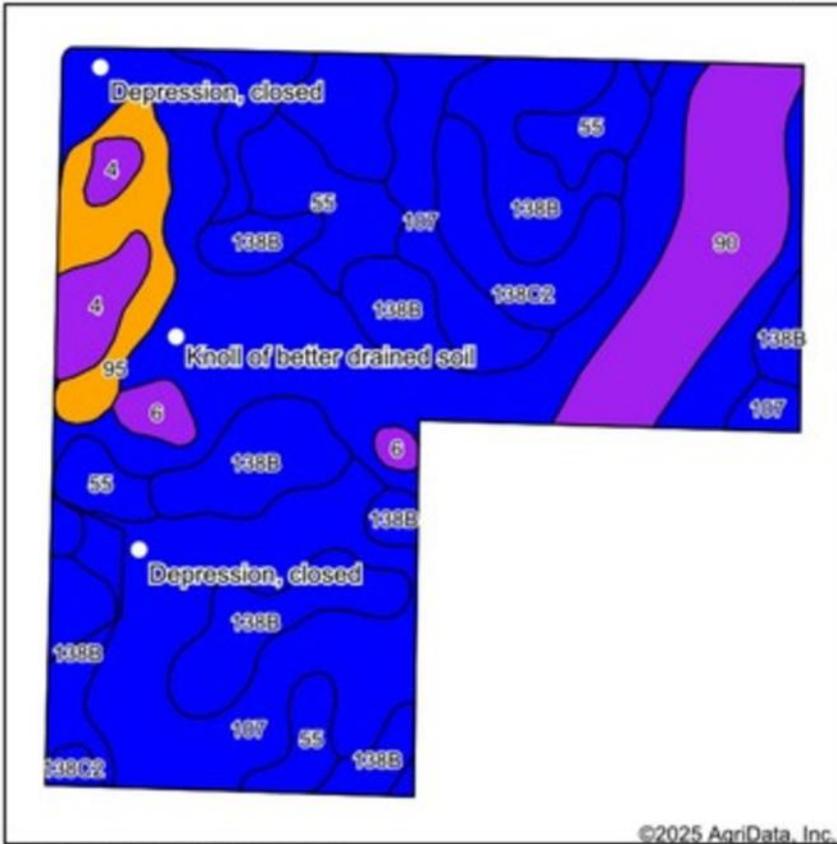
0ft 825ft 1650ft

32-90N-34W
Pocahontas County
Iowa



12/23/2025

Soils Map



State: **Iowa**
 County: **Pocahontas**
 Location: **32-90N-34W**
 Township: **Cedar**
 Acres: **116.09**
 Date: **12/23/2025**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class 'c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NC Ovr
138B	Clarion loam, 2 to 6 percent slopes	27.34	23.5%		> 6.5ft.	Moderately well drained	lie	225.6	6.3	65.4	4.1	6.8	11.3	89	78	
507	Canisteo clay loam, 0 to 2 percent slopes	26.39	22.7%		> 6.5ft.	Poorly drained	llw	224.0	4.7	65.0	4.0	6.7	10.0	84	76	
107	Webster clay loam, 0 to 2 percent slopes	26.26	22.6%		> 6.5ft.	Poorly drained	llw	224.0	4.7	65.0	4.0	6.7	11.0	86	81	
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	11.10	9.6%		> 6.5ft.	Very poorly drained	lllw	185.6	3.9	53.8	3.3	5.6	13.5	55	57	
55	Nicollet clay loam, 1 to 3 percent slopes	9.75	8.4%		> 6.5ft.	Somewhat poorly drained	lw	233.6	6.1	67.7	4.2	7.0	10.5	89	86	

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NC Ovr	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.50	4.7%		> 6.5ft.	Well drained	llle	204.8	5.7	59.4	3.7	6.1	11.3	83	62		
95	Harps clay loam, 0 to 2 percent slopes	5.09	4.4%		> 6.5ft.	Poorly drained	llw	198.4	4.2	57.5	3.6	6.0	11.1	72	60		
4	Knoke silty clay loam, 0 to 1 percent slopes	3.09	2.7%		> 6.5ft.	Very poorly drained	lllw	169.6	3.6	49.2	3.1	5.1	11.6	56	51		
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.57	1.4%		> 6.5ft.	Very poorly drained	lllw	177.6	3.7	51.5	3.2	5.3	11.7	59	55		
Weighted Average								2.10	217.4	5.1	63.1	3.9	6.5	11.1	81.6	74.3	*r

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

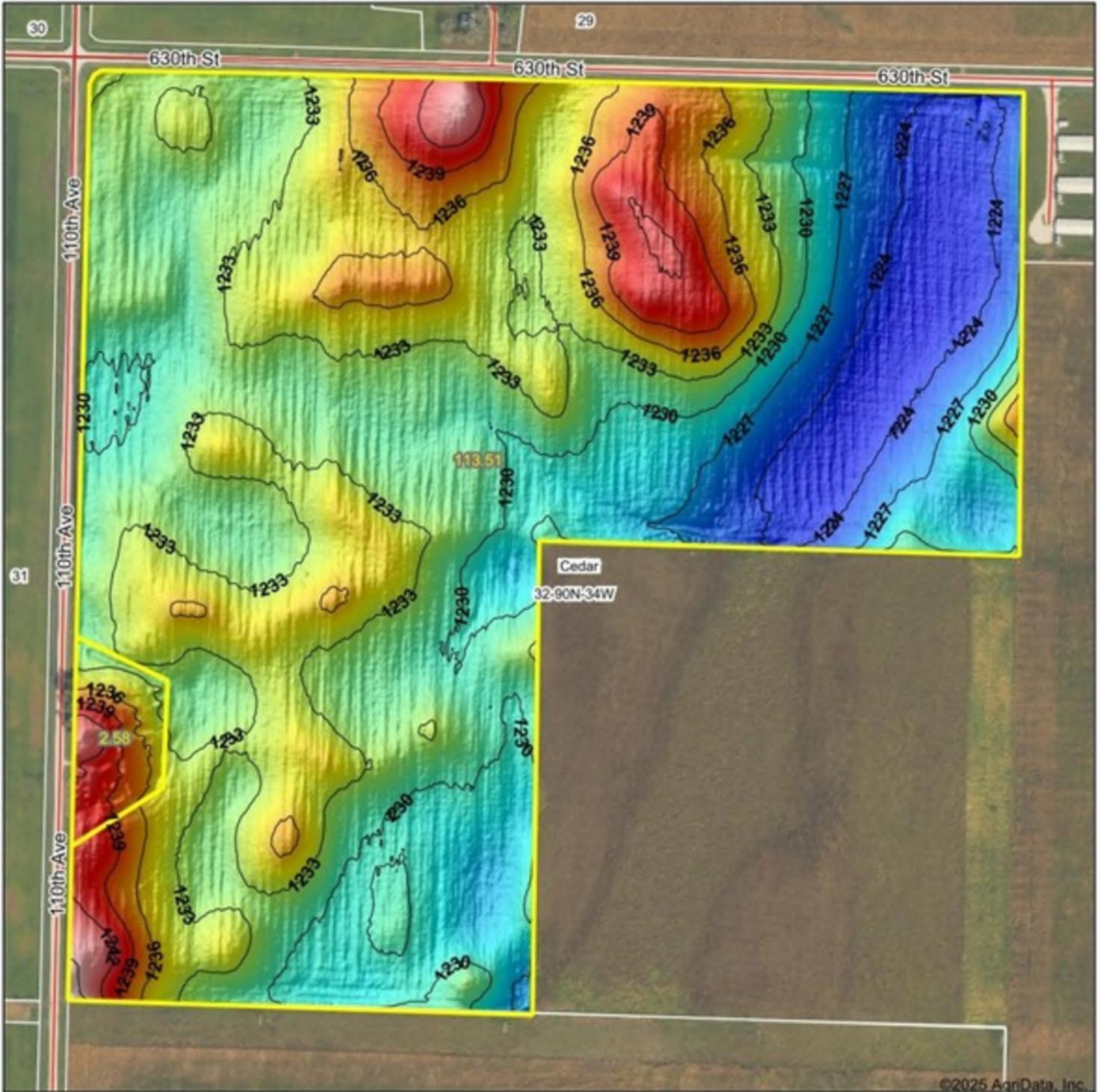
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
DEP	Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically 0.25 to 2 acres.
WDR	Knoll of better drained soil	A knoll of better drained soil that is at least two drainage classes drier than the named soils in the surrounding map unit. Typically 0.5 to 2 acres.

Topography Hillshade



©2025 AgriData, Inc.



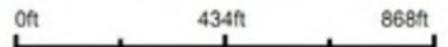
HIGH POINT
LAND COMPANY



Maps Provided by
© AgriData, Inc. 2025 www.AgridataInc.com

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

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,222.9
Max: 1,246.5
Range: 23.6
Average: 1,231.8
Standard Deviation: 4.33 ft

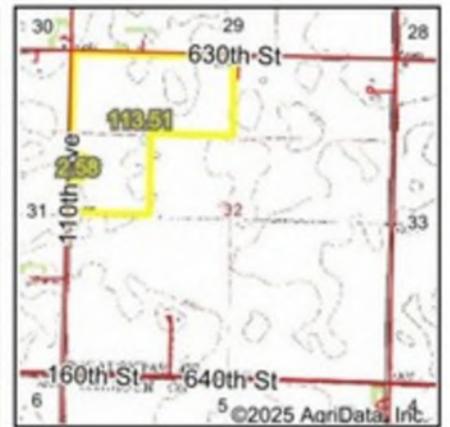


12/23/2025

32-90N-34W
Pocahontas County
Iowa

Boundary Center: 42° 34' 15.77, -94° 53' 22.51

Wetlands Map



State: Iowa
 Location: 32-90N-34W
 County: Pocahontas
 Township: Cedar
 Date: 12/23/2025



HIGH POINT
 LAND COMPANY

Maps Provided By



CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



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/>

4 Year Crop History



Crop Year:

Owner/Operator:

Date:

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year:



Soybeans	113.6a	98%
Developed/Low Intensity	0.7a	1%
Grassland/Pasture	0.7a	1%

4 rows not shown

Crop Year:



Soybeans	114.3a	99%
Developed/Low Intensity	1.1a	1%
Corn	0.5a	0%
Developed/Open Space	0.2a	0%



Corn	114.8a	99%
Developed/Low Intensity	1.1a	1%
Developed/Open Space	0.2a	0%

Crop Year:



Corn	114.8a	99%
Developed/Low Intensity	1.1a	1%
Developed/Open Space	0.2a	0%

Boundary Center: 42° 34' 15.77, -94° 53' 22.51

State: IA County: Pocahontas

Legal: 32-90N-34W Twnshp: Cedar

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



TERMS AND 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.

2026 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 on this auction.

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 March 30th 2026 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 Sellers Attorney 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 under the supervision Attorney Ryan Buske Algona, 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 2026 season. The cash rent for 2026 will be paid at closing of \$33,600.00 to the new buyer. The current tenant will retain possession of the machine shed and grain bin until June 1st 2026.

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 will not be provided but can be requested at buyer's expense.

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.



PAT SIFERT

515 - 320 - 2491

PAT@HIGHPOINTLANDCOMPANY.COM

Pat was born and raised in Algona Iowa, after getting married to Kay they moved to Texas for 9 years where he sold acreage tracks, he also worked at Ft Worth Auto Auction. After their twins were born and getting ready to start school they moved back to Algona where he currently resides with his wife Kay. After returning to Iowa Pat decided to go to Auctioneer school at Missouri Auction School and immediately started doing Auctions of land, farm equipment, collectables, tools, benefit and household. He has been doing auctions for over 40 years. He has 2 grandchildren that live close by and he enjoys ice fishing and golf along with being with family. Pat is a dedicated family man and has a tremendous work ethic. He is ready to assist you with all your buying and selling of land in Iowa.

"I had farmland that had been in our family for over 80 years that needed to be sold. Previously I had a private sale agreement that fell through just as the COVID pandemic came into being. To get the farm sold, I decided I needed a real estate professional who could help market and sell the farm to ensure that I got the best price and successfully close the deal. I didn't want a large real estate company that wasn't able to personalize their services and I didn't want to be treated as just a number. I also didn't want a small real estate company that couldn't bring the expertise and sophistication that may be needed to sell the farm. I selected High Point Land Company as they were able to provide the personalized service, marketing and deal making expertise as well as financial sophistication to successfully sell the farmland. High Point Land Company and Pat Sifert, who served as my agent successfully marketed and sold the farmland above the listing price. I couldn't be happier in my decision to go with High Point Land Company".

BOB BROWN



LIC#: S68587000

SCAN TO SEE MY LISTINGS



HIGH POINT
LAND COMPANY