

SEALED BID

# LAND LEASE AUCTION



Boundary lines are approximate



**HIGH  
POINT**  
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

TAMA COUNTY, IOWA  
MONDAY, MARCH 16 • ENDS 5PM

641-681-8404 • 513 W BREMER AVE, WAVERLY, IA

TERMS: Rent payment is due within five days of signing the lease agreement for year one, rent will be due March 1<sup>st</sup> the following 2 years.

Full terms & conditions can be found on our website.

Listing Agent: Pat Lentz RE LIC #S73128000 | Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



**38+/- ACRES  
TAMA COUNTY, IA**



**641-681-8404 • 513 W BREMER AVE, WAVERLY, IA  
HIGHPOINTLANDCOMPANY.COM**



## 38+/- ACRES TAMA COUNTY, IA



### DESCRIPTION:

High Point Land Company is proud to offer an exceptional opportunity to enhance your farming operation and expand your leased acreage with this impressive tract located just south of Traer, IA in Tama County. This farm offers 38+/- acres of tillable cropland and will be offered as a 3-year land lease in one tract. Sealed bids will be due by Monday, March 16th, 2026, by 5:00 PM.

This lease presents a rare opportunity for the high bidder to secure the exclusive rights to farm this exceptional property for the 2026, 2027, and 2028 crop years (3 yr term).

Head south of Traer, just off of QQ Avenue, this tract boasts excellent access to local grain markets, making it an ideal addition for those seeking some of the most productive soils in Tama County. The current crop's strong performance is a testament to the farm's superior drainage and soil management, and the current layout is maximizing the tillable acres offered.

The land features a remarkable CSR2 average of 89.5, reflecting its high-quality and fertile soils, which include Dinsdale, Colo-Ely, and Nevin loams. These premium soil types are known for their excellent productivity and reliability. Opportunities to lease additional farmland of this caliber in Tama County, or anywhere in the state for that matter are rare. Don't miss your chance to operate this top-tier agricultural tract for the next three seasons.



## 38+/- ACRES TAMA COUNTY, IA

### PROPERTY FEATURES:

- 38+/- acres of Tillable Cropland (used as multiplier for 3 year lease)
- Impressive 89.5 CSR2
- Great Access
- 3-Year Lease Term: 2026-2028 crop years
- Sealed Bids due by Monday, March 16th, 2026 at 5:00pm
- Tenant will be required to apply fertilizer at a minimum or replacement rates, while supplying annual application rates and yield maps.

### PROPERTY ADDRESS:

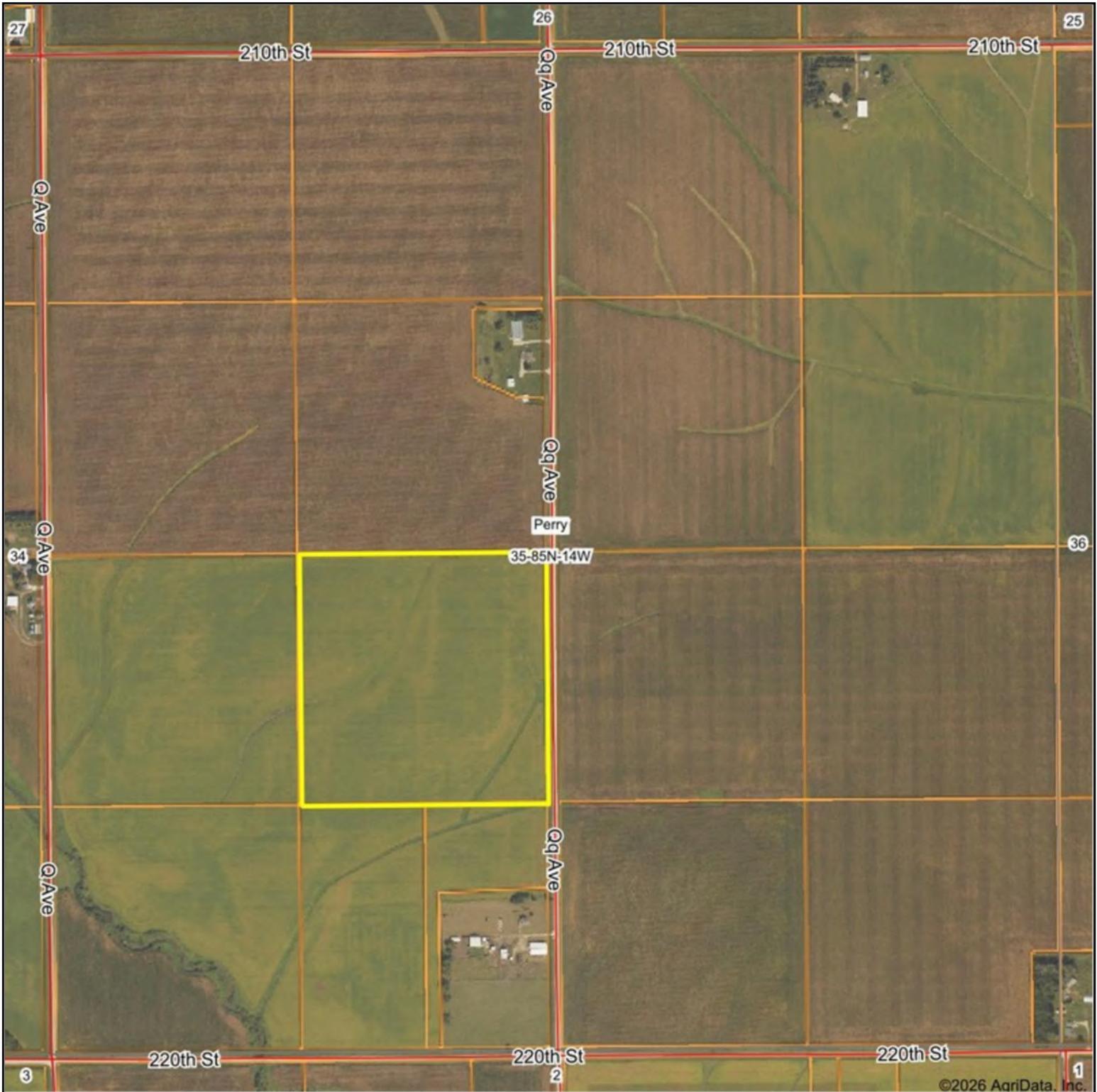
TBD QQ Avenue, Traer, IA 50675

### DRIVING DIRECTIONS:

From Traer, Iowa. Head east on IA-8 for 1.2 miles, turn right onto QQ Ave, head south for 4 miles, property will be on your right, look for sign.



# Aerial Map



Boundary Center: 42° 7' 43.23, -92° 26' 53.93

0ft 817ft 1633ft

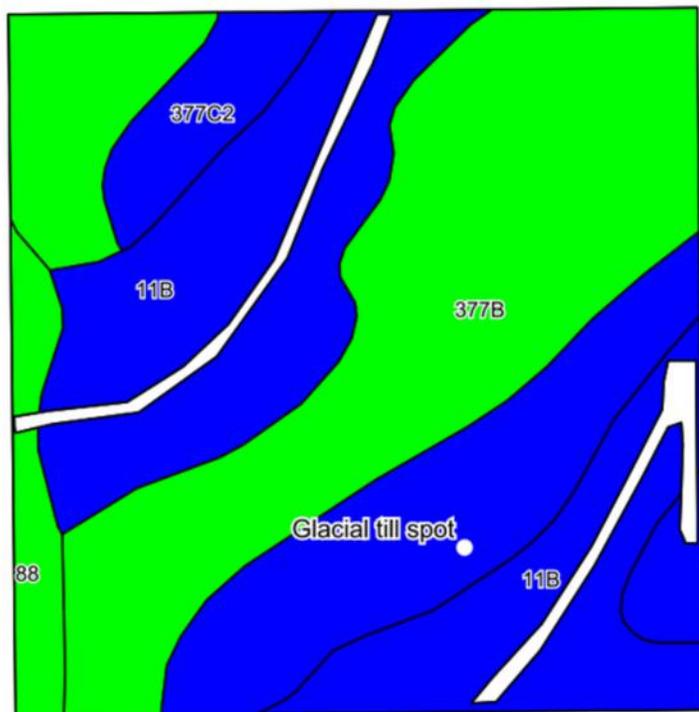
**35-85N-14W**  
**Tama County**  
**Iowa**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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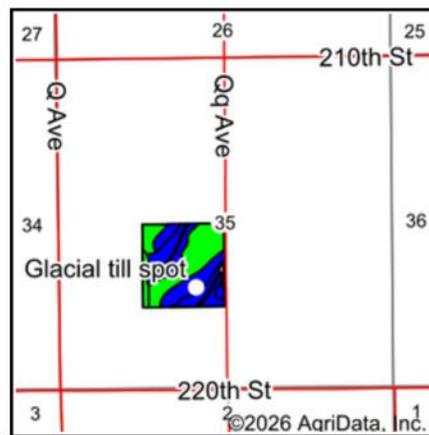
2/3/2026

# Soils Map



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Tama**  
 Location: **35-85N-14W**  
 Township: **Perry**  
 Acres: **38**  
 Date: **2/3/2026**



Area Symbol: IA171, Soil Area Version: 30

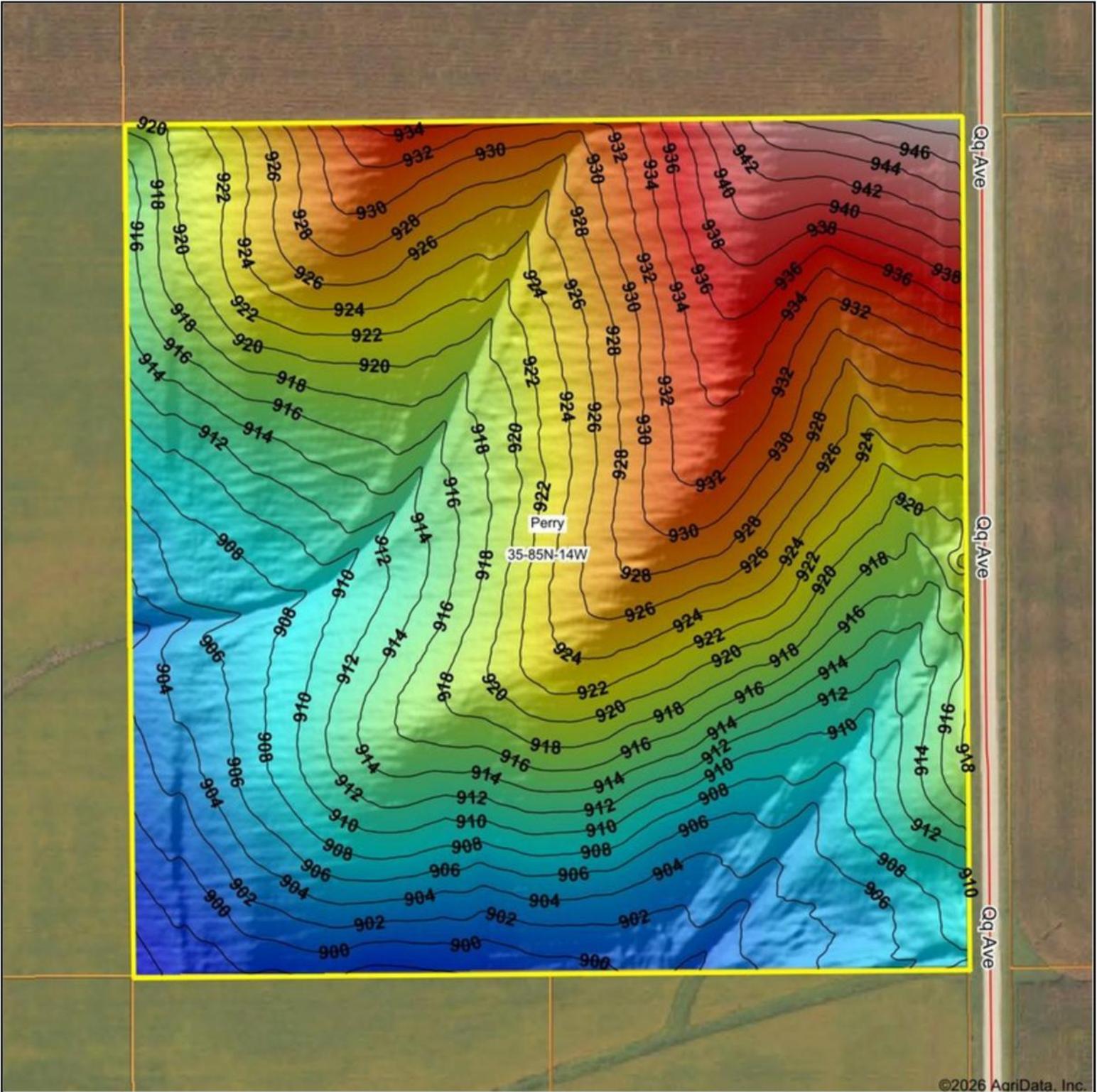
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	Bluegrass *i Tons	*i all Grasses Tons	*i Water Holding Inch	CSR2**	CSR	*n NCC Ove	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	15.76	41.4%	Green	> 6.5ft.	Moderately well drained	Ile	232.0	6.5	67.3	4.2	7.0	11.6	94	90		
11B	ColoEly complex, 0 to 5 percent slopes	12.09	31.8%	Blue	> 6.5ft.	Poorly drained	Ilw	204.8	4.3	59.4	3.7	6.1	12.1	86	68		
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	8.57	22.6%	Blue	> 6.5ft.	Moderately well drained	Ille	211.2	5.9	61.2	3.8	6.3	11.6	85	73		
88	Nevin silty clay loam, 0 to 2 percent slopes	1.58	4.2%	Green	> 6.5ft.	Somewhat poorly drained	Iw	227.2	5.9	65.9	4.1	6.8	11.0	95	90		
Weighted Average								2.18	218.5	5.6	63.4	3.9	6.5	11.7	89.5	79.2	*n

\*\*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
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Soils data provided by USDA and NRCS.

# Topography Hillshade



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Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

Min: 894.7

Max: 949.9

Range: 55.2

Average: 918.2

Standard Deviation: 11.32 ft

0ft 241ft 482ft



2/3/2026

**35-85N-14W**  
**Tama County**  
**Iowa**

Maps Provided By:

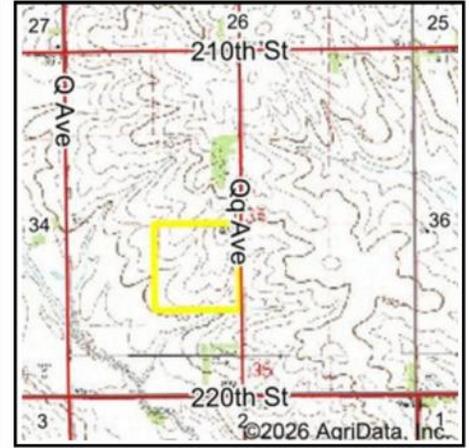
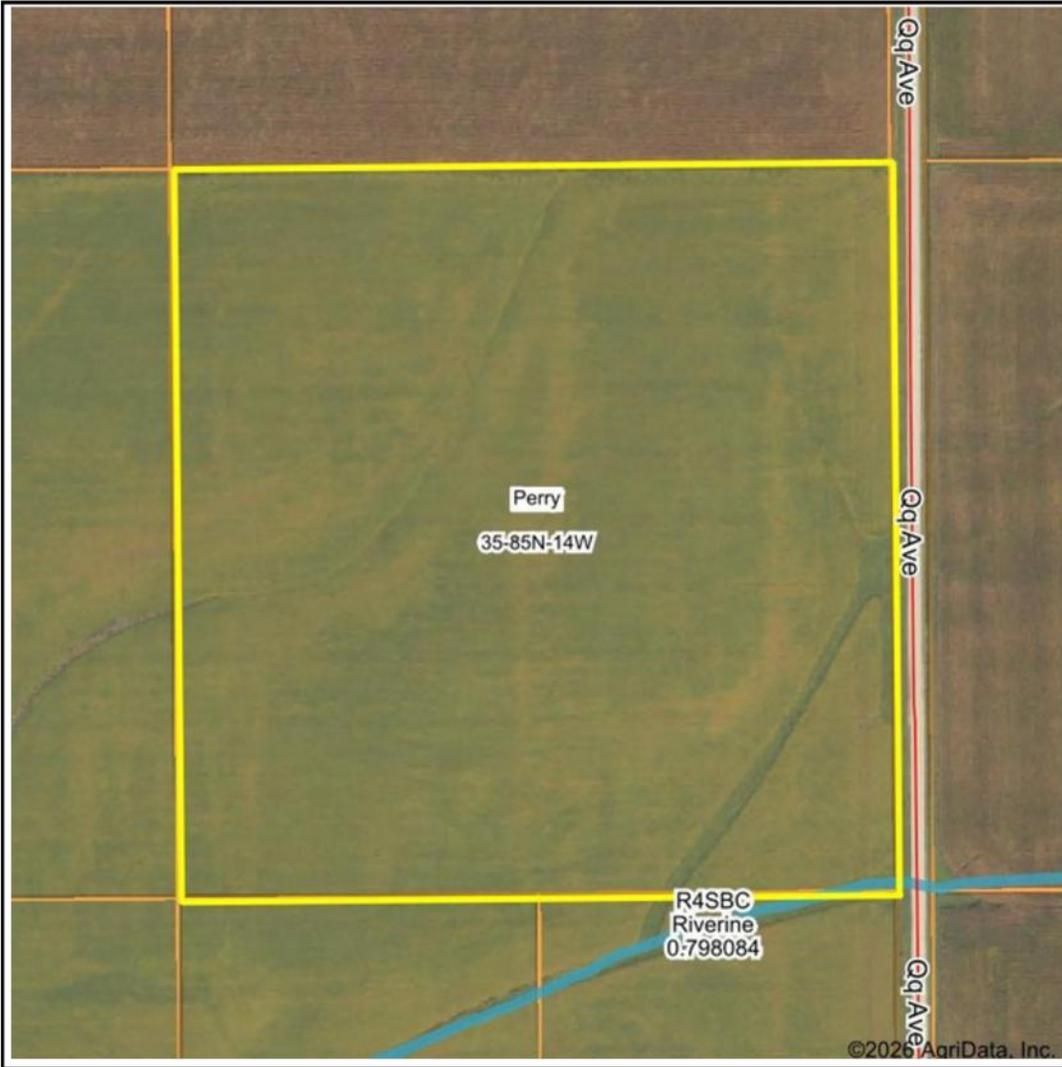


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Boundary Center: 42° 7' 43.23, -92° 26' 53.93

# Wetlands Map



State: **Iowa**  
 Location: **35-85N-14W**  
 County: **Tama**  
 Township: **Perry**  
 Date: **2/3/2026**

Maps Provided By:



Classification Code	Type	Acres
R4SBC	Riverine	0.06
	Total Acres	0.06

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

# TILE MAP



# 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.**

**Lease is for Crop years 2026, 2027, 2028. Lease shall start when signed Spring of 2026 and end when crop are removed in year 2028 or Dec, 1st 2028. Lease termination notification shall not be required at the end of the lease by landlord or farm manager. Lease shall end when lease date expires unless otherwise agree upon my tenant and farm manager in writing.**

**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-** This sale does not include a buyer's premium

**RENTAL AGREEMENT-** The successful bidder(s) will be required to sign a lease agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Lease Agreement and other documents are found on the website listing for bidders review.

**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 LEASED 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 LEASED 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-** The farm is being offered for a lease term 3 years - 2026, 2027 and 2028. The lease shall be a base rent paid to High Point Land Company within 5 days for the 2026 season. Base rent to be paid March 1st of each year after as well as include an accelerator based on the corn price average at two local grain markets calculated based on the average price of May and Oct. In the event there is an accelerator payment due to land owner that shall be paid Dec 1st of each year. Please see the accelerator document on the website listing.

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

**SELLER'S PERFORMANCE-** The seller has agreed to the terms of the auction as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance. Seller reserves the right in care of their farm manager to deny the high bid for any reason.

**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.

**MARKETING COMMUNICATIONS & MEDIA RELEASE-** By registering to participate in this auction, you expressly consent to receive future marketing and promotional communications from High Point Land Company and its affiliates, including but not limited to communications delivered via telephone calls, text messages (SMS/MMS), and email, regarding properties, auctions, and related services. You understand that consent is not a condition of purchase and that you may opt out of such communications at any time by following the unsubscribe or opt-out instructions provided. Additionally, you acknowledge and agree that High Point Land Company and its affiliates may photograph, record, or capture your likeness, voice, or image during auction events. You grant permission for such media to be used for marketing, advertising, and promotional purposes without compensation. You further agree to release, indemnify, and hold harmless High Point Land Company and its affiliates from any claims, demands, or liability arising out of or related to the use of such photographs, video, or recordings.





# PATRICK LENTZ

641-681-8404

PATRICK@HIGHPOINTLANDCOMPANY.COM

"High Point Land Company is the premier land real estate auction firm, specializing in everything from highly productive tillable farm ground to expansive recreational properties, ranches, and more. Founded by Jacob Hart, a seasoned expert in land transactions, High Point has built a reputation for excellence in 1031 exchanges, real estate investment, and auction services. With a career spanning hundreds of thousands of acres sold, Jacob's deep industry knowledge and strategic approach have made him a trusted authority in the field.

Recognizing that exceptional service requires a strong support system, Jacob built a dedicated team to ensure every client receives top-tier expertise and guidance. Our team works collaboratively, managing every stage of the process—from initial contact and strategic marketing to skilled negotiations and a seamless closing. This team-driven approach allows us to provide comprehensive service, ensuring that no detail is overlooked.

At High Point Land Company, our clients are our top priority. We are committed to understanding their unique goals and delivering results with efficiency and professionalism. Through clear and consistent communication, we guide our clients through every step of their transaction, making the process as smooth and stress-free as possible. Whether buying or selling, our clients can trust that they have a knowledgeable and dedicated team working in their best interest."

SCAN TO SEE  
OUR LISTINGS



# HIGH POINT LAND COMPANY