

ONLINE TIMED

LAND AUCTION

309.81
+/- ACRES



CLAY COUNTY, IOWA
TUESDAY, MARCH 31 • ENDS 1PM

319-559-2345 • 513 W BREMER AVE, WAVERLY, IA

TERMS: 10% down upon signing purchase agreement with balance due at closing. 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

125,000
ACRES SOLD

3 TRACTS • 309.81+/- ACRES
CLAY COUNTY, IA



319-559-2345 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM

125,000
ACRES SOLD

**3 TRACTS • 309.81+/- ACRES
CLAY COUNTY, IA**



**319-559-2345 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM**



3 TRACTS • 309.81+/- ACRES CLAY COUNTY, IA



DESCRIPTION:

High Point Land Company is honored to present the Lowe Family properties, to be sold via online auction March 31st, with bidding ending at 1:00pm. These farms feature high quality Clay County soil and offer tremendous opportunities for expanding existing operations or investing in A-class tillable farmland. This farm is being sold by net taxable acres.

Tract 1 - 156+/- Net Taxable Acres (149.32+/- Certified Cropland Acres)

This quarter section has nice long straight rows and is gently sloped making it easy to farm. The predominant soils are Everly and Wilmonton, boasting an impressive 85.5 CSR2. This farm has high potential to achieve tremendous crop yields.

Tract 2 - 78.7+/- Net Taxable Acres (77.61+/- Certified Cropland Acres)

Located on the north side of 300th St, this tract offers a chance to own a top tier farm in Clay County. Featuring Everly and Wilmonton soils, this farm has an outstanding CSR2 of 88.8. This is an ideal addition to any farming operation or investment portfolio.

Tract 3 - 75.11+/- Net Taxable Acres (71.80+/- Certified Cropland Acres)

This tract is situated on the southeast corner of the section, lying directly east of tract 2. All 71.80+/- cropland acres are currently enrolled in CRP through 2033 at an annual rate of \$300/acre, generating \$21,540 in yearly income. Buyers have the option to either succeed the current CRP contract or, upon execution of the purchase agreement, request that the sellers cancel the CRP contract, allowing those acres to return to row crop production. This decision must be made at the time of signing. The average CSR2 on this tract is 84.7.



3 TRACTS • 309.81+/- ACRES CLAY COUNTY, IA

PROPERTY FEATURES:

- Excellent 3 Tract auction in Clay County
- Premium Soils across all tracts with CSR2 ratings ranging from 84.7 to 88.8
- Large Contiguous Field Potential
- Great access to local grain markets and nearby ethanol plants
- Tract 3 has a great CRP contract producing a great annual return, with the option to return to row crop

DESCRIPTION CONTINUED:

These tracts will be offered via an online-timed auction, with bidding ending on March 31st at 1:00pm. This is a rare opportunity to add one or multiple tracts of premium-soil quality farmland to your existing operation or investment portfolio. It is uncommon to find this many acres of contiguous, high-caliber farmland in such a well-located area, perfect for a single operator. For investors, multiple local operators are offering aggressive rental rates, making this an appealing long-term investment opportunity.

Buyer to receive rent in the amount of \$325 per Certified Cropland Acre on the tillable acres on Tract 1 and Tract 2. The total rent for Tract 1 shall be in the amount of \$48,529 and the total rent for Tract 2 shall be in the amount of \$25,223. This shall be paid at closing.

PROPERTY ADDRESS:

TBD 290th St & 300th St Everly, IA 51338

DRIVING DIRECTIONS:

From Everly Iowa head north on 130th Ave. Continue north across Hwy 18 to 300th street and turn east. Continue east for 1/2 mile and the farm will be on the north side of the road.



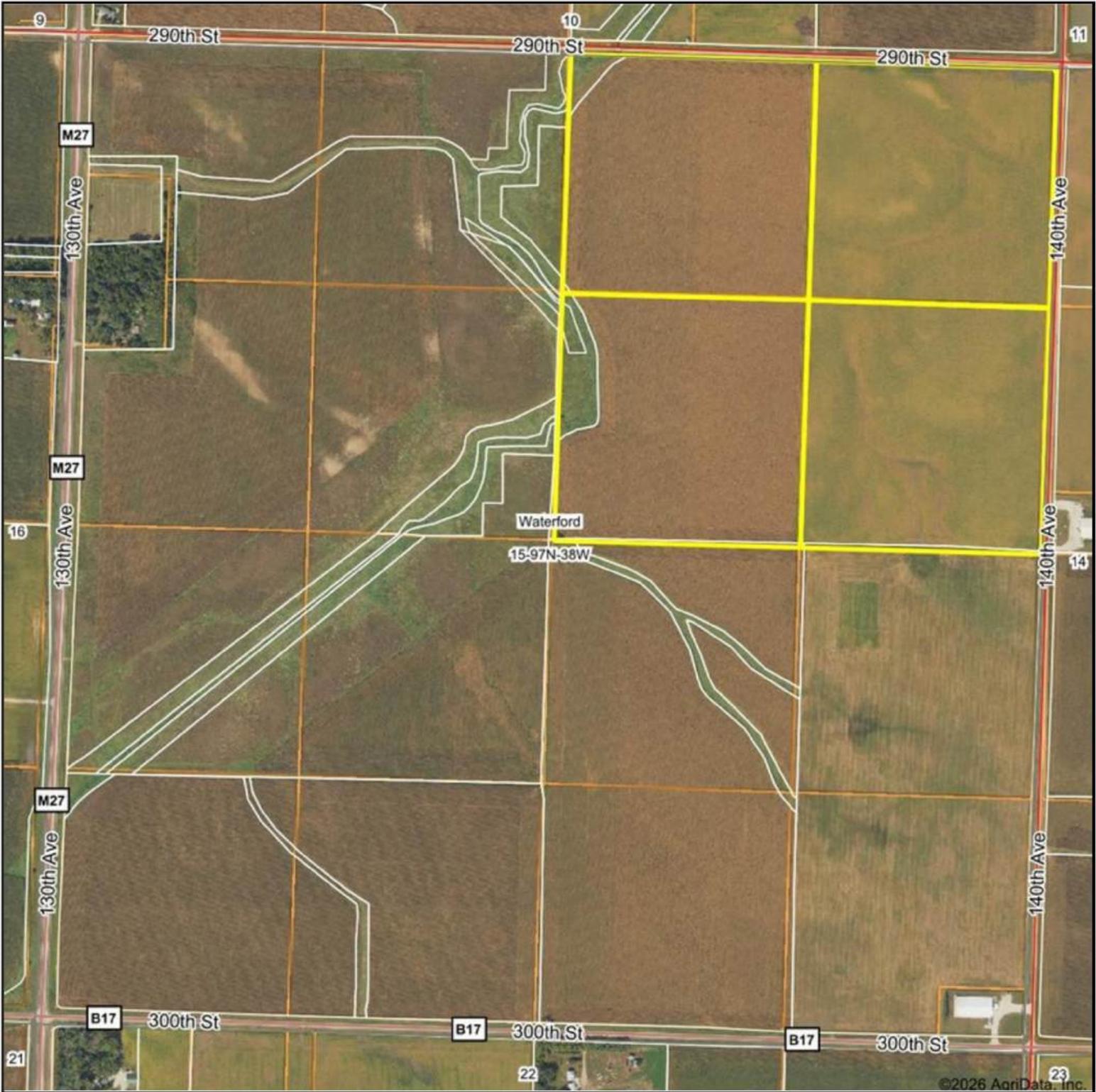


AERIAL MAP ENTIRETY



Boundary 1

TRACT 1 AERIAL MAP



Boundary Center: 43° 13' 23.99, -95° 18' 49.6

0ft 830ft 1660ft

15-97N-38W
Clay County
Iowa



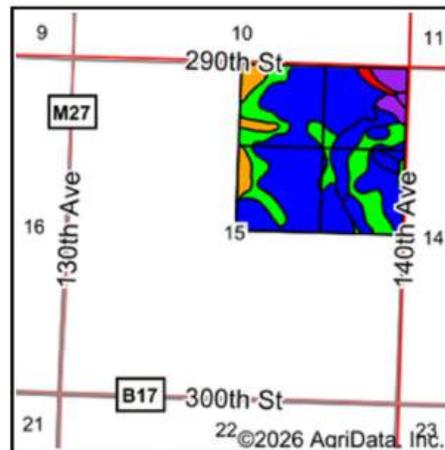
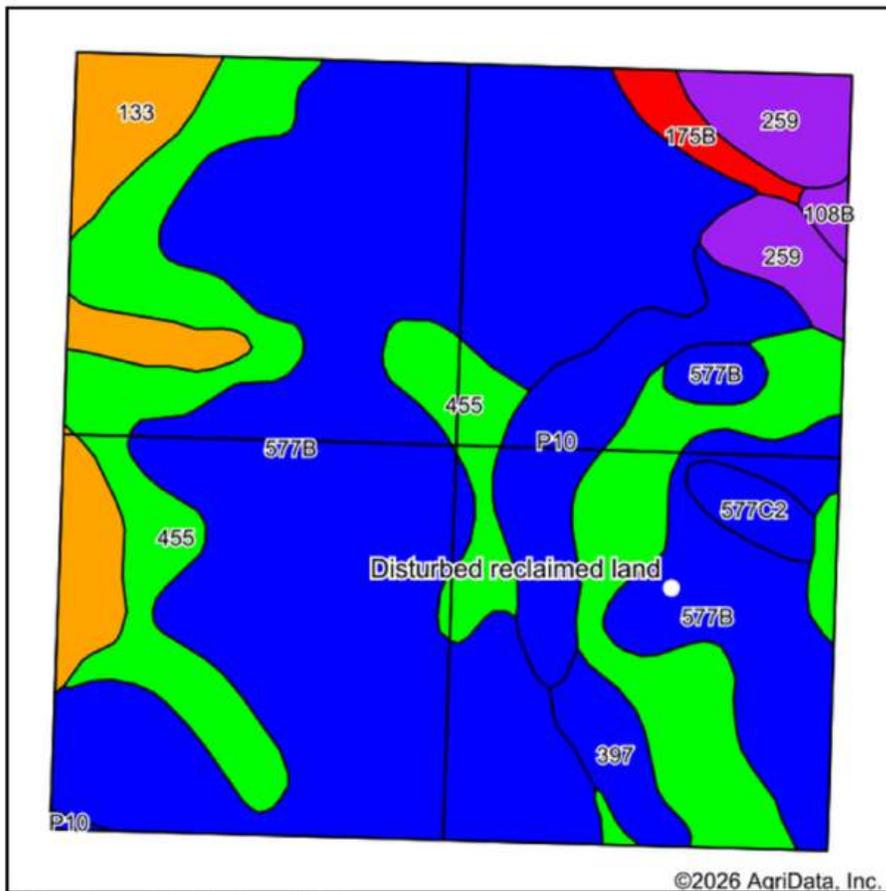
2/18/2026

Maps Provided By:

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

TRACT 1 SOIL MAP



State: **Iowa**
 County: **Clay**
 Location: **15-97N-38W**
 Township: **Waterford**
 Acres: **154.58**
 Date: **2/18/2026**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class	*i Corn Bu	Alfalfa Tons	*i Soybeans Bu	Bluegrass Tons	Tall Grasses Tons	*i Water Holding Inch	CSR2**	CSF	*n	N O
577B	Everly clay loam, 2 to 5 percent slopes	86.56	56.0%		> 6.5ft.	Moderately well drained	Ile	225.6	6.3	65.4	4.1	6.8	10.5	88		68	
455	Wilmington clay loam, 1 to 3 percent slopes	35.20	22.8%		> 6.5ft.	Somewhat poorly drained	Ie	233.6	6.1	67.7	4.2	7.0	11.2	91		74	
P10	Alton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	9.41	6.1%		> 6.5ft.	Poorly drained	Ilw	80.0	1.7	23.2	1.4	2.4	0.0	82			
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	9.19	5.9%		> 6.5ft.	Poorly drained	Ilw	204.8	4.3	59.4	3.7	6.1	11.8	78		73	
259	Biscay clay loam, 0 to 2 percent slopes	6.59	4.3%		> 6.5ft.	Poorly drained	Ilw	80.0	1.7	23.2	1.4	2.4	7.5	52		70	

Soils data provided by USDA and NRCS.

TRACT 1 SOIL MAP

Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	*i Corn Bu	Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water Holding Inch	CSR2**	CSR *n	N O	
397	Letri clay loam, 0 to 2 percent slopes	3.12	2.0%		> 6.5ft.	Poorly drained	Ilw	224.0	4.7	65.0	4.0	6.7	11.1	90	72		
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	1.95	1.3%		> 6.5ft.	Moderately well drained	Ille	204.8	5.7	59.4	3.7	6.1	10.5	83	51		
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.93	1.2%		> 6.5ft.	Somewhat excessively drained	Ille	80.0	2.2	23.2	1.4	2.4	5.3	47	36		
108B	Wadena loam, 2 to 6 percent slopes	0.63	0.4%		> 6.5ft.	Well drained	Ile	80.0	2.2	23.2	1.4	2.4	5.6	52	47		
Weighted Average								1.80	208.4	5.6	60.4	3.8	6.3	9.9	85.5	*	*

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

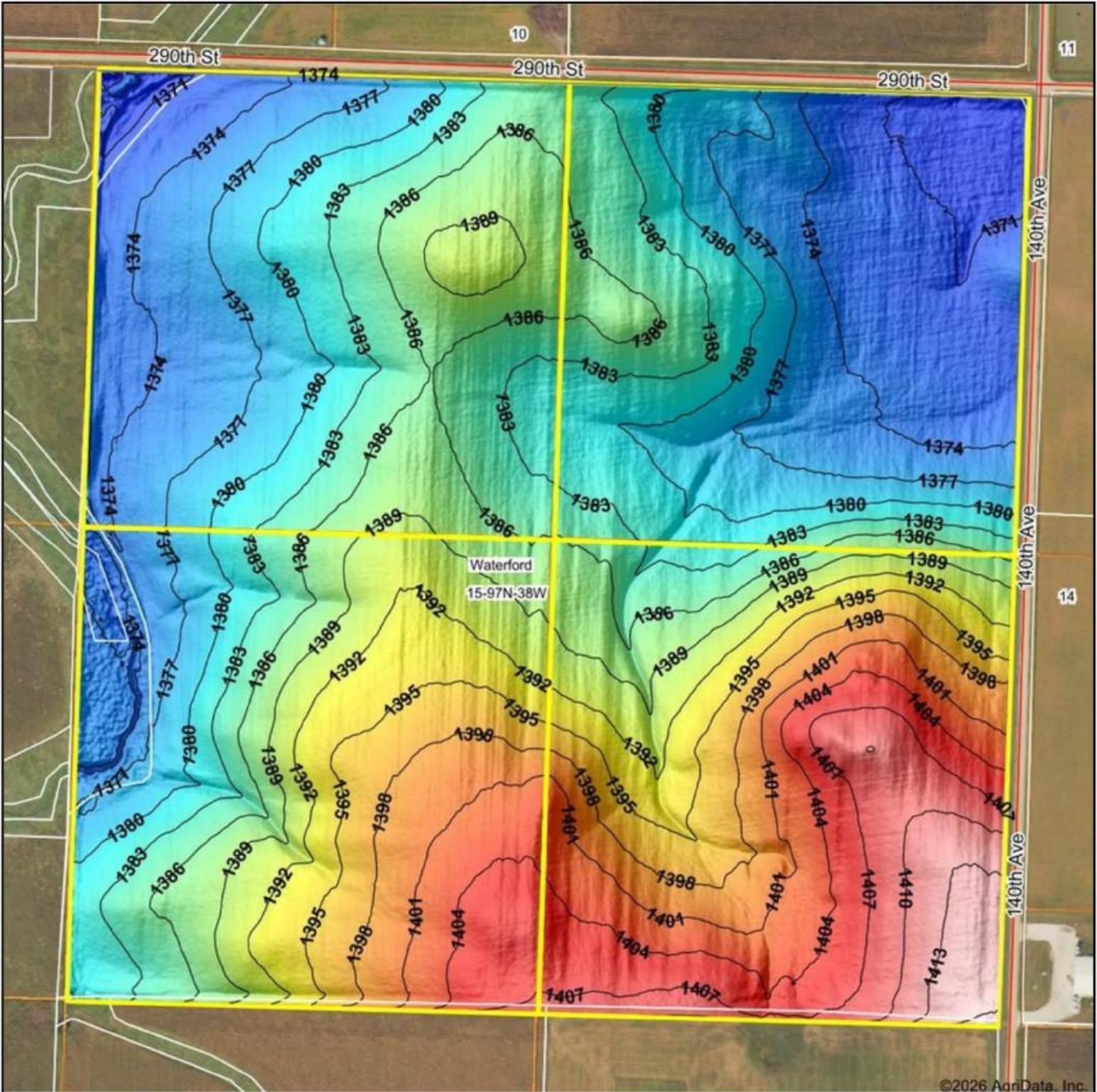
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
DRL	Disturbed reclaimed land	An area where the soil profile is disturbed but little or no soil material has been removed. Typically .25 to 2 acres.

TRACT 1 TOPOGRAPHY MAP



Source: USGS 1 meter dem 3 Min:
 Interval: 0.6 Max: 1,417.4



Range: 48.8
 Average: 1,387.1
 Standard Deviation: 11.19 ft

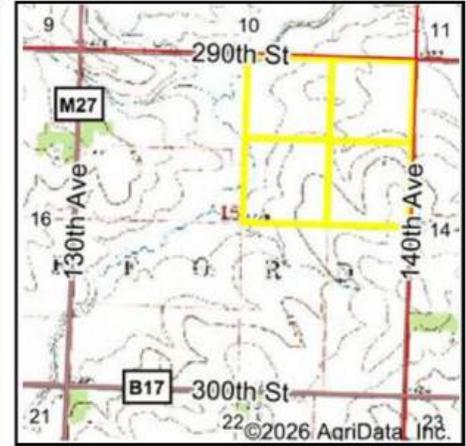
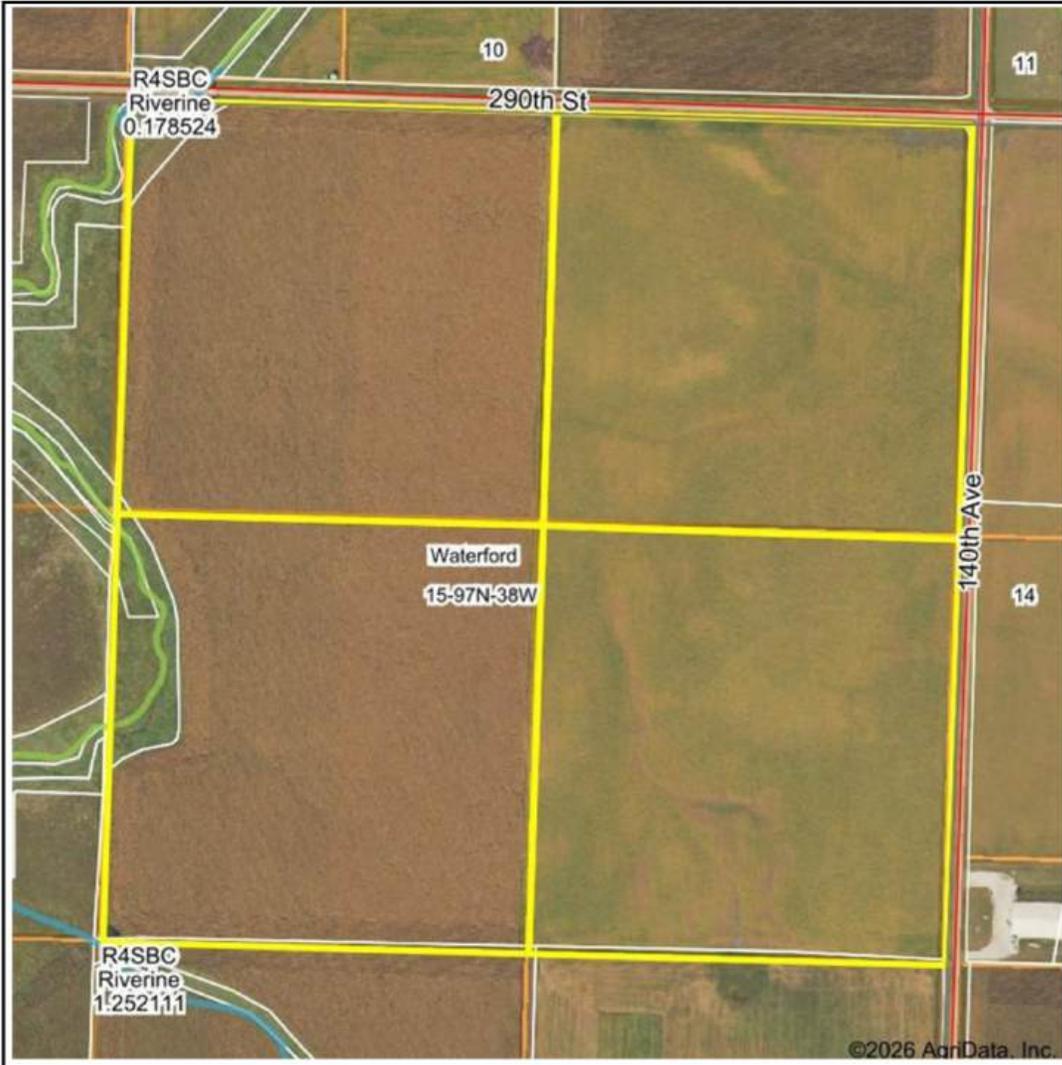


15-97N-38W
 Clay County
 Iowa

Boundary Center: 43° 13' 23.99, -95° 18' 49.6



TRACT 1 WETLANDS MAP



State: **Iowa**
 Location: **15-97N-38W**
 County: **Clay**
 Township: **Waterford**
 Date: **2/18/2026**

Maps Provided By:

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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.34
R4SBC	Riverine	0.07
Total Acres		0.41

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

TRACT 2 AERIAL MAP



Boundary Center: 43° 12' 58.41, -95° 18' 58.49

0ft 830ft 1660ft

15-97N-38W
Clay County
Iowa

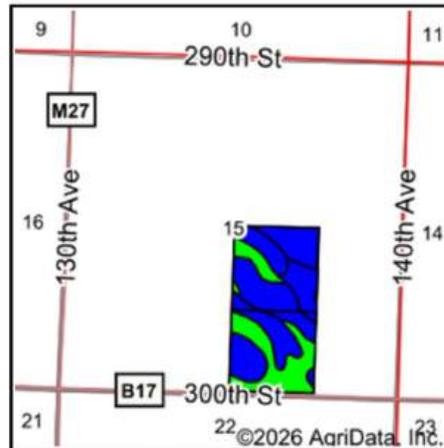
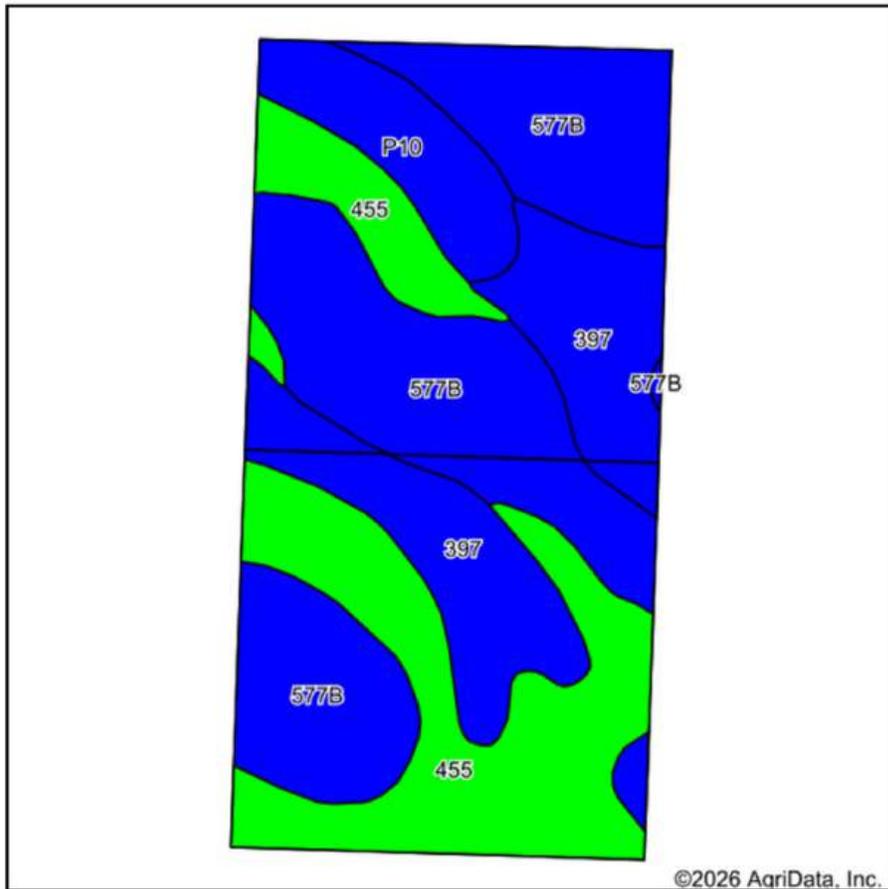


Maps Provided By:
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2/18/2026

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

TRACT 2 SOIL MAP



State: **Iowa**
 County: **Clay**
 Location: **15-97N-38W**
 Township: **Waterford**
 Acres: **77.97**
 Date: **1/20/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 35																	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class	*i Corn Bu	Alfalfa Tons	*i Soybeans Bu	Bluegrass Tons	all Grasses Tons	*i Water Holding Inch	CSR2**	CSR *n	NCC Ove	
577B	Everly clay loam, 2 to 5 percent slopes	32.14	41.2%	Blue	> 6.5ft.	Moderately well drained	lle	225.6	6.3	65.4	4.1	6.8	10.5	88	68		
455	Wilmington clay loam, 1 to 3 percent slopes	23.02	29.5%	Green	> 6.5ft.	Somewhat poorly drained	le	233.6	6.1	67.7	4.2	7.0	11.2	91	74		
397	Letri clay loam, 0 to 2 percent slopes	16.66	21.4%	Yellow	> 6.5ft.	Poorly drained	llw	224.0	4.7	65.0	4.0	6.7	11.1	90	72		
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	6.15	7.9%	Blue	> 6.5ft.	Poorly drained	llw	80.0	1.7	23.2	1.4	2.4	0.0	82			
Weighted Average								1.70	216.1	5.5	62.7	3.9	6.5	10	88.8	*	*n

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

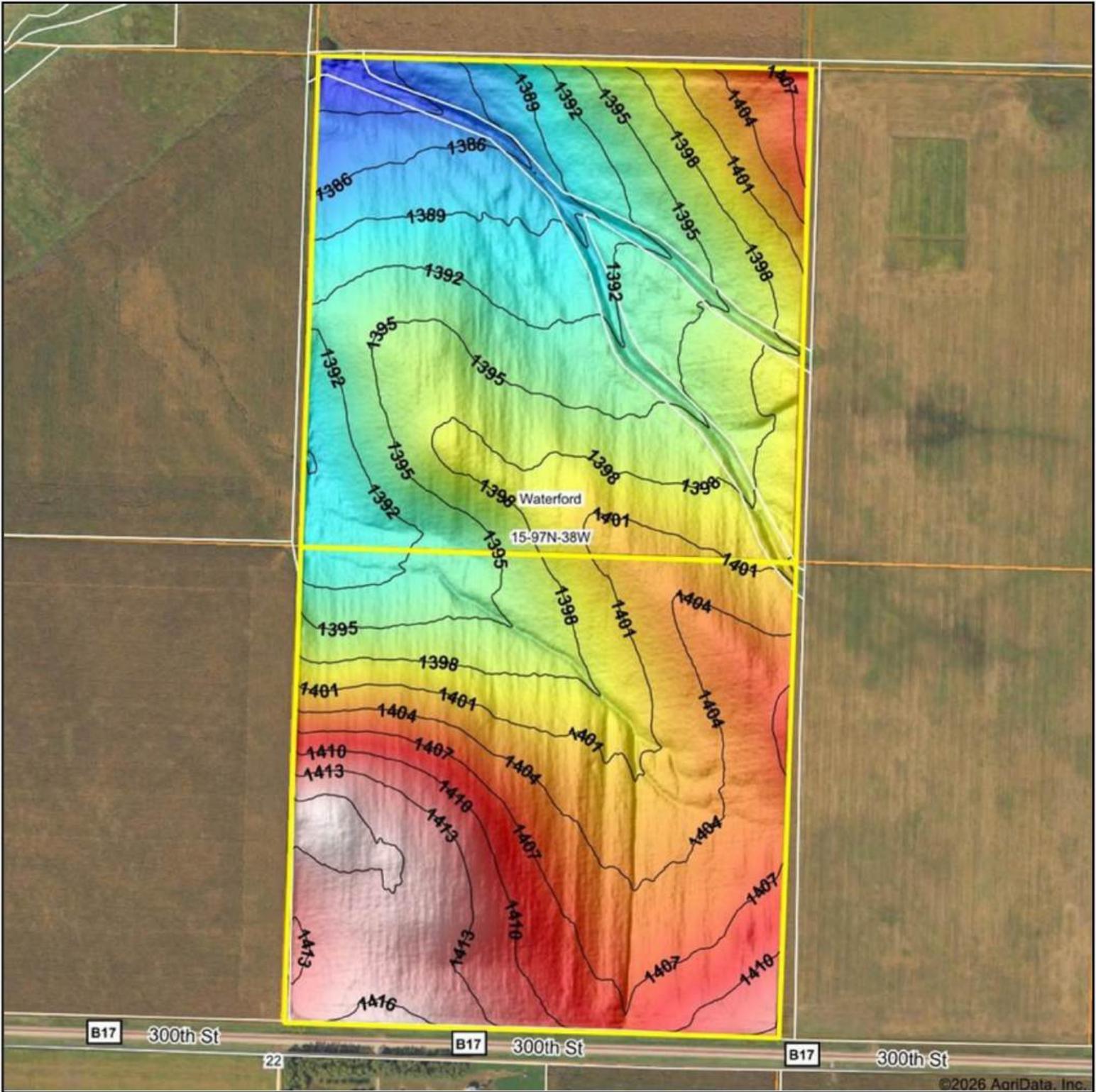
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values. *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

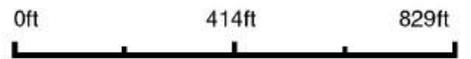
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 2 TOPOGRAPHY MAP



USGS 1 meter dem 3 Min:
Interval: 0.6 Max: 1,417.7



Range: 37.1
Average: 1,399.7
Standard Deviation: 8.14 ft



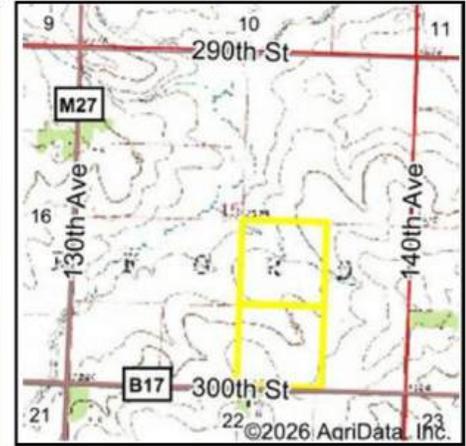
15-97N-38W
Clay County
Iowa

Boundary Center: 43° 12' 58.41, -95° 18' 58.49



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

TRACT 2 WETLANDS MAP



State: **Iowa**
 Location: **15-97N-38W**
 County: **Clay**
 Township: **Waterford**
 Date: **2/18/2026**

Maps Provided By:

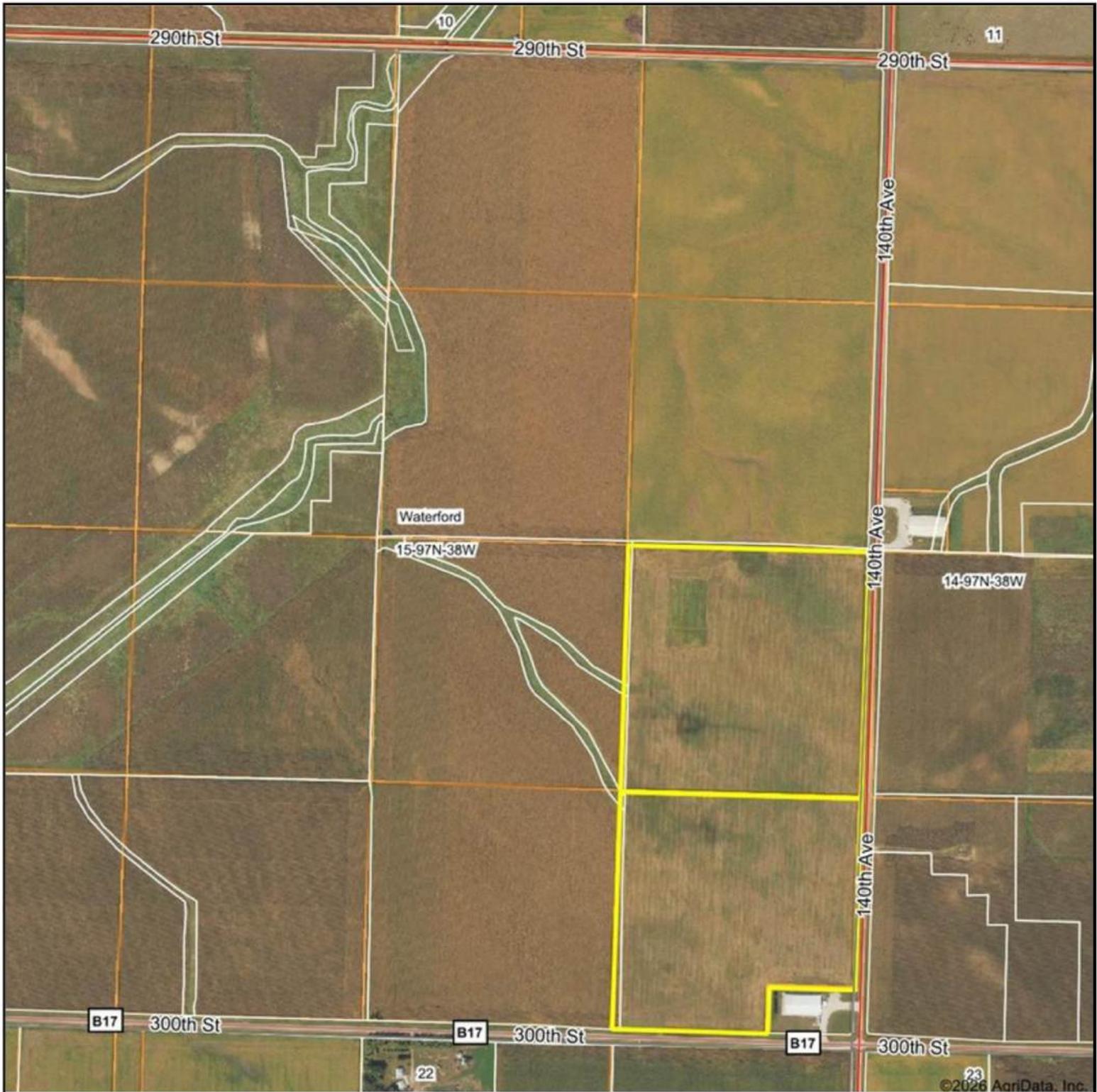
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Classification Code	Type	Acres
R4SBC PEM1A	Riverine	0.75
	Freshwater Emergent Wetland	0.10
Total Acres		0.85

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

TRACT 3 AERIAL MAP



Boundary Center: 43° 12' 58.4, -95° 18' 40.92

0ft 830ft 1660ft

15-97N-38W
Clay County
Iowa

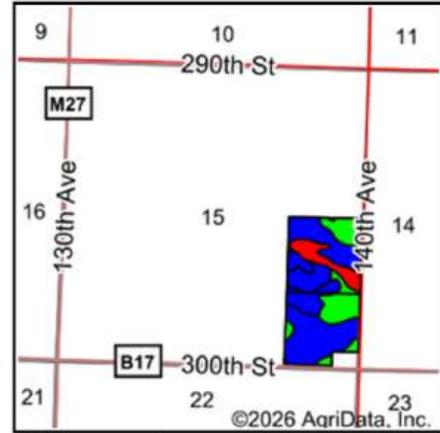
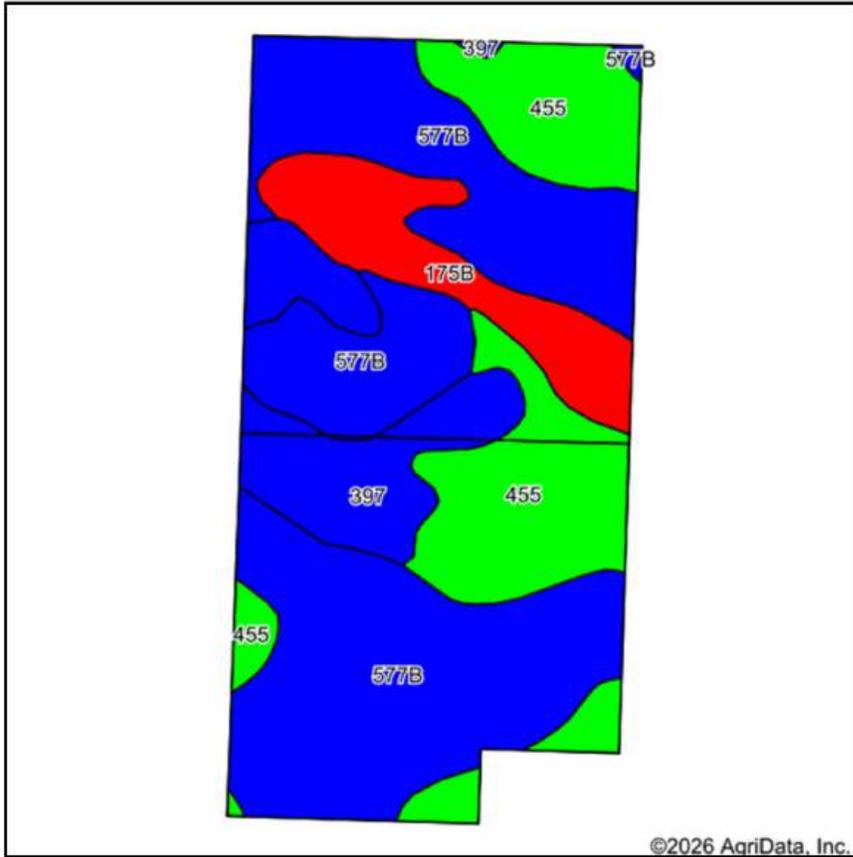


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2/18/2026

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

TRACT 3 SOIL MAP



State: **Iowa**
 County: **Clay**
 Location: **15-97N-38W**
 Township: **Waterford**
 Acres: **73.55**
 Date: **1/20/2026**

Maps Provided By:
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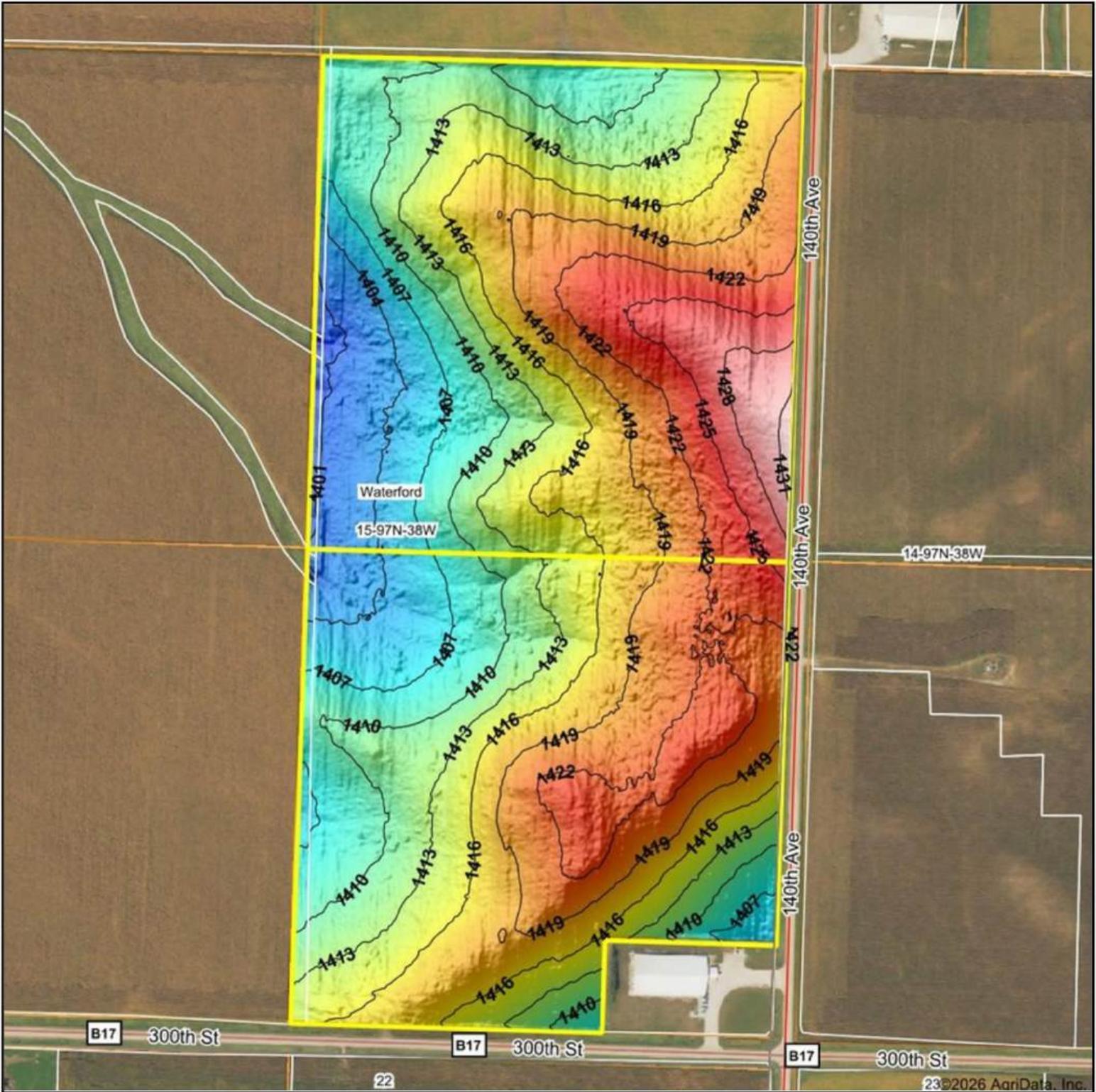
Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non Irr Class *c	*i Corn Bu	Alfalfa Tons	*i Soybeans Bu	Bluegrass* ⁱ Tons	*i Water Holding Inch	CSR2**	CSF *n	NC C Over		
577B	Everly clay loam, 2 to 5 percent slopes	38.72	52.7%	Blue	> 6.5ft.	Moderately well drained	lle	225.6	6.3	65.4	4.1	6.8	10.5	88	68		
455	Wilimonton clay loam, 1 to 3 percent slopes	17.76	24.1%	Green	> 6.5ft.	Somewhat poorly drained	le	233.6	6.1	67.7	4.2	7.0	11.2	91	74		
397	Letri clay loam, 0 to 2 percent slopes	9.40	12.8%	Blue	> 6.5ft.	Poorly drained	llw	224.0	4.7	65.0	4.0	6.7	11.1	90	72		
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	7.67	10.4%	Red	> 6.5ft.	Somewhat excessively drained	lle	80.0	2.2	23.2	1.4	2.4	5.3	47	36		
Weighted Average								1.86	212.1	5.6	61.5	3.8	6.4	10.2	84.7	66.6	*n

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

TRACT 3 TOPOGRAPHY MAP



USGS 1 meter dem 3 Min:
Interval: 0.82 Max: 1,433.1



Range: 34.9
Average: 1,414.8
Standard Deviation: 6.53 ft



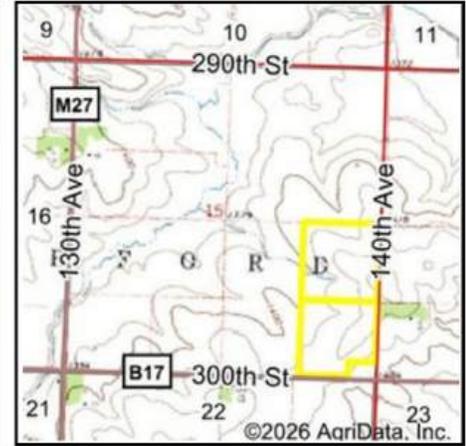
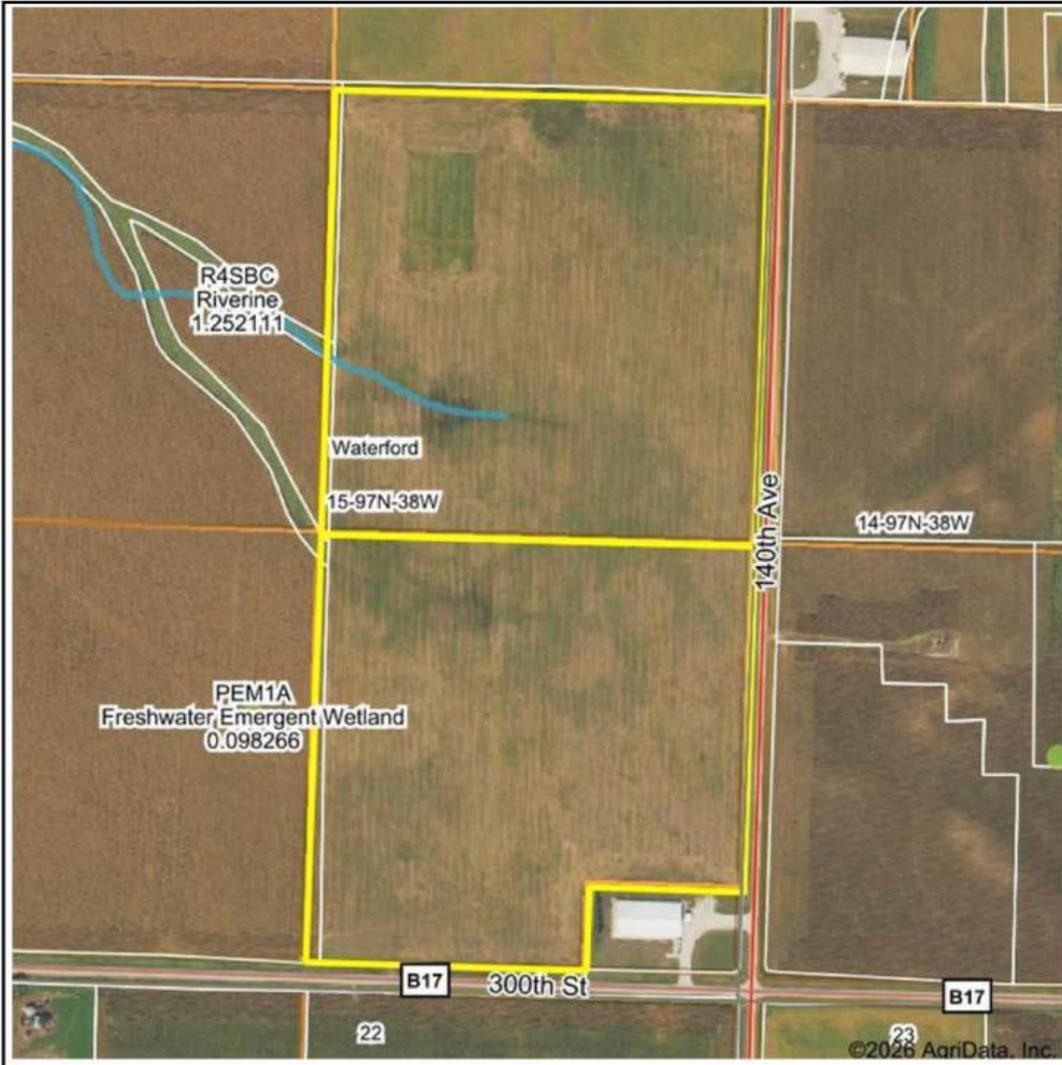
15-97N-38W
Clay County
Iowa

Boundary Center: 43° 12' 58.4, -95° 18' 40.92



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

TRACT 3 WETLANDS MAP



State: **Iowa**
 Location: **15-97N-38W**
 County: **Clay**
 Township: **Waterford**
 Date: **2/18/2026**

Maps Provided By:

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0ft 647ft 1295ft

Classification Code	Type	Acres
R4SBC	Riverine	0.26
	Total Acres	0.26

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

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- This sale DOES NOT INCLUDE a 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 May 1st, 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 Trust Account at Cornwall, Avery, Bjornstad & Scott 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 of Christopher Bjornstad of Cornwall, Avery, Bjornstad & Scott, 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 2026 growing season. More details regarding lease payment for the buyer to come prior to auction day. When terms are updated, all bidders will be notified via email.

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. 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

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"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