

ONLINE TIMED

LAND AUCTION

168.85
+/- ACRES



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

CERRO GORDO COUNTY, IA

TUESDAY, AUGUST 19 • ENDS 1PM

563-379-3398 • 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: Cody Schweinefus RE LIC #S71735000 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



**TRACT 1 • 3.44+/- ACRES
CERRO GORDO COUNTY, IA**



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TRACT 1 • 3.44+/- ACRES CERRO GORDO COUNTY, IA



DESCRIPTION:

Building site (3.44+/- Acres) - Located just West of the Mason City limits along 12th Street, this shall include approximately 3.44 acres. This parcel features a farmhouse with an existing well and septic system, offering a tremendous opportunity to refurbish the current home or to build a new residence in a peaceful country setting just minutes from town. The property offers sweeping views of the surrounding farmland and will be sold "as-is, where-is." A boundary survey has been completed prior to closing and provided to the buyer.

TRACT 1 ADDRESS: 12373 275th St, Mason City, IA

PROPERTY FEATURES:

- Tract 1 includes a farmhouse with existing well and septic
- Absolute auction – all tracts sell to the highest bidder regardless of price



TRACT 2 • 76.56+/- ACRES CERRO GORDO COUNTY, IA



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TRACT 2 • 76.56+/- ACRES CERRO GORDO COUNTY, IA



DESCRIPTION:

Tract 2 - 76.56+/- Acres (73.41+/- Tillable) – Consisting of approximately 76.56 total acres, with 73.41 acres of certified cropland. This farm offers gently rolling terrain with well-drained, productive soils and a strong CSR2 average of 69.1, making it an ideal addition to any farming operation or land investment portfolio. The location provides easy access to local grain markets, and the land has long-term value with consistent income-generating potential.

TRACT 2 ADDRESS: TBD 275th St, Mason City, IA

PROPERTY FEATURES:

- Tract 2 offers 73.41+/- certified cropland acres with natural drainage
- Located near Clear Lake and Mason City, IA – in a path of growth and development
- Productive farmland with strong CSR2 ratings (69.1 and 66.8)
- Strong potential for development, income, and recreational use
- Absolute auction – all tracts sell to the highest bidder regardless of price

Aerial Map



Boundary Center: 43° 9' 32.51, -93° 16' 22.85



1-96N-21W
Cerro Gordo County
Iowa



7/8/2025



**HIGH
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Maps Provided By:

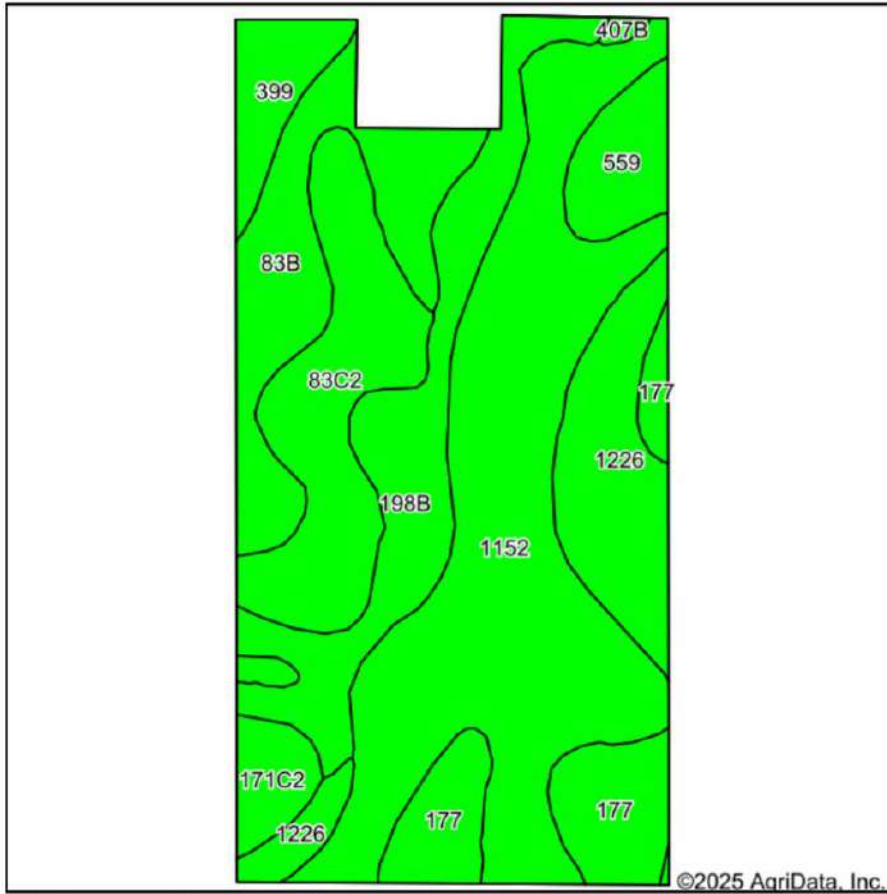


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CUSTOMIZED ONLINE MAPPING

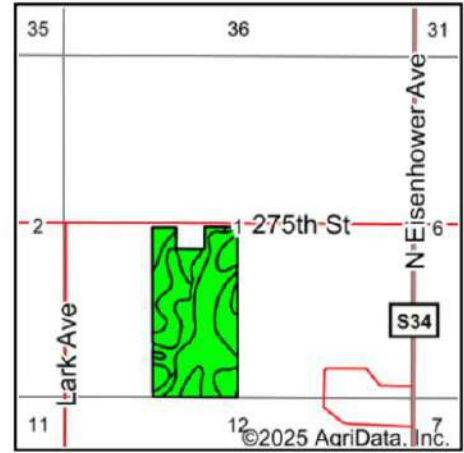
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **1-96N-21W**
 Township: **Lake**
 Acres: **72.68**
 Date: **7/8/2025**



Maps Provided By:



Area Symbol: IA033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	24.99	34.5%		llw	54	67								81
198B	Floyd loam, 1 to 4 percent slopes	9.52	13.1%		llw	89	78								88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	9.14	12.6%		llle	84	66	10.6	6.3	212	3.7	88	6.2	61	82
83B	Kenyon loam, 2 to 5 percent slopes	8.20	11.3%		lle	90	83								89
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.26	10.0%		lls	59	71								83

Soils data provided by USDA and NRCS.

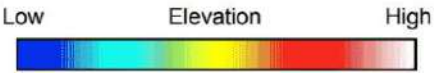
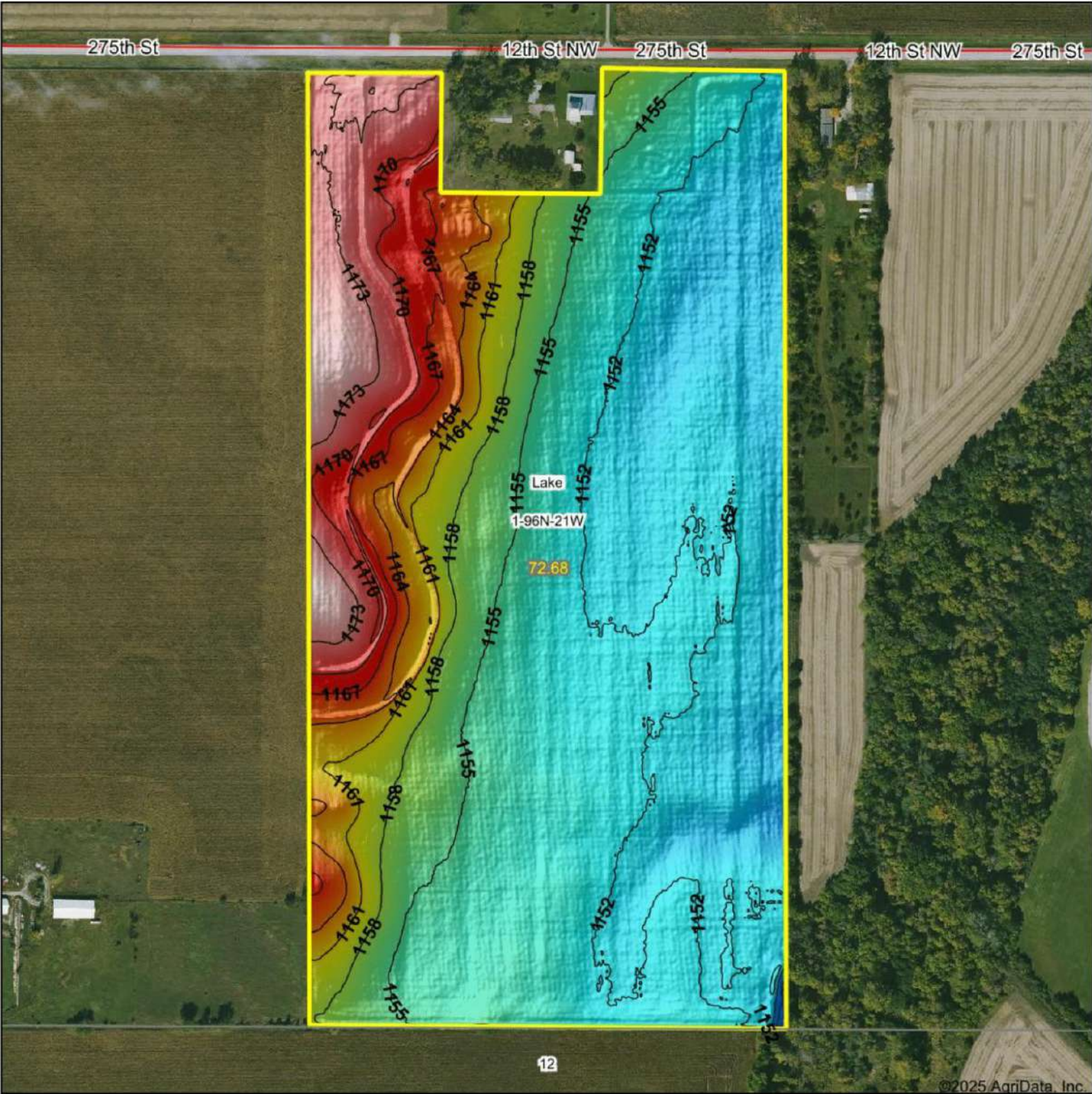
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall
177	Saude loam, 0 to 2 percent slopes	6.13	8.4%		lls	60	63								79
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.69	3.7%		llw	54	65								64
399	Readlyn silt loam, 1 to 3 percent slopes	2.50	3.4%		lw	91	88								80
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.07	2.8%		llle	77	61	10.3	6.1	174	3.9	88.5	6	50	79
407B	Schley loam, 1 to 4 percent slopes	0.18	0.2%		llw	81	73								91
Weighted Average					2.12	69.4	70.7	1.6	1	31.6	0.6	13.6	1	9.1	*n 82.3

**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

Topography Hillshade



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,144.2

Max: 1,176.7

Range: 32.5

Average: 1,157.0

Standard Deviation: 7.19 ft

0ft 420ft 840ft

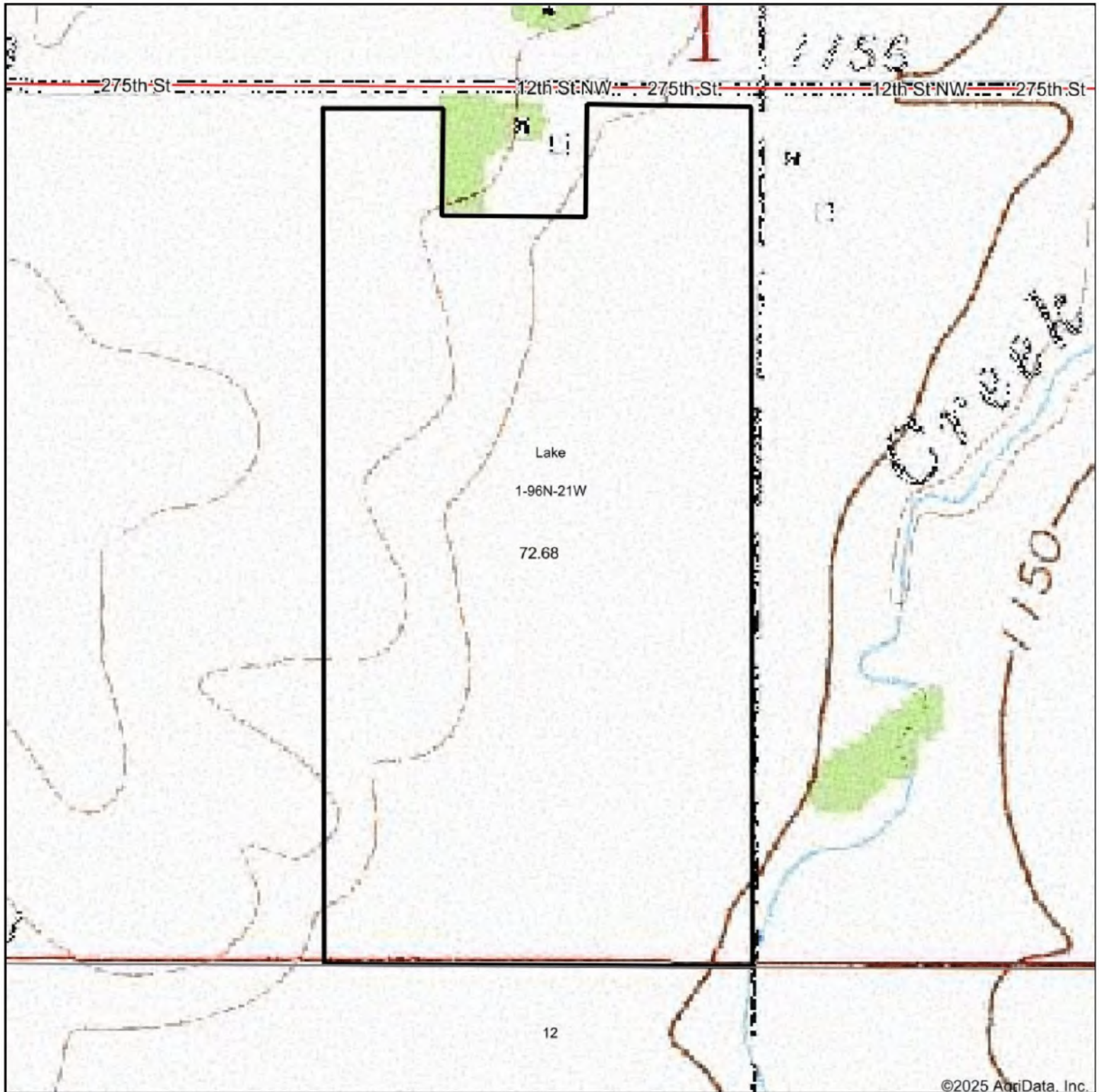


7/8/2025

1-96N-21W
Cerro Gordo County
Iowa

Boundary Center: 43° 9' 32.51, -93° 16' 22.85

Topography Map



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Map Center: 43° 9' 32.11, -93° 16' 22.34

0ft 467ft 934ft

1-96N-21W
Cerro Gordo County
Iowa



Maps Provided By:



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Wetlands Map



State: **Iowa**
 Location: **1-96N-21W**
 County: **Cerro Gordo**
 Township: **Lake**
 Date: **7/8/2025**



0ft 655ft 1310ft

Classification Code	Type	Acres
R2UBG	Riverine	0.01
Total Acres		0.01

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

125,000
ACRES SOLD

TRACT 3 • 88.85+/- ACRES CERRO GORDO COUNTY, IA



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TRACT 3 • 88.85+/- ACRES CERRO GORDO COUNTY, IA



DESCRIPTION:

Tract 3 - 88.85+/- Acres (50.38+/- Tillable) - located on the south side of Clear Lake, this tract offers a mix of diverse land with both tillable ground and exceptional wildlife habitat. This farm includes 50.38 acres of certified cropland carrying a CSR2 average of 66.8, providing steady income while maintaining recreational value. The property borders the local bike trail and features excellent access, which could make it highly versatile for future development, conservation, or continued agricultural use. Its combination of income production and natural beauty makes it well-suited for a variety of uses.

TRACT 3 ADDRESS: TBD Balsam Ave, Clear Lake, IA

PROPERTY FEATURES:

- Tract 3 features a blend of tillable ground and quality recreational habitat
- Excellent access with road frontage and proximity to bike trail (Tract 3)
- Strong potential for development, income, and recreational use
- Located near Clear Lake and Mason City, IA – in a path of growth and development
- Productive farmland with strong CSR2 ratings (69.1 and 66.8)
- Absolute auction – all tracts sell to the highest bidder regardless of price

Aerial Map



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Boundary Center: 43° 6' 40.06, -93° 28' 20.82



29-96N-22W
Cerro Gordo County
Iowa



7/3/2025



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LAND COMPANY

Maps Provided By:

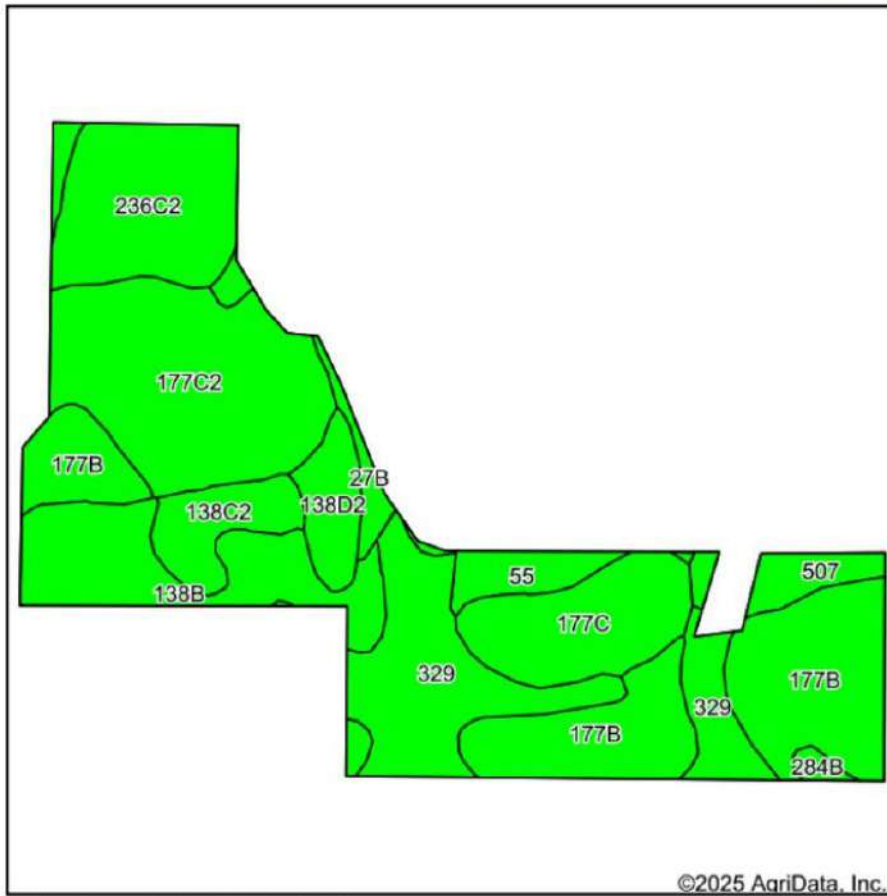


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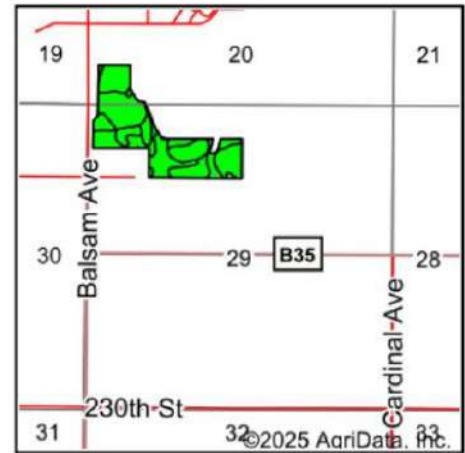
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Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Cerro Gordo
Location: 29-96N-22W
Township: Clear Lake
Acres: 50.38
Date: 7/3/2025



Maps Provided By:



Area Symbol: IA033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
177B	Saude loam, 2 to 5 percent slopes	10.72	21.4%		lls	55	58	77	77	67	60
177C2	Saude loam, 5 to 9 percent slopes, eroded	9.29	18.4%		llle	45	33	69	69	58	48
329	Webster-Nicollet complex, 0 to 3 percent slopes	7.15	14.2%		llw	87	83	82	79	73	81
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	5.58	11.1%		llle	76	58	77	77	64	69
138B	Clarion loam, 2 to 6 percent slopes	5.41	10.7%		lle	89	80	83	78	72	83
177C	Saude loam, 5 to 9 percent slopes	4.27	8.5%		llle	50	38	75	75	65	57
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.10	4.2%		llle	83	63	70	68	62	70
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.67	3.3%		llle	55	54	68	68	61	59
507	Canisteo clay loam, 0 to 2 percent slopes	1.37	2.7%		llw	84	78	81	71	69	81
55	Nicollet clay loam, 1 to 3 percent slopes	1.33	2.6%		lw	89	88	81	81	74	81
27B	Terrii loam, 2 to 6 percent slopes	1.22	2.4%		lle	87	85	88	87	74	84

Soils data provided by USDA and NRCS.

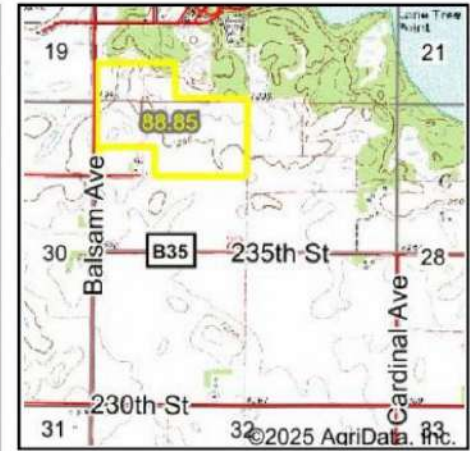
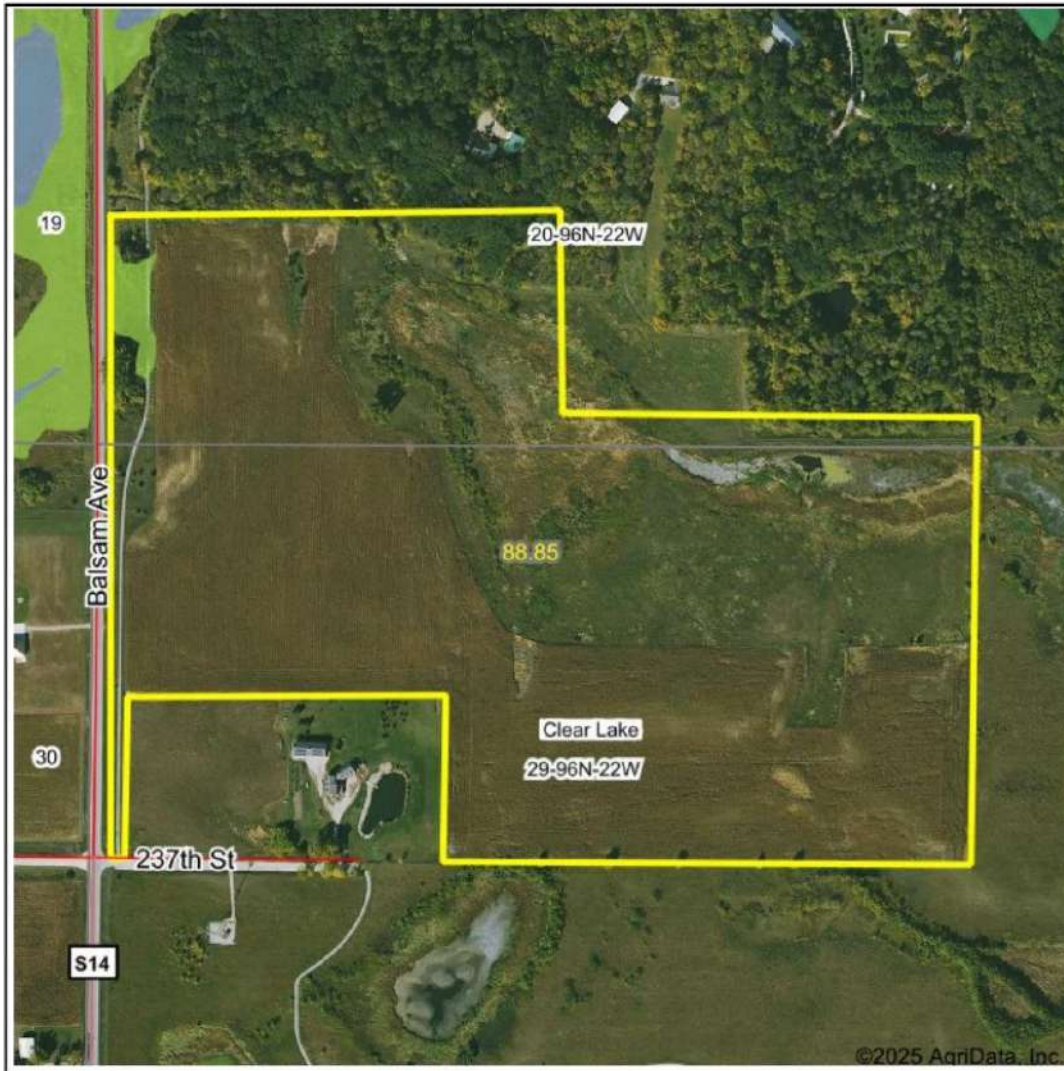
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
284B	Flagler sandy loam, 2 to 5 percent slopes	0.27	0.5%		IIIe	51	37	59	59	51	34
Weighted Average					2.43	66.9	59.6	*n 76.5	*n 75.2	*n 66.1	*n 65.9

**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

Wetlands Map



State: Iowa
 Location: 29-96N-22W
 County: Cerro Gordo
 Township: Clear Lake
 Date: 7/3/2025



0ft 664ft 1329ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.80
	Total Acres	0.80

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.

2025 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 shall not include a buyers 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 September 18, 2025 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 Seller's Attorney's 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 of Michael S. Vervaecke of Heiny, McManigal, Duffy, Stambaugh & Anderson, PLC.

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.

PROPERTY BEING SOLD AS IS - Buyer is purchasing the Real Estate "AS IS" and "WITH ALL FAULTS, and takes sole responsibility for the condition of the Real Estate, including but not limited to the well and on-site wastewater treatment system. Buyer, at their sole expense, may have the Real Estate inspected by a person or persons of their choice to determine if there are any structural, mechanical, plumbing, electrical, environmental, or other deficiencies. However, this Contract is not contingent upon further inspections. Sellers will have no obligations to make improvements or to remove any materials now on site.

TERMS AND CONDITIONS



WAIVER OF LEAD-BASED PAINT CONTINGENCY - This Contract is not contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards.

WAIVER OF RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT - Buyer waives receipt of a Residential Property Seller Disclosure Statement which includes a Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

LEASE- The lease shall be terminated and the tillable land shall be free from lease for the 2026 growing season.

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. This includes the 32.71 acres that were enrolled in the CREP program on tract 3, all terms and conditions of this program will be succeeded by the buyer.

Driveways and Access - Tract 2 - It shall be the responsibility of the buyer to construct a driveway for access following the counties policy for construction (which can be seen attached to the listing), should the tract be purchased separately from tract 1 where it is currently being accessed. The location and construction will need to be approved by the county and will be the responsibility of the buyer.

Tract 3 - The seller has reached an agreement in principle with the county for the construction of a new driveway on the North side of property off of Balsam Ave to access the property. This driveway shall be constructed with a gravel surface not to exceed 40' and shall follow the counties policy for construction (which can be seen attached to the listing). Construction of the future driveway shall be the sole responsibility of the buyers following a successful closing of the real estate transaction.

Final acres to be used as multipliers

Tract 1 - 3.44+/-

Tract 2 - 76.56+/-

Tract 3 - 88.85+/-

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- A survey has been provided for tract 1. No additional surveys will be provided.

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.

AUCTION BOARD & NOTES



CODY SCHWEINEFUS

563-379-3398

CODY@HIGHPOINTLANDCOMPANY.COM

Born and raised in Northeast Iowa, Cody grew up with a family of golfers. His countless hours on the golf course paid off when he achieved much success in high school and in college. He graduated from Drake University in 2011. After spending two years in Arizona playing professional golf, Cody decided to come back to Iowa for an opportunity in the AG industry. While working under a grain farmer, Cody developed a passion for farming and land management. Fast forward to today, Cody is happy to be working at High Point Land Company as their Farm Manager. He lives in Decorah with his wife Katie and two boys, Duke and Tripp. When not at work you can often find Cody on his bike, on the golf course, or with his family.

"It's rare that you see a company with 5 stars in Google reviews. Now that I've worked with High Point Land Company to sell my farmland, and have seen how hard they work to sell land for a great price, I agree with the ratings. They advertised in papers, on radio, the Internet, and with flyers and signs in several counties, and they made buyers they have a relationship with aware of the sale. Their guidance throughout the process was spot-on, and they kept us informed of progress in the months leading up to the on-line auction. In the end, we received an excellent offer and the entire process was flawless. We couldn't be happier with how things worked out, and are convinced the selling price was much better than if we had simply listed the land for sale."

-Paul Streit



LIC: #S71735000

SCAN TO SEE
MY LISTINGS



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