

SEALED BID

LAND AUCTION



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

HOWARD COUNTY, IOWA
TUESDAY, JANUARY 6 • ENDS 5PM

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: Brian Jorgenson RE LIC #S73588000 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



**110+/- ACRES
HOWARD COUNTY, IA**



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110+/- ACRES HOWARD COUNTY, IA



DESCRIPTION:

High Point Land Company is proud to present 110+/- Acres of Howard County farmland for sale via a sealed bid auction with bids due at 5pm on Tuesday, January 6th, 2026.

This 110 +/- acre farm is located in Howard County, just south of the Minnesota border and west of Chester, Iowa along River Road. Farmland in this area seldom becomes available, making this a truly exceptional chance to invest in a high-quality agricultural property.

For the buyer seeking long-term stability and upside, this farm represents a rare chance to secure a piece of land in one of the most tightly held agricultural corridors in the Midwest. With open, productive acres ready for immediate farming, the property offers flexible options, whether your goal is to expand crop production, diversify your portfolio with land ownership, or establish a future building site close to the Minnesota line. The surrounding area is known for strong tenant demand, consistent yields, and multi-generation ownership, making opportunities like this few and far between. From its strategic location to its clean, open acres, this farm stands as a blank canvas for the next owner to build upon for decades to come.



110+/- ACRES HOWARD COUNTY, IA

PROPERTY FEATURES:

- 110 +/- acres of farmland
- No CRP contracts - the land is open and ready to be put back into production immediately
- Highly desirable location just minutes from the Minnesota border
- Easy access off River Road, offering both convenience and privacy
- Strong agricultural region where land rarely comes on the market
- The farm currently has a wind mill easement in place
- Potential Building Sites
- Abundance of wildlife throughout the property

PROPERTY ADDRESS:

TBD River Rd, Chester, IA 52134

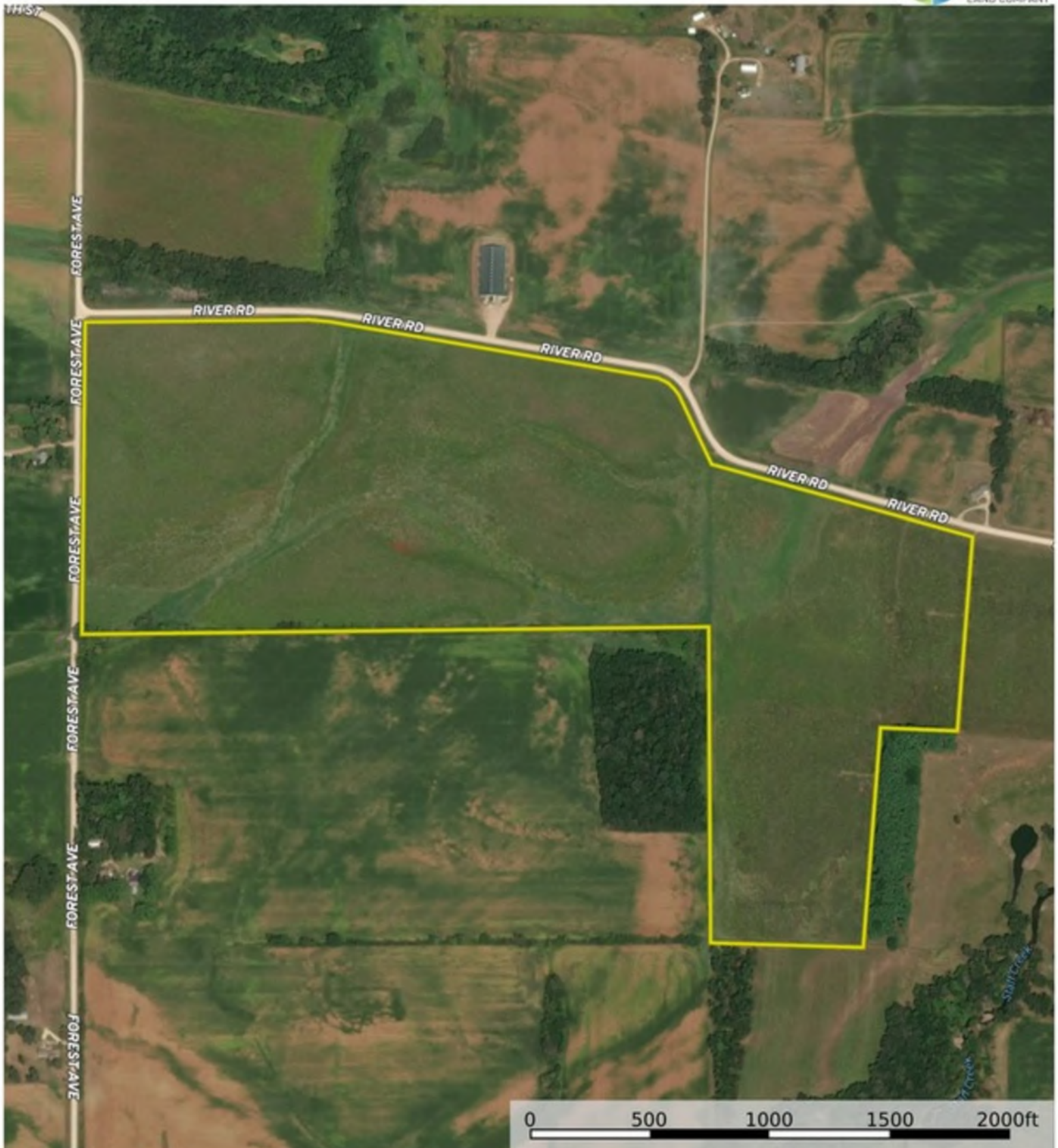
DRIVING DIRECTIONS:

Off of highway 63 in Chester, Iowa, Head west on Market St., Next turn right on River road. Head down River Road for 4 miles and the farm is on the south side of the road.



AERIAL MAP

Nancy Rea Trust
Iowa, AC +/-



Jacob Hart
P: 5072591065

www.highpointlandcompany.com

520 Main St S



The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOILS MAP

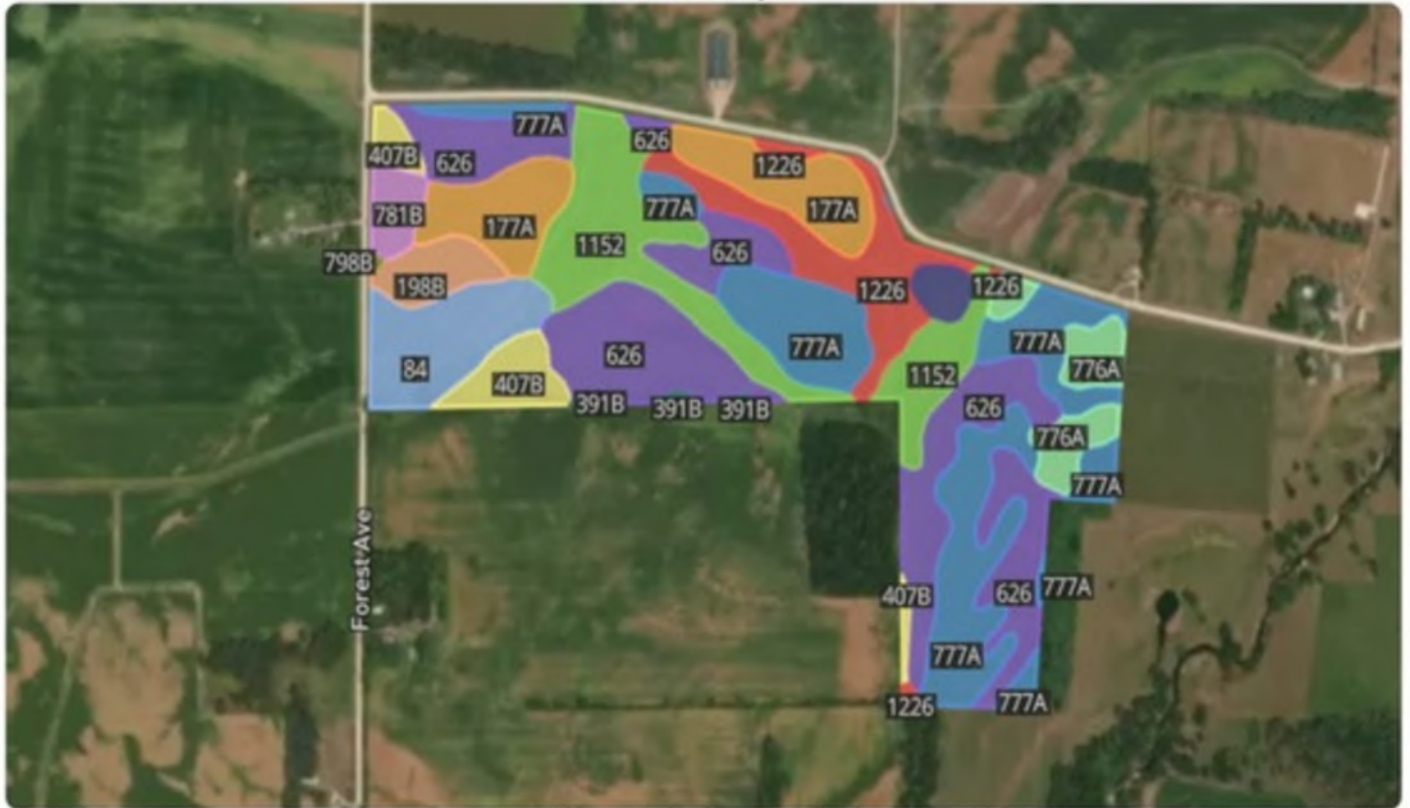


Nancy Rea Trust Farm

Howard County, Iowa | 12 100N 14W | 109.68 gross acres

43.491513, -92.438275

Soil Map



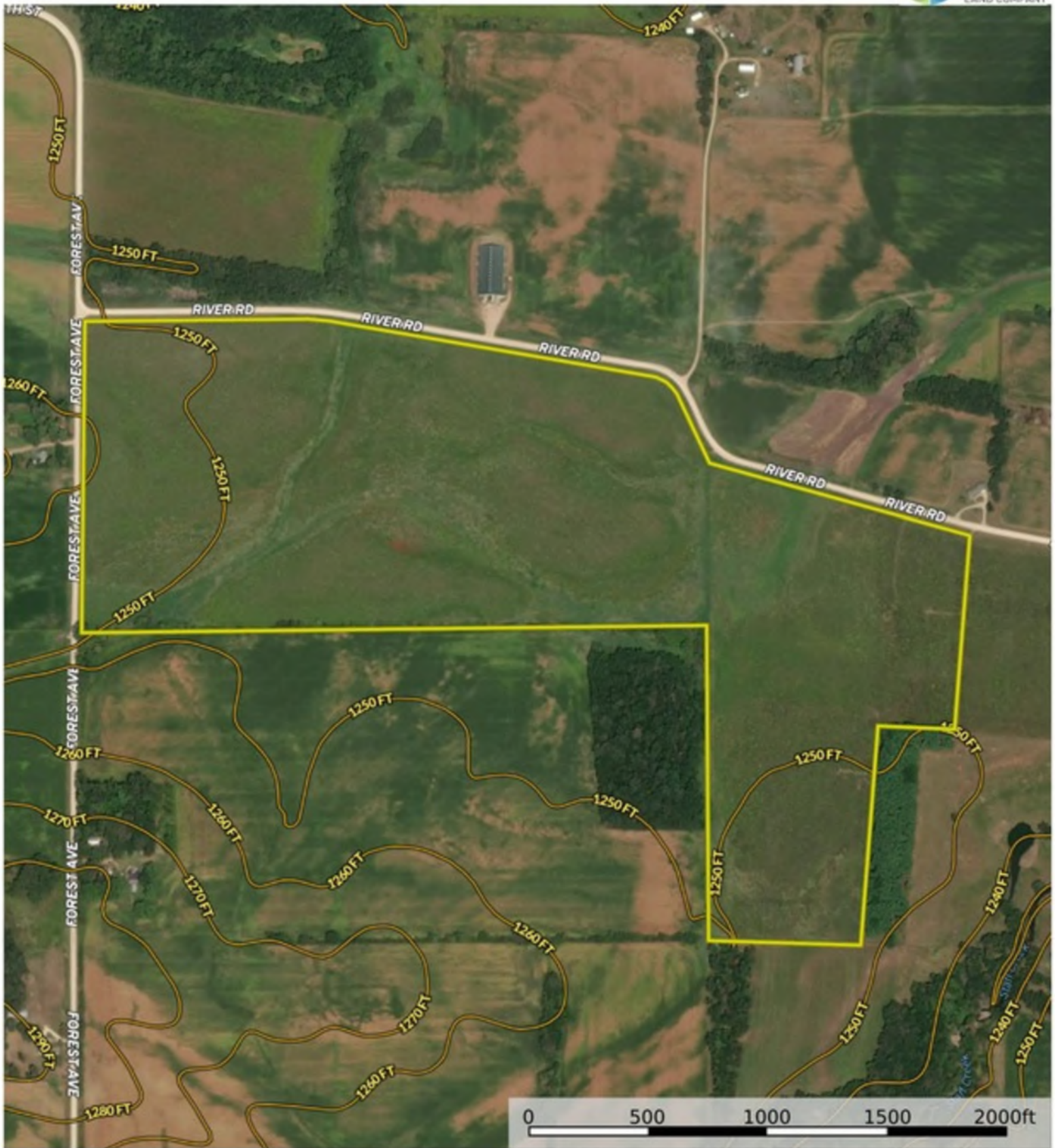
Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	26.16%	28.69	53
777A	Wapsie loam, 0 to 2 percent slopes	20.58%	22.57	55
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	14.16%	15.53	54
177A	Saude loam, 0 to 2 percent slopes	10.24%	11.23	60
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.67%	8.41	59
84	Clyde silty clay loam, 0 to 3 percent slopes	6.81%	7.47	88
776A	Lilah sandy loam, 0 to 3 percent slopes	4.36%	4.78	5
407B	Schley silt loam, 1 to 4 percent slopes	3.96%	4.34	81
198B	Floyd loam, 1 to 4 percent slopes	2.66%	2.92	89
	4 other soils	3.41%	3.74	61
Total			109.68	57.7

All data courtesy SSURGO database distributed by the U.S. NRCS.

TOPOGRAPHY MAP

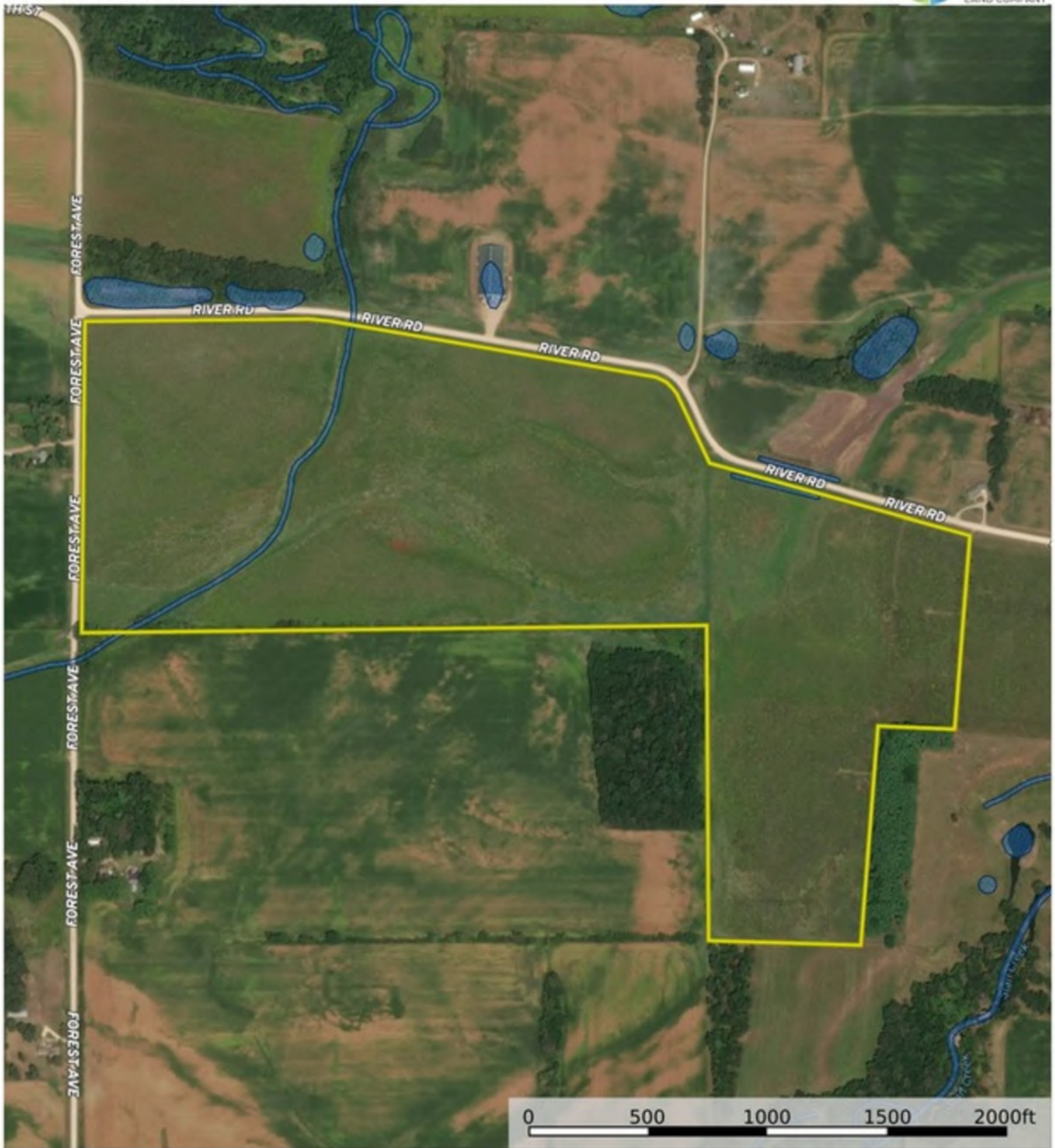
Nancy Rea Trust
Iowa, AC +/-



Boundary



WETLANDS MAP



156EZ

IOWA

HOWARD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3669

Prepared : 11/20/25 10:44 AM CST

Crop Year : 2026

Operator Name : NANCY S REA IRREVOCABLE TRUST DATED JANUARY 20 2017

CRP Contract Number(s) : 13574

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
222.13	168.60	168.60	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	120.00		0.00		48.60	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	60.00	16.40	115	
Soybeans	60.00	16.40	38	
TOTAL	120.00	32.80		

NOTES

Tract Number : 9079

Description : S1/2NE1/4SEC12-100-14 & SW1/4 SEC 7-100-13 CH

FSA Physical Location : IOWA/HOWARD

ANSI Physical Location : IOWA/HOWARD

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : NANCY S REA IRREVOCABLE TRUST DATED JANUARY 20 2017

Other Producers : CODY STEVEN KOEBKE

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
222.13	168.60	168.60	0.00	0.00	0.00	0.00	0.0

IOWA
HOWARD
Form: FSA-156EZ



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Tract 9079 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	120.00	0.00	48.60	0.00	0.00	0.00

DCP Crop Data

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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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- There is no 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 February 6th, 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 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 Attorney to be determined.

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 free of lease and shall be open to farm or rent 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.

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 be provided at sellers 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.

110+/- ACRES HOWARD COUNTY, IA SEALED BID AUCTION FORM



Fill out your information below. Write in the total price you would like to bid. Potential buyers must have a sealed bid submitted to High Point Land Company by January 6th, 2025 at 5pm. Mailed bids should be postmarked by December 30th, 2025.

Mail bids to:

High Point Land Company
513 W Bremer Ave
Waverly, IA 50677

or emailed to: sold@highpointlandcompany.com



Full Name:

Address:

City: State :

Zip Code : Phone :

Email:

Sealed Bid: per acre

Signature:

THANK YOU FOR YOUR REGISTRATION



BRIAN JORGENSEN

319-315-6693

BRIANJORGENSEN@HIGHPOINTLANDCOMPANY.COM

Brian grew up in southeast Minnesota, where his dad instilled in him a lifelong passion for the outdoors. After high school, Brian attended Minnesota North College and earned a degree in Natural Resources. Not long after, he met his wife, and together they've built a wonderful life with their four children.

Throughout his career, Brian has worked primarily in sales and operations management, gaining extensive experience in leadership, customer relations, and business development. Today, Brian and his family call Waverly, Iowa home where they continue to enjoy the outdoors, community, and everything this part of the Midwest has to offer.

"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 S.



SCAN TO SEE
MY LISTINGS



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