

ONLINE TIMED

LAND AUCTION

150.67
+/- ACRES



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

LINN COUNTY, IOWA
FRIDAY, JANUARY 9 • ENDS 1PM
OPEN HOUSE | DECEMBER 30TH | 3-5 PM

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



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LINN COUNTY, IA**



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150.67+/- ACRES LINN COUNTY, IA



High Point Land Company is proud to offer 150.67± acres located on the northwest side of the Cedar Rapids metro. This premier Linn County property will be offered in two tracts via online timed auction, closing on January 9th, 2026 at 1:00 PM.

Tract 1 – 80± Acres (Farmland + Acreage)

Tract 1 features 80± acres of excellent farmland along with an acreage site. The tillable ground boasts an impressive 94.4 CSR2, with predominant soils consisting of Dinsdale and Klinger, both known for exceptional yield potential. A 1300 square foot farmhouse with 5 bedrooms and accompanying outbuildings are included, providing a great opportunity for a family to establish roots or for an operator seeking an efficient, well-located farmstead. Sheds include a 32 foot by 32 foot machine shed with an attached lean to. There is also a 20 by 30 shed with an overhead door along with other smaller sheds. The house, well, and also the septic system are being sold as is.

Tract 2 – 70.67± Acres (Tillable + Recreational + Cedar River Access)

Tract 2 includes 70.67± acres offering a blend of tillable acres and outstanding recreational opportunities. Mature timber—highlighted by tremendous oaks—combined with production acres and potential food plot sites creates an excellent deer hunting paradise. This tract also provides access to the Cedar River, presenting strong potential as a waterfowl property. Multiple access points and a spring-fed pond further enhance the tract's appeal for outdoor enthusiasts and wildlife habitat.



150.67+/- ACRES LINN COUNTY, IA

This is a rare chance to purchase a premium-quality farmland tract paired with an exceptional recreational farm in close proximity to one another. It is uncommon to find high-quality farmland in such a desirable and well-located area of Linn County, Iowa. This offering presents a tremendous opportunity for producers, investors, and anyone seeking the perfect rural property just outside Cedar Rapids, Iowa.

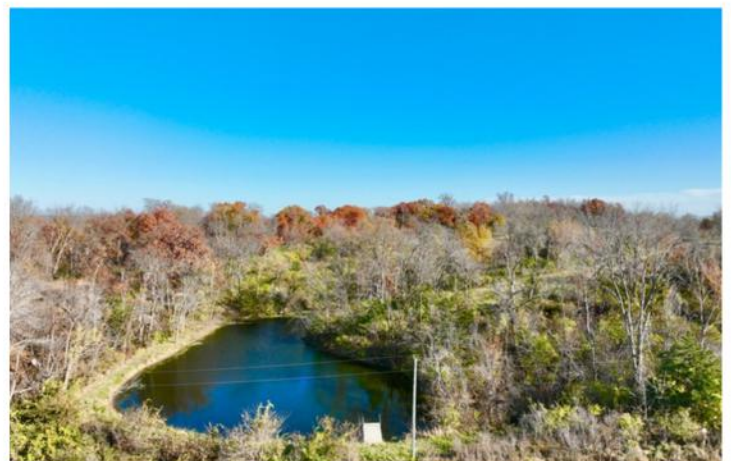
Property Address: 2214 Ross Rd, Palo, IA 52324

Property Features:

- 2 Tract auction with 150.67+/- total acres
- Excellent soils- 94.4 CSR2 on tract 1
- 5 Bed 2 Bath house
- Outstanding recreation farm with mature timber
- Great deer habitat and waterfowl flyway
- Spring fed pond

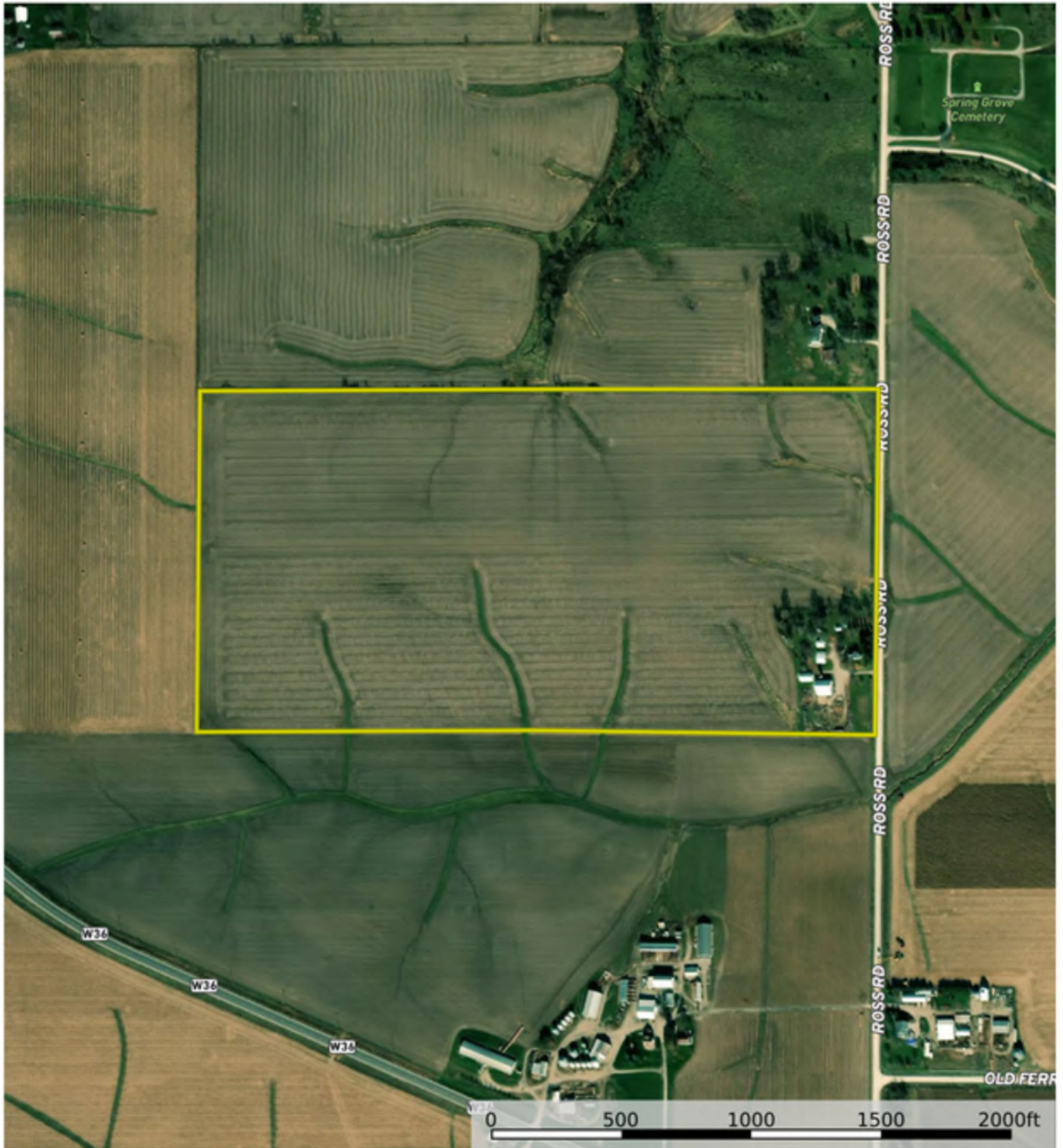
Open House: Tuesday, December 30th, 2025 from 3-5pm

Directions: From Cedar Rapids head east on Highway 100. Exit at W36 and turn north onto Ross Rd. Tract 1 will be north 1/2 mile on the west side and tract 2 will be another 1/4 mile on the east side of the road.



William Bemer
Iowa, AC +/-

AERIAL MAP TRACT 1



 Boundary 1

SOILS MAP TRACT 1

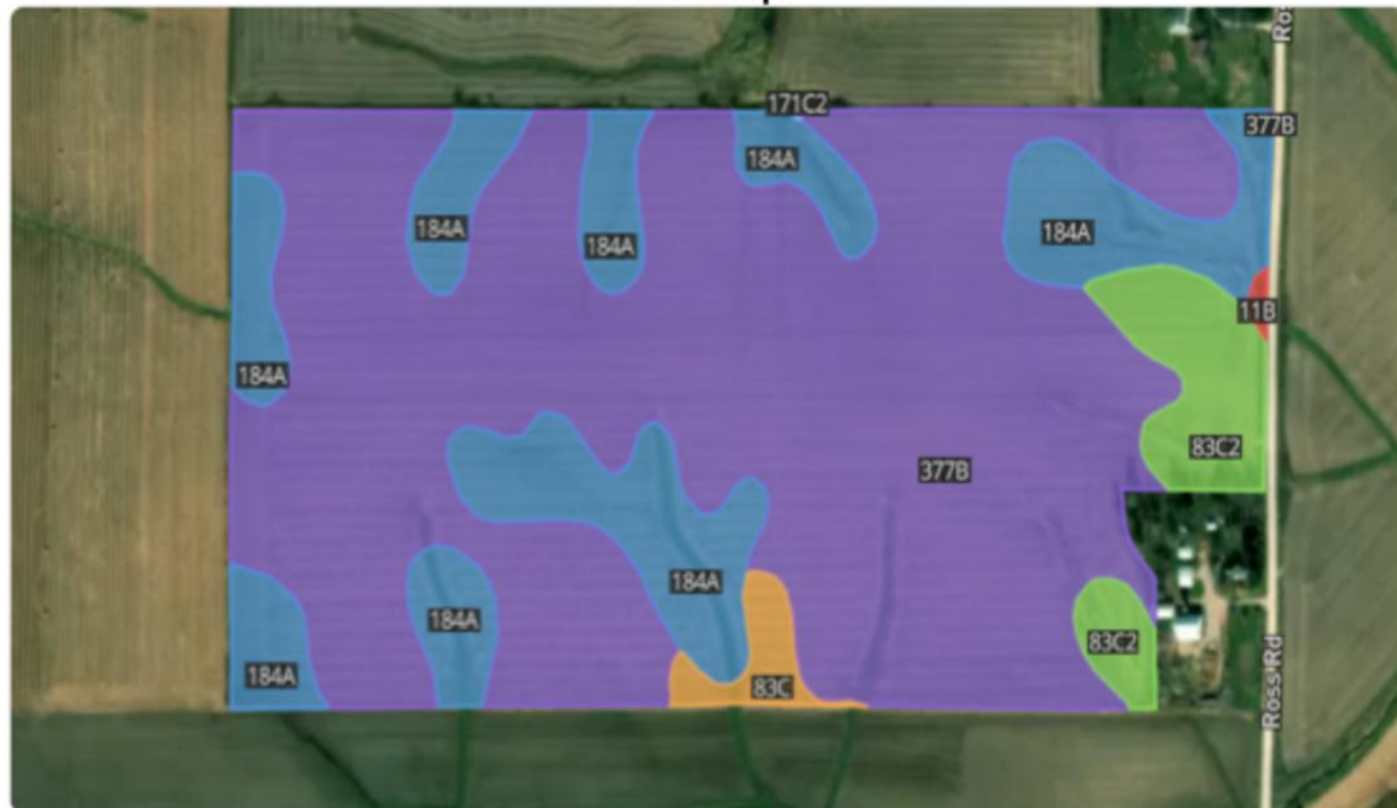


Bemer, William Farm

Linn County, Iowa | 04 83N 8W | 79.00 gross acres

42.024286, -91.774449

Soil Map



Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	70.79%	53.70	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	21.61%	16.39	95
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.89%	4.47	84
83C	Kenyon loam, 5 to 9 percent slopes	1.54%	1.17	85
11B	Colo-Ely complex, 0 to 5 percent slopes	0.16%	0.12	86
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.01%	0.01	77
Total			75.86	94.4

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

TOPOGRAPHY MAP TRACT 1

William Bemer
Iowa, AC +/-



Boundary 1



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.

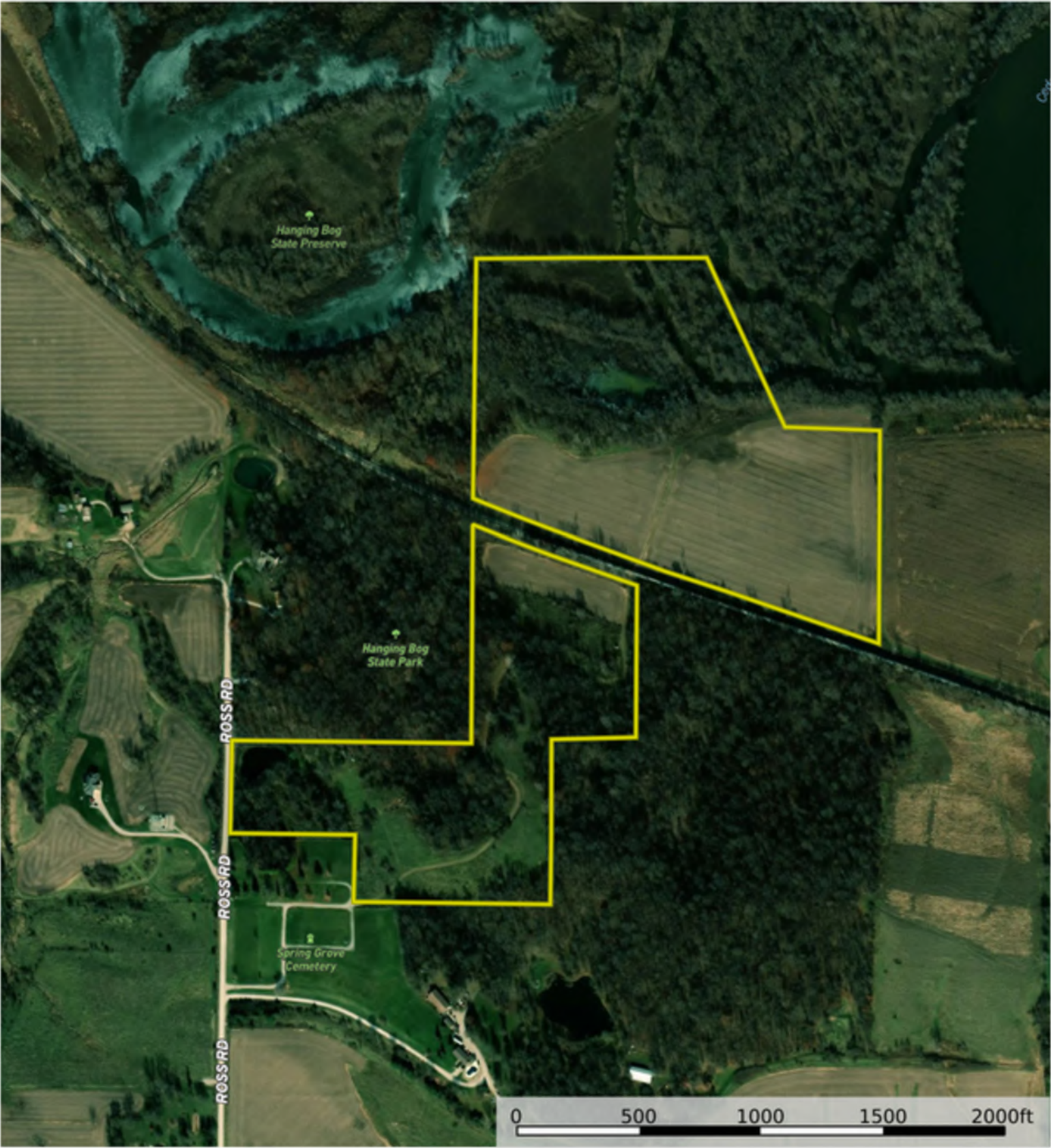
William Bemer
Iowa, AC +/-

WETLANDS MAP TRACT 1



Boundary 1 Wetlands Riparian Stream, Intermittent River/Creek Water Body

AERIAL MAP TRACT 2



 Boundary 2  Boundary 3  Boundary 1

SOIL MAP TRACT 2



Bemer, William Farm

Linn County, Iowa | 03 83N 8W | 70.67 gross acres

42.033559, -91.764069

Soil Map

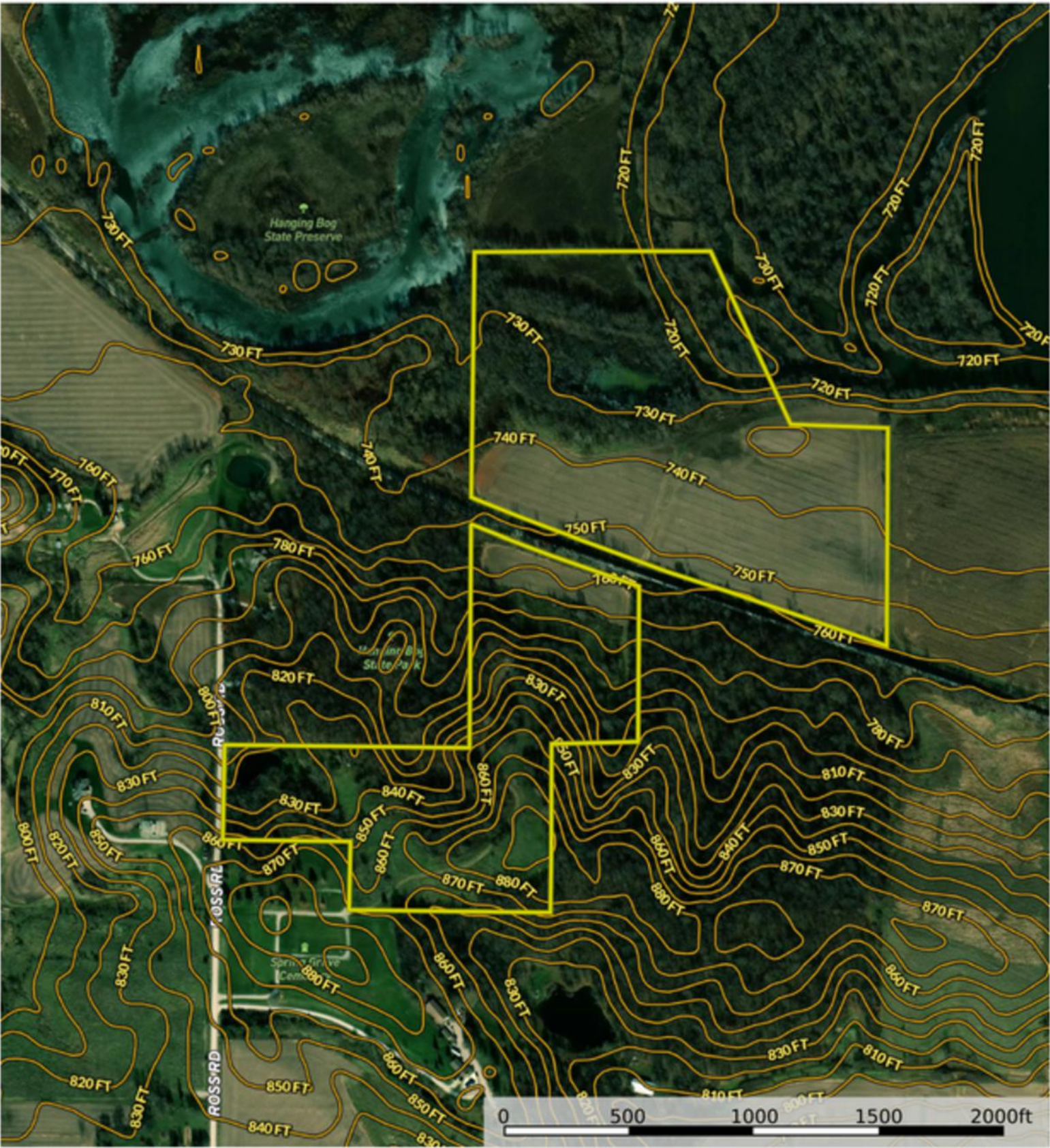


Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	60.23%	15.13	78
T291A	Atterberry silt loam, terrace, 0 to 2 percent slopes	20.39%	5.12	80
778B	Sattre loam, 2 to 5 percent slopes	7.01%	1.76	50
353B	Tell silt loam, 2 to 5 percent slopes	5.06%	1.27	44
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	2.71%	0.68	80
1486	Spillville-Siggelkov complex, 0 to 2 percent slopes, frequently flooded	1.31%	0.33	5
778A	Sattre loam, 0 to 2 percent slopes	1.19%	0.30	55
P163E	Fayette silt loam, paha, 14 to 18 percent slopes	0.56%	0.14	38
663F	Seaton silt loam, 18 to 30 percent slopes	0.48%	0.12	17
3 other soils		1.08%	0.27	40
Total			25.12	72.0

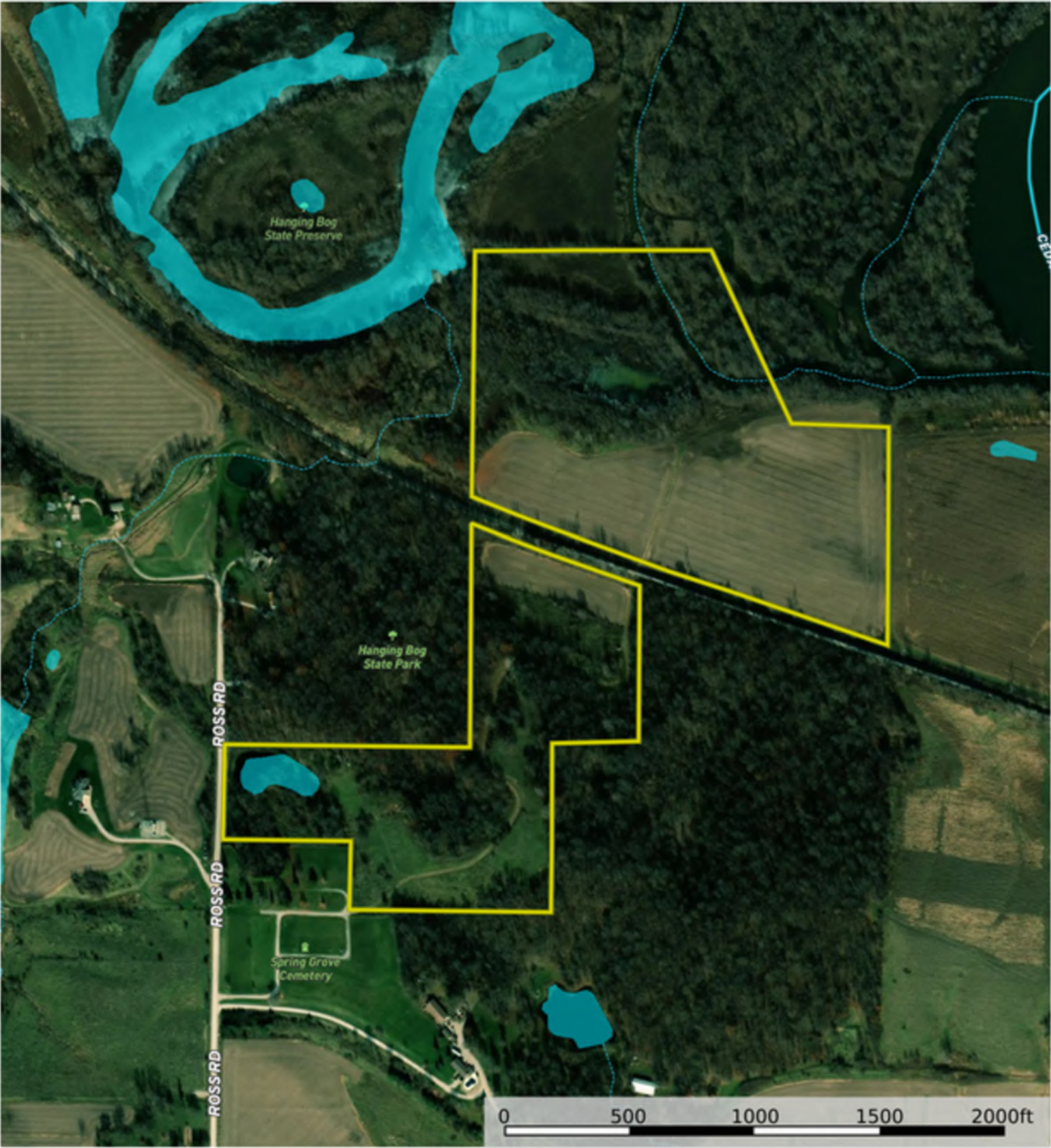
All data courtesy SSURGO database distributed by the U.S. NRCS.

TOPOGRAPHY MAP TRACT 2



Boundary 2 Boundary 3 Boundary 1

WETLANDS MAP TRACT 2



Boundary 2 Boundary 3 Boundary 1 Stream, Intermittent River/Creek Water Body

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 February 10th, 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 will be under the supervision of Matthew D. Piersall, Piersall Law Firm, PC, Cedar Rapids, 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- The lease for the 2026 season has been cancelled. The farm will be free 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 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.



PATRICK LENTZ

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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



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