



HIGH POINT
LAND COMPANY



FOR SALE

BUTLER COUNTY, IA



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



156+/- ACRES • BUTLER COUNTY, IA

LISTING PRICE: \$1,825,000



DESCRIPTION:

High Point Land Company is pleased to present this 156+/- acre farm located just north of Austinville, in Butler County, Iowa. This tract offers 150.81+/- acres of tillable ground with a strong CSR2 rating of 79.1, providing excellent productivity for row-crop operations. The property also includes 12.19 acres enrolled in CRP, generating \$5325.00 annually. A portion of the farm is currently tilled, adding immediate utility for the next owner. The farm is free of lease and ready for production for the 2026 farming season.

Situated in the heart of a very tightly held farming area, land of this size and quality seldom reaches the market. The farm has convenient access along 300th Street, with additional entry along Elm Avenue, making it well suited for efficient fieldwork and equipment movement.

Whether you're looking to expand your existing operation or invest in a strong agricultural region, this Butler County farm offers a rare opportunity to acquire productive ground in a highly sought-after neighborhood.



156+/- ACRES • BUTLER COUNTY, IA

LISTING PRICE: \$1,825,000



PROPERTY FEATURES:

- 156+/- total acres
- 150.81+/- tillable acres
- CSR2 rating of 79.1
- 12.19 acres in CRP paying \$5325.00 annually
- Farm is free of lease for the 2026 farming season
- Partially tiled
- Excellent access from 300th Street and Elm Avenue

PROPERTY ADDRESS:

TBD 300th St, Aplington, IA 50604

DRIVING DIRECTIONS:

Head north out of Austinville, Iowa on Douglas Ave/T16 5 miles to 300th street. Next head east on 300th street for 1.25 miles. The farm is on the southside of the road.



Rick Miller
Iowa, AC +/-

AERIAL MAP



SOILS MAP

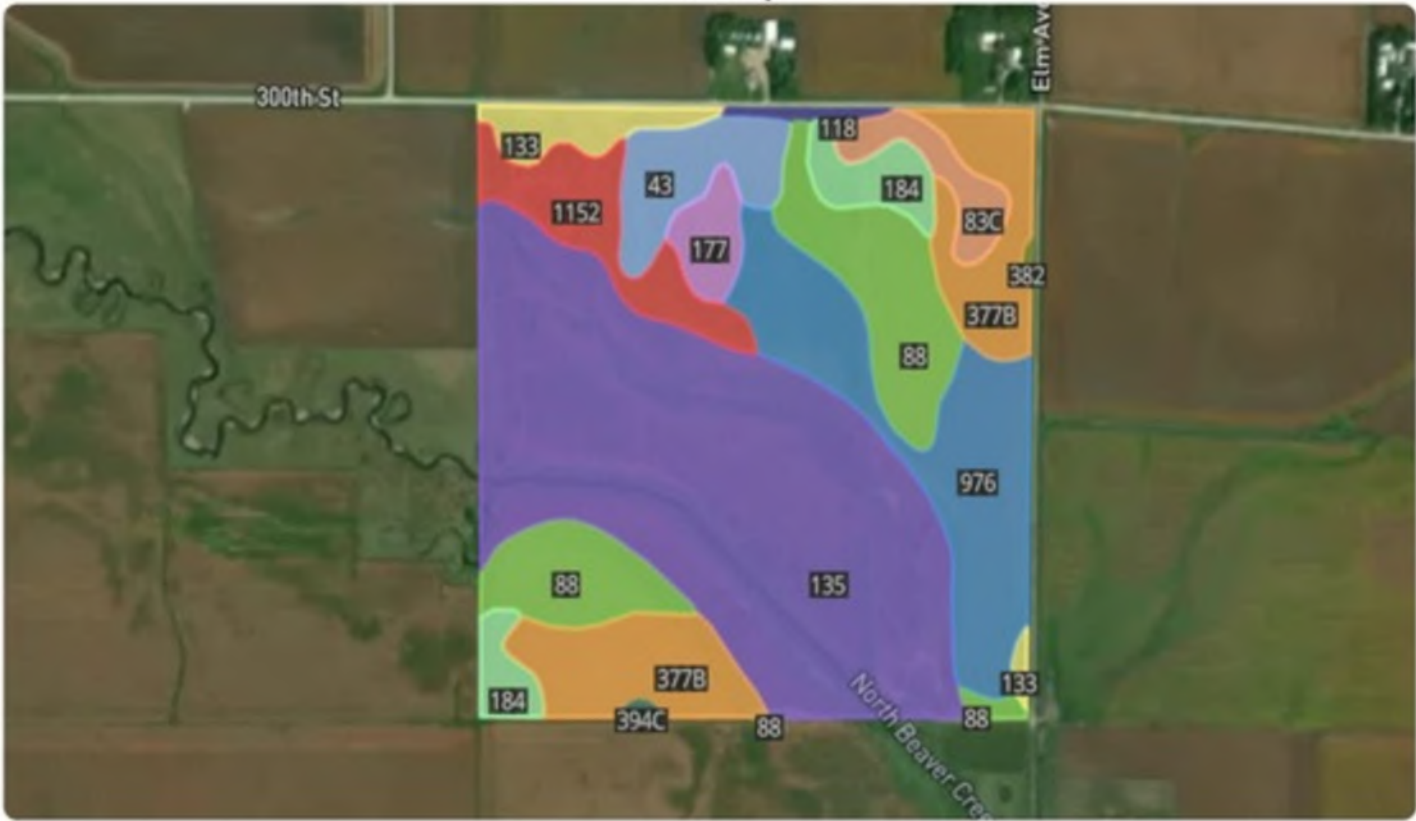


1315200040 Farm

Butler County, Iowa | 15 90N 18W | 156.00 gross acres

42.610918, -92.952223

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	41.31%	65.28	65
976	Raddle silt loam, 0 to 2 percent slopes	13.52%	21.36	97
88	Nevin silty clay loam, 0 to 2 percent slopes	12.30%	19.43	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.16%	17.64	94
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.41%	8.55	54
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	4.58%	7.24	79
184	Klinger silty clay loam, 1 to 4 percent slopes	3.77%	5.95	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.68%	4.24	78
83C	Kenyon loam, 5 to 9 percent slopes	2.49%	3.93	85
4 other soils		2.79%	4.40	87
Total			158.02	78.4

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

TOPOGRAPHY MAP



Boundary 1



Rick Miller
Iowa, AC +/-

WETLANDS MAP



 Boundary 1  Wetlands  Riparian

FSA MAP



United States
Department of
Agriculture

Butler County, Iowa



Legend



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 150.81 acres

2025 Program Year

Map Created April 10, 2025

Farm 7754

Tract 711

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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156EZ RECORD

IOWA
BUTLER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7754
Prepared : 12/10/25 10:55 AM CST
Crop Year : 2026

Tract Number : 8405
Description : Ripley Sec. 29 NW 1/4
FSA Physical Location : IOWA/BUTLER
ANSI Physical Location : IOWA/BUTLER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : RICK ALAN MILLER
Other Producers : None
Recon ID : 19-023-2018-66

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
135.43	135.43	135.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	135.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	110.00	0.00	151
Soybeans	25.43	0.00	45
TOTAL	135.43	0.00	

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 <https://www.usda.gov/offer> 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.

CRP CONTRACT

Page 1 of 1

CRP-1 (07-05-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 023		2. SIGN-UP NUMBER 53	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12596		4. ACRES FOR ENROLLMENT 3.63	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BUTLER COUNTY FARM SERVICE AGENCY 310 ALLAN ST ALLISON, IA 50602-7774				6. TRACT NUMBER 711		7. CONTRACT PERIOD FROM (MM/DD/YYYY) TO (MM/DD/YYYY) 10/01/2020 09/30/2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 267-2777				8. SIGNUP TYPE Continuous		RM 8-28-2020	
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set forth in the contract for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C2G, as applicable.</p>							
9A. Rental Rate Per Acre \$ 217.00 (RM 8-28-2020)							
9B. Annual Contract Payment \$ 788.00							
9C. First Year Payment \$							
(Item 9C is applicable only when the first year payment is prorated.)							
10. Identification of CRP Land (See Page 2 for additional space)							
9B. Annual Contract Payment \$ 788.00		A. Tract No. 711		B. Field No. 0004		C. Practice No. CP21	
9C. First Year Payment \$		D. Acres 3.63		E. Total Estimated Cost-Share \$ 664.00			
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) RICK ALAN MILLER 505 BEDFORD ST CLEAR LAKE, IA 50628-9371		(2) SHARE 100.00 %		(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 				B. DATE 11/15/2020	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3931 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>							

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, gender identity (including gender expression), sexual orientation, 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-2027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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.

CRP CONTRACT CONTINUED

This form is available electronically.

Page 1 of 1

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 023 <i>6-23-16</i>		2. SIGN-UP NUMBER <i>6-23-16</i>											
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER <i>PM 11662A 6-23-16</i>		4. ACRES FOR ENROLLMENT <i>8.56</i>											
7A. COUNTY OFFICE ADDRESS (Include Zip Code) BUTLER COUNTY FARM SERVICE AGENCY 310 ALLAN ST ALLISON, IA 50602-7774		5. FARM NUMBER 7754		6. TRACT NUMBER(S) 711											
7B. TELEPHONE NUMBER (Include Area Code): (319) 267-2777		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM (MM-DD-YYYY) <i>06-01-2016</i> TO (MM-DD-YYYY) <i>09-30-2026</i>											
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix A, CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</p>															
10A. Rental Rate Per Acre <i>X</i> \$ 302.99 <i>PM 6-23-16</i>		11. Identification of CRP Land (See Page 2 for additional space)													
10B. Annual Contract Payment \$ 2,594		<table border="1"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>711</td> <td>6</td> <td>CP42</td> <td>8.56</td> <td>\$ 4,537</td> </tr> </tbody> </table>				A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	711	6	CP42	8.56	\$ 4,537
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share											
711	6	CP42	8.56	\$ 4,537											
10C. First Year Payment <i>X</i> \$ 1,297 <i>PM 6-23-16</i>															
(Item 10C applicable only to continuous signup when the first year payment is prorated.)															
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)															
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): RICK ALAN MILLER 26674 HICKORY AVE APLINGTON, IA 50604-9668		(2) SHARE 100.00%		(3) SIGNATURE <i>Rick Alan Miller</i>											
				(4) DATE (MM-DD-YYYY) <i>6-23-16</i>											
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE											
				(4) DATE (MM-DD-YYYY)											
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE											
				(4) DATE (MM-DD-YYYY)											
A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>				B. DATE (MM-DD-YYYY) <i>6/23/16</i>											
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>															

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original - County Office Copy

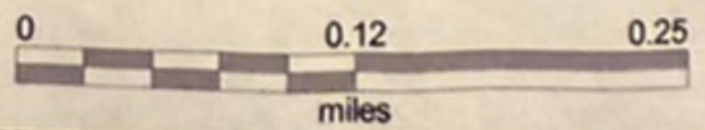
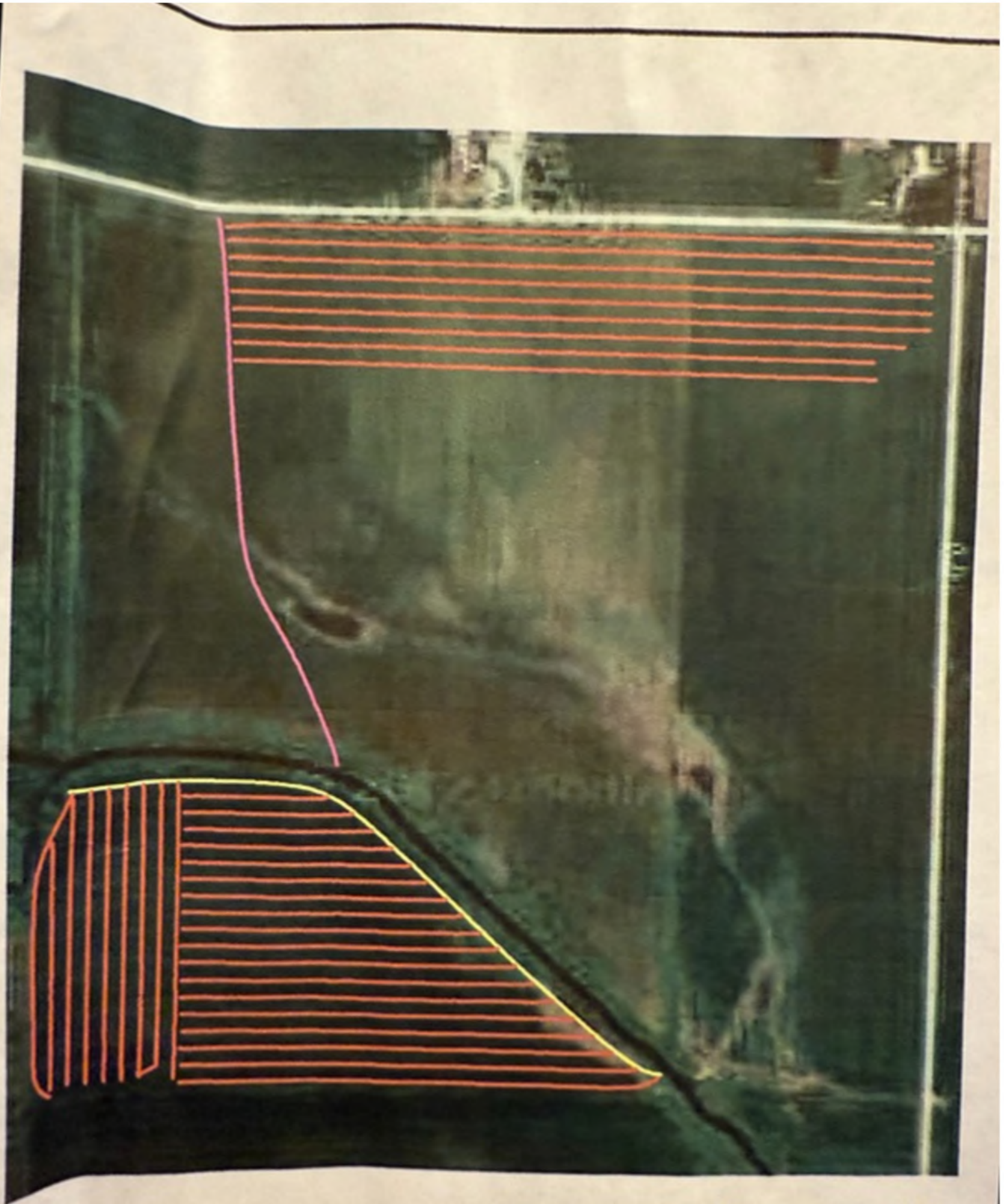


Owner's Copy



Operator's Copy

TILE MAP





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



**HIGH
POINT**
LAND COMPANY

319-315-6693 • 513 W BREMER AVE, WAVERLY, IA
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