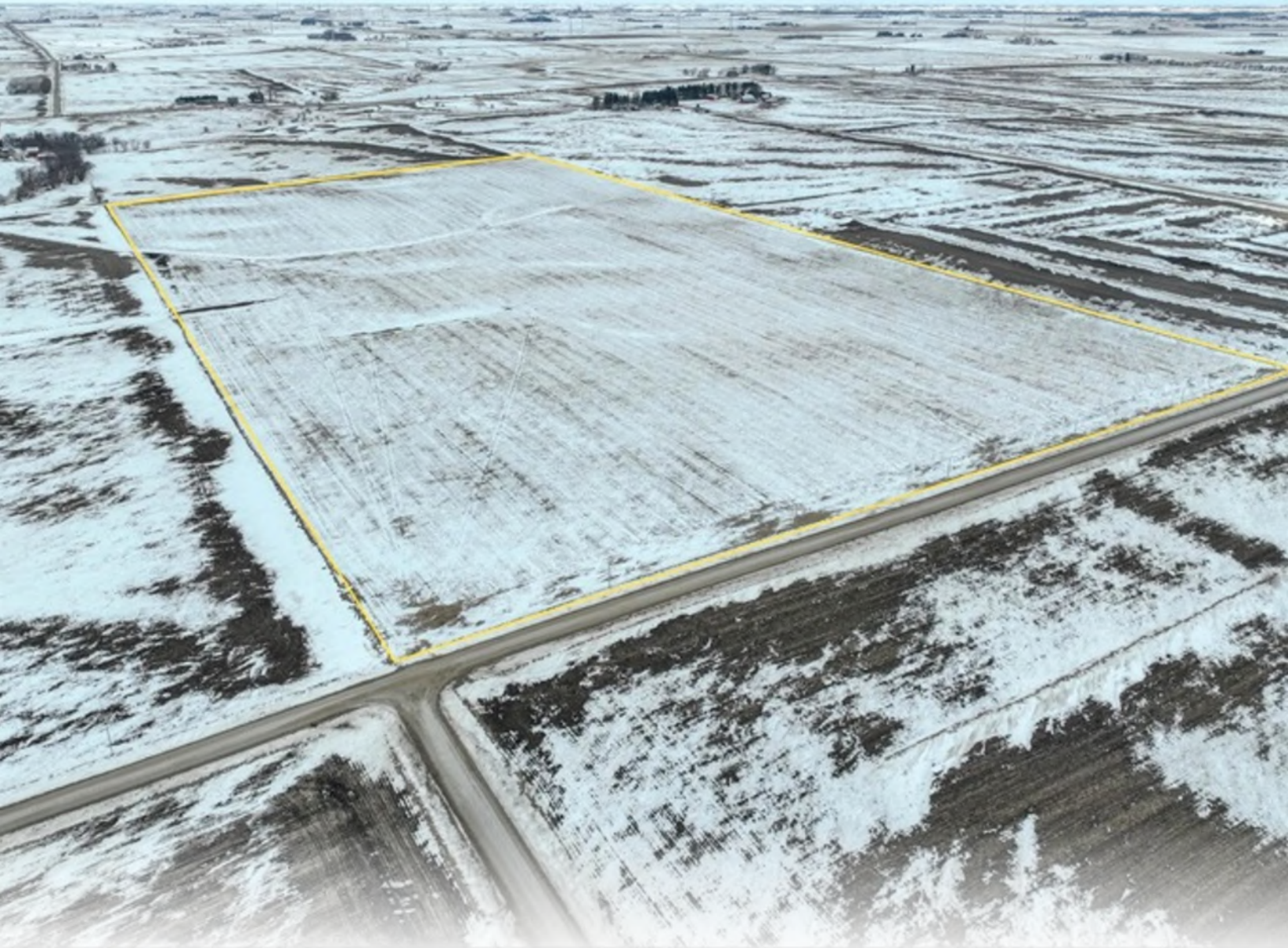


ONLINE TIMED

LAND AUCTION



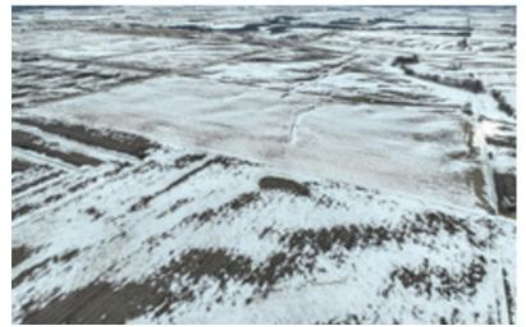
FRANKLIN COUNTY, IOWA
TUESDAY, FEBRUARY 3 • ENDS 1PM

641-681-8404 • 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



79+/- ACRES FRANKLIN COUNTY, IA



High Point Land Company is proud to offer an exceptional chance to enhance your farming operation, or expand your investment portfolio with this impressive 79+/- acre tract located just northwest of Ackley, Iowa. This farm will be offered via a timed online auction with bidding ending on Tuesday, February 3rd at 1pm.

Situated on the northwest corner of the intersection of Thrush Ave and 40th St, this property boasts excellent access to local grain markets, making it an ideal addition for crop and livestock producers seeking both productivity and convenience. This farm has excellent access, and is near major corn and soybean processing plants. The current crop's robust performance is a testament to the farm's superior fertility and soil management. The farm's current layout is maximizing the tillable acres offered while also being mindful of soil conservation. The land features a remarkable CSR2 average of 88.1, reflecting its high-quality and fertile soils, which include Clarion and Webster-Nicollet loams. These premium soil types are known for their excellent productivity and reliability.

This offering represents a rare opportunity to acquire a top-tier farming property in an area where such high-quality land is cherished and held by generations. Don't miss out on the chance to secure this prime agricultural asset in Franklin County, where exceptional farmland is a prized commodity!



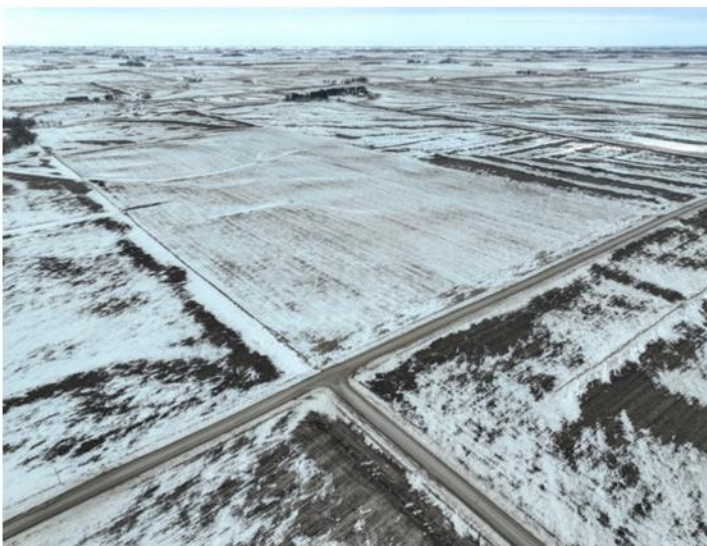
79+/- ACRES FRANKLIN COUNTY, IA

Property Address: TBD Thrush Ave, Ackley, IA 50601

Property Features:

- Excellent 79+/- tillable acre farm
- 88.1 CSR2
- Open to farm or lease for 2026
- Farmer and investor friendly tract
- Great location near local grain processors

Directions: From Ackley, head west on Highway 47 for 4.5 miles. Take a right onto Tulip Avenue. Travel 4.5 miles on Tulip Avenue and take a left onto 40th Street. Tract 1 will be on the North side of the road. Tracts 2 and 3 will be on the South side of the road. Look for real estate signs.



AERIAL MAP




Sharon Duma-79 Farm

Franklin County, Iowa | 19 90N 19W | 79.00 gross acres

9 42.587443, -93.130178

Aerial Map



© Mapbox, © OpenStreetMap  mapbox

SOILS MAP

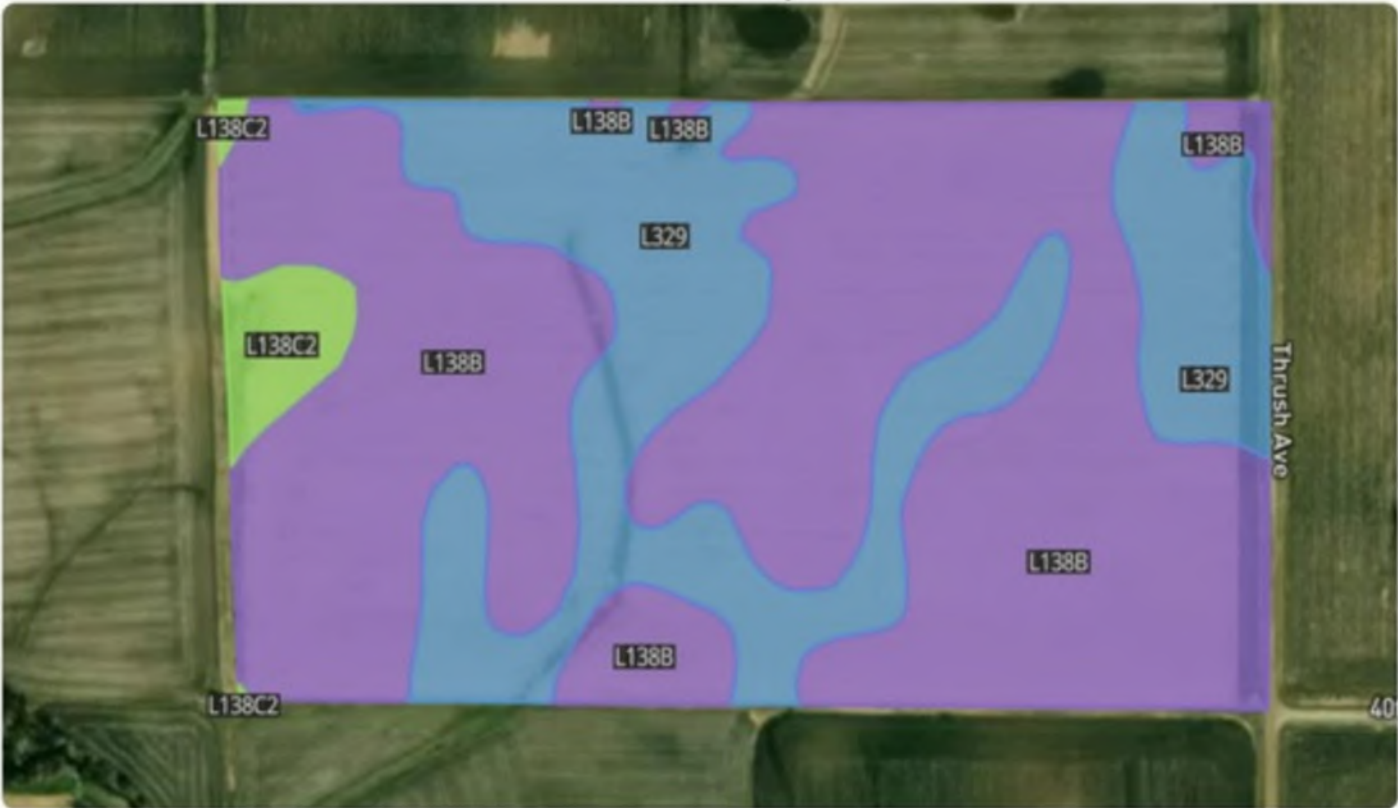


Sharon Duma-79 Farm

Franklin County, Iowa | 19 90N 19W | 79.00 gross acres

9 42.587443, -93.130178

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	66.57%	52.59	88
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	30.48%	24.08	89
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.95%	2.33	83
Total			79.0	88.1

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

TOPOGRAPHY MAP

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.

WETLANDS MAP

Iowa, AC +/-



Boundary 1 Wetlands Riparian

156EZ

IOWA
FRANKLIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3614
Prepared : 12/8/25 11:54 AM CST
Crop Year : 2026

See Page 5 for non-discriminatory Statements.

Operator Name : [REDACTED]
CRP Contract Number(s) : None
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
[REDACTED]	[REDACTED]	[REDACTED]	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	[REDACTED]	0.00		0.00	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	[REDACTED]	0.00	166	
Soybeans	[REDACTED]	0.00	52	
TOTAL	[REDACTED]	0.00		

NOTES

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Tract Number : [REDACTED]
Description : [REDACTED]
FSA Physical Location : IOWA/FRANKLIN
ANSI Physical Location : IOWA/FRANKLIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : [REDACTED]
Other Producers : [REDACTED]
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
[REDACTED]	[REDACTED]	[REDACTED]	0.00	0.00	0.00	0.00	0.0

156EZ

IOWA
FRANKLIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3614
Prepared : 12/8/25 11:54 AM CST
Crop Year : 2026

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		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		0.00	166
Soybeans		0.00	52
TOTAL		0.00	

NOTES

Tract Number : 2851

Description : S1/2 SE1/4 19 Osceola 90-19
FSA Physical Location : IOWA/FRANKLIN
ANSI Physical Location : IOWA/FRANKLIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SHARON B DUMA AND WILLIAM J DUMA LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.04	81.04	81.04	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	81.04	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	39.66	0.00	166
Soybeans	37.28	0.00	52
TOTAL	76.94	0.00	

NOTES

156EZ

IOWA
FRANKLIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3614
Prepared : 12/8/25 11:54 AM CST
Crop Year : 2026

Tract Number : [REDACTED]
Description : [REDACTED]
FSA Physical Location : IOWA/FRANKLIN
ANSI Physical Location : IOWA/FRANKLIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : [REDACTED]
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
[REDACTED]	[REDACTED]	[REDACTED]	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	[REDACTED]	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	[REDACTED]	0.00	166
Soybeans	[REDACTED]	0.00	52
TOTAL	[REDACTED]	0.00	

NOTES

Tract Number : [REDACTED]
Description : [REDACTED]
FSA Physical Location : IOWA/FRANKLIN
ANSI Physical Location : IOWA/FRANKLIN
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 : [REDACTED]
Other Producers : None
Recon ID : 19-069-2010-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
[REDACTED]	[REDACTED]	[REDACTED]	0.00	0.00	0.00	0.00	0.0

156EZ

IOWA
FRANKLIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3614
Prepared : 12/8/25 11:54 AM CST
Crop Year : 2026

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		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		0.00	166
Soybeans		0.00	52
TOTAL		0.00	

NOTES

Tract Number :
Description :
FSA Physical Location : IOWA/FRANKLIN
ANSI Physical Location : IOWA/FRANKLIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-069-2010-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
			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		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		0.00	166
Soybeans		0.00	52
TOTAL		0.00	

NOTES

156EZ

IOWA
FRANKLIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3614
Prepared : 12/8/25 11:54 AM CST
Crop Year : 2026

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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.

USDA MAP



United States
Department of
Agriculture

Franklin County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 81.04 acres

2025 Program Year

Map Created April 03, 2025

Farm 3614

Tract 2851

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).

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.

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 March 3rd, 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 Jim Beatty, Beatty and Miller, PC, West Des Moines, 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 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 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

641-681-8404

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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