

ONLINE TIMED

LAND AUCTION



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

FRANKLIN COUNTY, IOWA
TUESDAY, DECEMBER 16 • ENDS 11AM

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

125,000
ACRES SOLD

234.1+/- ACRES
FRANKLIN COUNTY, IA



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234.1+/- ACRES FRANKLIN COUNTY, IA



High Point Land Company is honored to present the Evelyn Crabtree Trust and Nehring Family Trust properties, to be sold via online auction December 16th, with bidding ending at 11:00 AM. These farms feature high quality Franklin County soil and offer tremendous opportunities for expanding existing operations or investing in A-class tillable farmland.

Tract 1 – 78.98+/- Acres (77.92+/- Certified Cropland Acres)

Located on the North side of 40th Street, near Ackley, Iowa, this tract has long straight rows and excellent access. This is an exceptionally productive tract, which boasts an outstanding CSR2 of 88.4. It is an ideal addition to any farming operation or investment portfolio. There is a homestead located in the Southeast corner of the farm that offers an opportunity to live, or potentially build onsite.

Tract 2 – 77.04+/- Acres (77.04+/- Certified Cropland Acres)

This farm is gently sloped, highly productive, and easy to farm. Located on the South side of 40th Street, this tract offers excellent access to local grain markets and features highly productive, and desirable soils with an impressive 88.8 CSR2. This farm offers top-tier productivity in a manageable size.

Tract 3 – 77.04+/- Acres (75.27+/- Certified Cropland Acres)

Located on the South side of 40th Street, this 77.04+/- acre tract offers an excellent opportunity to own highly productive farmland in Franklin County. Featuring highly productive soils such as Clarion loam and Nicollet Loam, this farm has a CSR2 of 81.2. Along with the 75.27+/- tillable acres, there are buildings and grain storage located in the Northeast corner of this tract.



234.1+/- ACRES FRANKLIN COUNTY, IA

These tracts will be offered via an online-timed auction, with bidding ending on December 16th at 11:00 AM. This is a rare opportunity to add one or multiple tracts of premium-soil quality farmland to your existing operation or investment portfolio. It is uncommon to find this many acres of contiguous, high-caliber farmland in such a well-located area, perfect for a single operator. For investors, multiple local operators are offering aggressive rental rates, making this an appealing long-term investment opportunity.

Property Address: 2093 40th St, Ackley, IA 50601

Property Features:

- Premium Soil Across All Tracts - CSR2 ratings range from 81.2 - 88.8
- Total of 234.10+/- Acres Available - Offering three contiguous tracts
- Excellent Access and Location - With proximity to Highway 57, these farms offer great logistical advantages for Operators
- Large, Contiguous Field Potential
- Online Auction Ending December 16th at 11:00 AM - Rare chance to purchase A-class farmland via a timed online event

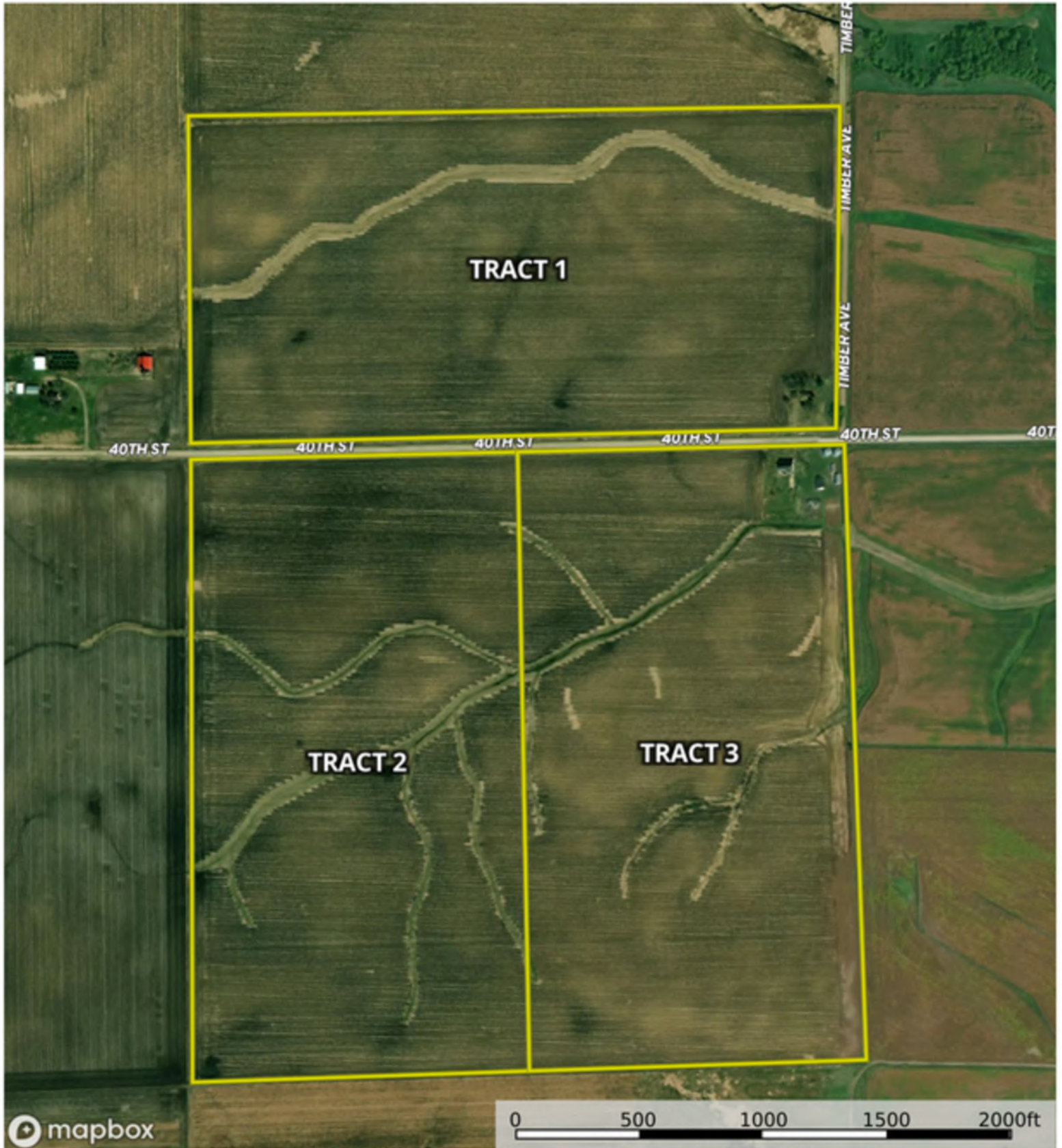
Directions: From Ackley, head west on Highway 47 for 4.5 miles. Take a right onto Tulip Avenue. Travel 4.5 miles on Tulip Avenue and take a left onto 40th Street. Tract 1 will be on the North side of the road. Tracts 2 and 3 will be on the South side of the road. Look for real estate signs.



AERIAL MAP

Aerial Map

Iowa, AC +/-



Boundary

SOILS MAP TRACT 1

Crabtree Tract 1
Iowa, AC +/-



Boundary 2

 Boundary 2 79.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	53.69	67.69	88.0	0	80	2e
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	16.37	20.64	89.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	8.37	10.55	91.0	0	85	1
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.89	1.12	78.0	0	76	2w
TOTALS		79.32(*)	100%	88.41	-	81.31	1.89

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP TRACT 1

Crabtree Tract 1
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.

Crabtree Tract 1
Iowa, AC +/-

WETLANDS MAP TRACT 1



Boundary 1 Wetlands Riparian

SOIL MAP TRACT 2



Boundary 1

 Boundary 1 77.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	40.63	52.39	88.0	0	80	2e
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	31.53	40.65	89.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	1.91	2.46	91.0	0	85	1
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.79	2.31	83.0	0	62	3e
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.93	1.2	69.0	0	79	2w
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.77	0.99	56.0	0	71	3e
TOTALS		77.56(*)	100%	87.82	-	81.23	2.01

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Capability Legend

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Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

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TOPOGRAPHY MAP TRACT 2



 Boundary 1



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WETLANDS MAP TRACT 2



 Boundary 1  Wetlands  Riparian

SOIL MAP TRACT 3



Boundary 2

 Boundary 2 77.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	29.91	38.78	83.0	0	62	3e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	20.88	27.07	88.0	0	80	2e
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	12.12	15.72	56.0	0	71	3e
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	10.95	14.2	89.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	3.25	4.21	91.0	0	85	1
TOTALS		77.11(*)	100%	81.29	-	72.37	2.5

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP TRACT 3



Boundary 2



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WETLANDS MAP TRACT 3



 Boundary 2  Wetlands  Riparian

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 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 January 16th 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 Eric Johnson at Beecher, Field, Walker, Morris, Hoffman, and Johnson P.C.

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 leased for the 2026 crop year. Buyer to receive all rent for 2026 crop season paid on March 1st and November 1st in the amount of \$280 per tillable acre (\$32,228 on March 1st and \$32,228 on November 1 st). The lease shall be reassigned to the buyer at closing. It will be the buyer's responsibility to cancel the lease on or before September 1st, 2026 for the 2027 crop year.

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.

AUCTION BOARD & NOTES



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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