

SEALED BID LAND AUCTION

128
+/- ACRES



All property lines are approximate



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

BREMER COUNTY, IOWA
THURSDAY, SEPTEMBER 4 • BIDS DUE BY 5PM

319-240-6121 • 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: Nick Hopp RE LIC #S66851000 | Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



3 TRACTS • 128+/- ACRES BREMER COUNTY, IA





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BREMER COUNTY, IA**



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3 TRACTS • 128+/- ACRES BREMER COUNTY, IA



DESCRIPTION:

In the heart of Bremer County sits The Wagner Farm, a unique and dynamic property featuring a picturesque building site surrounded by mature timber, expansive tillable acreage with excellent access, and significant potential for future development. Whether you're a homeowner dreaming of a country retreat, an investor looking for development opportunities, or a farmer seeking productive land, this offering has something for everyone. While offering a tranquil setting, this farm is only minutes from HWY 218.

This property will be offered via sealed bid Auction, with all bids being due by 5:00pm on September 4th, 2025.

Tract 1 – 6.5± Acres

Tract 1 includes approximately 6.5 acres nestled within mature timber. This serene, wooded setting presents a prime opportunity to build your dream home or create a peaceful country retreat, just minutes from several thriving communities. While the existing home on the property is not habitable, a new 20' x 24' garage was constructed in 2021, ideal for storing building materials and kickstarting your future projects. Bids for this tract will be accepted as a lump sum.

Tract 2 – 26.5± Acres

This 26.5-acre tract holds exceptional potential for rezoning and future development. Located in a highly desirable area of Bremer County, this parcel is well-positioned for the creation of larger residential lots, offering rural living with proximity to local amenities. Local utilities are available, and the property lies just a short drive from paved roads. Currently zoned A-1, this tract could be rezoned to meet the requirements for residential development.

Bids for this tract will be accepted on a per-acre basis.

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3 TRACTS • 128+/- ACRES BREMER COUNTY, IA

Bids for this tract will be accepted on a per-acre basis.

Tract 3 – 95± Acres

Featuring a 59.6 CSR2 average and excellent access, this wide-open tract of tillable land offers a great opportunity for farmers or investors. The property includes long rows, natural drainage, and compatibility with modern large-scale farming equipment, making it highly efficient to operate. This tract would be a valuable addition to any farming operation or a steady investment as income-producing farmland.

Bids for this tract will be accepted on a per-acre basis.

**All property lines and acreage measurements are approximate. A survey for each tract will be provided prior to closing at the seller's expense. Please see terms and conditions in the property information packet below for details.*

PROPERTY FEATURES:

- Prime Development Potential: Tract 2 offers rare rezoning opportunities in a growing area.
- Picturesque Building Site: Tract 1 includes mature timber and a newly built garage from 2021.
- Productive Farmland: Tract 3 boasts a 59.6 CSR2 average and long, efficient row layouts.
- Great Access & Utilities: All tracts feature convenient access, with utilities nearby for development.
- Ideal Location: Situated near the Shell Rock River and close to several thriving communities.

PROPERTY ADDRESS:

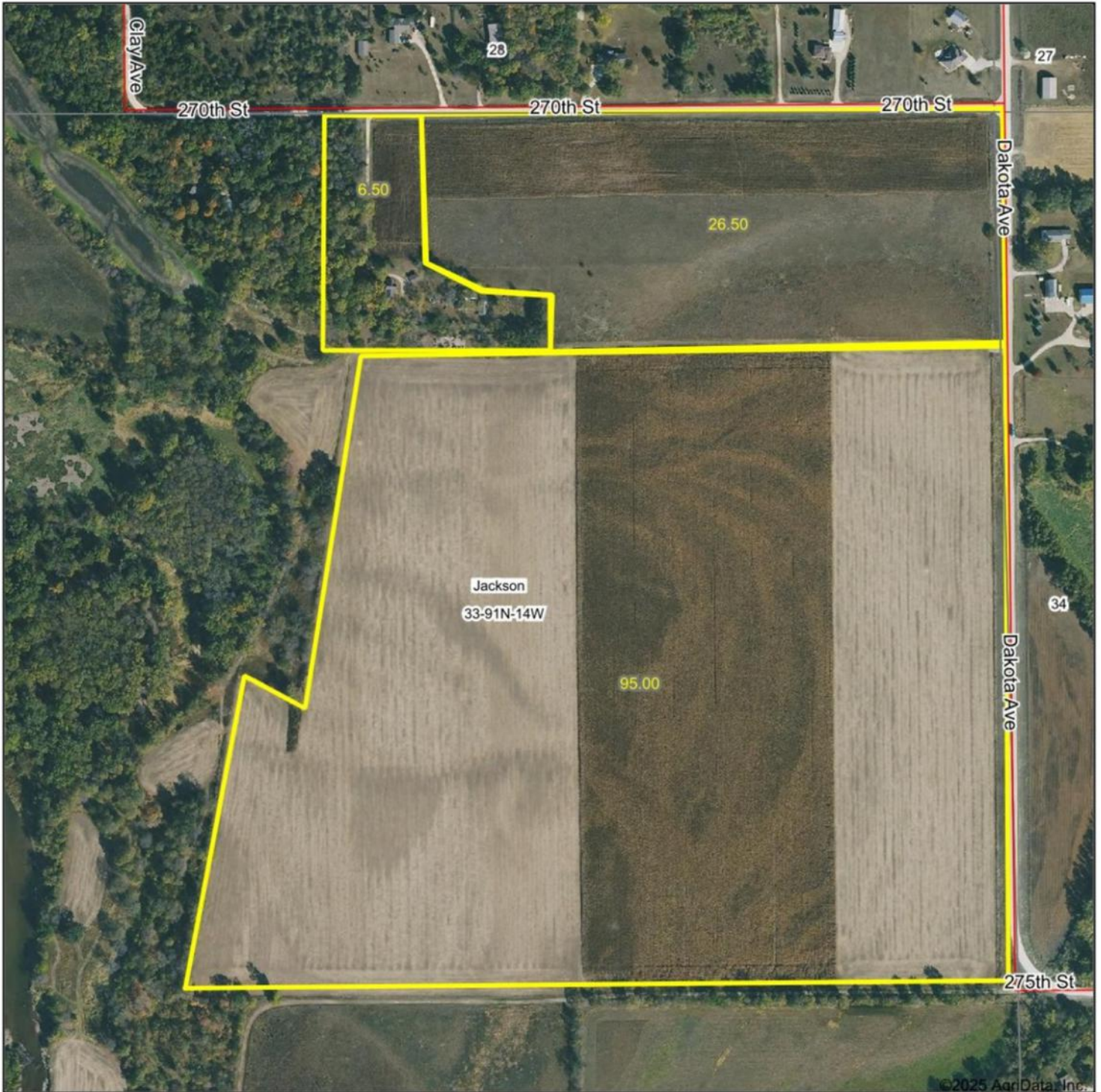
1266 270th St, Janesville, IA 50647

DRIVING DIRECTIONS:

From Janesville, head West on Barrick Road turning into 275th St approximately 1 mile. The property is located only 1.5 Miles from Hwy 218.

ENTIRETY

Aerial Map



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Maps Provided By:



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Boundary Center: 42° 39' 11.56, -92° 29' 58.73

33-91N-14W
Bremer County
Iowa

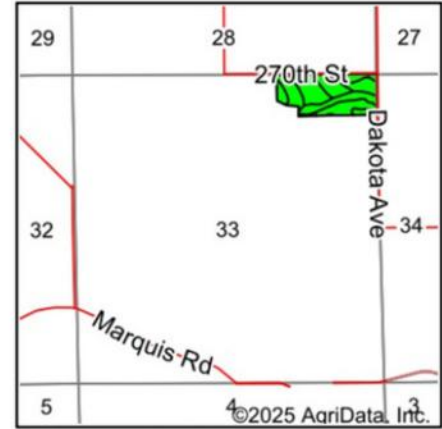
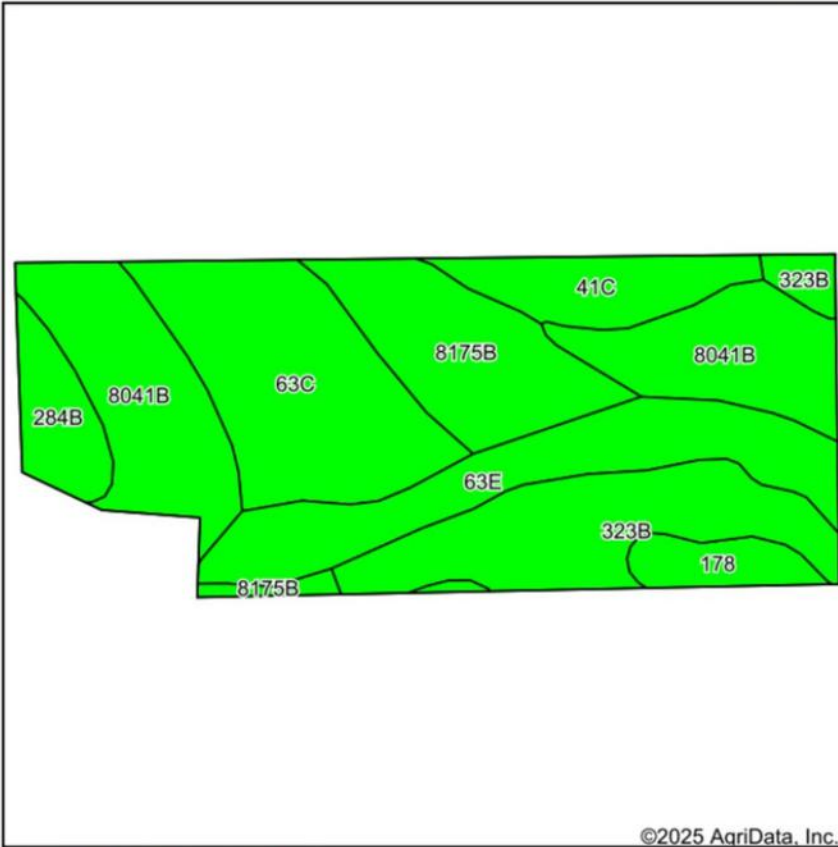
0ft 466ft 933ft



7/28/2025

TRACT 2

Soils Map



State: **Iowa**
 County: **Bremer**
 Location: **33-91N-14W**
 Township: **Jackson**
 Acres: **26.5**
 Date: **7/28/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

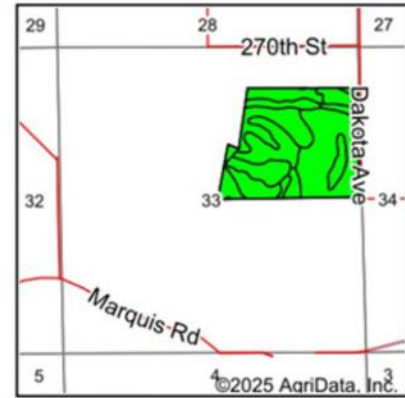
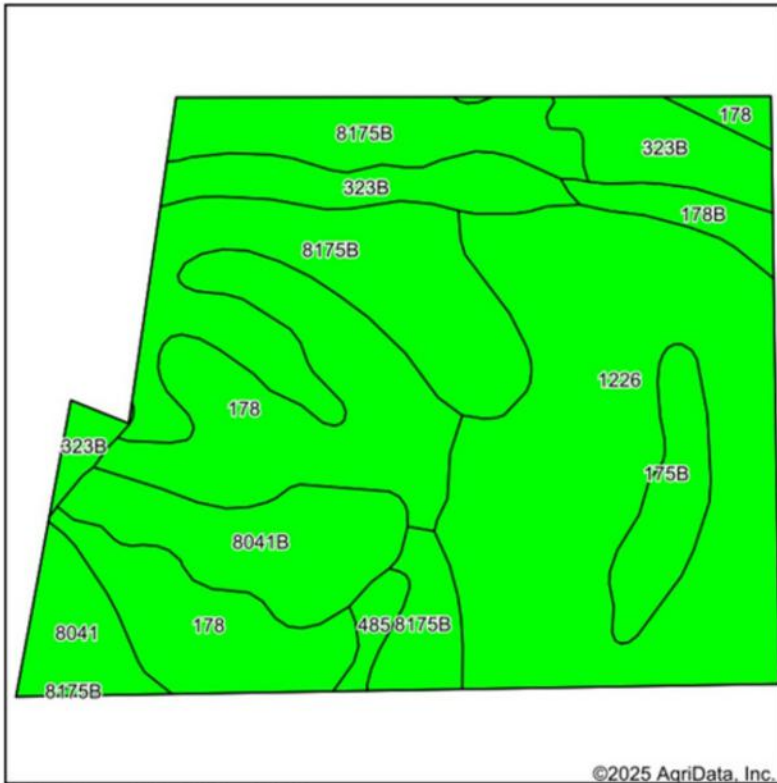
Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	5.92	22.2%		IVs	Ile	43	40	61	61	52	37	9
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	4.97	18.8%		IVs		14	21	50	50	42	29	
323B	Fort Dodge loam, 2 to 5 percent slopes	4.28	16.2%		Ile		79	72	95	95	77	81	
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	4.05	15.3%		Vlls		5	5	47	47	38	26	
8175B	Dickinson fine sandy loam, terrace, 1 to 4 percent slopes, rarely flooded	3.47	13.1%		Ills		52	55	62	62	54	37	8
41C	Sparta loamy sand, 5 to 9 percent slopes	1.71	6.5%		IVs	Ile	37	25	60	60	49	36	
284B	Flagler sandy loam, 1 to 4 percent slopes, rarely flooded	1.23	4.6%		Ills		47	45	59	59	47	35	9
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	0.87	3.3%		Ils		69	79	84	84	70	71	9
Weighted Average					3.89	*	39.4	38.8	*n 63	*n 63	*n 52.4	*n 41.9	*n 3.8

Soils data provided by USDA and NRCS.

TRACT 3

Soils Map



State: Iowa
 County: Bremer
 Location: 33-91N-14W
 Township: Jackson
 Acres: 95
 Date: 7/28/2025



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	29.72	31.2%		lis		59	72	83	83	70	60	1
8175B	Dickinson fine sandy loam, terrace, 1 to 4 percent slopes, rarely flooded	21.07	22.2%		llle		52	55	62	62	54	37	8
178	Wauke loam, 0 to 2 percent slopes, rarely flooded	18.58	19.6%		lis		69	79	84	84	70	71	9
323B	Fort Dodge loam, 2 to 5 percent slopes	8.90	9.4%		lle		79	72	95	95	77	81	
8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	6.99	7.4%		IVs	lle	43	40	61	61	52	37	9
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.71	3.9%		llle		50	55	61	61	53	36	
8041	Sparta loamy sand, terrace, 0 to 2 percent slopes, rarely flooded	3.23	3.4%		IVs	lle	48	45	61	61	52	37	9
178B	Wauke loam, 2 to 5 percent slopes, rarely flooded	1.85	1.9%		lis		64	74	82	82	70	69	9
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.95	1.0%		llw		76	92	87	87	59	74	
Weighted Average					2.48	*-	59.6	65.9	*n 76.5	*n 76.5	*n 64.4	*n 55.9	*n 5

**IA has updated the CSR values for each county to CSR2.

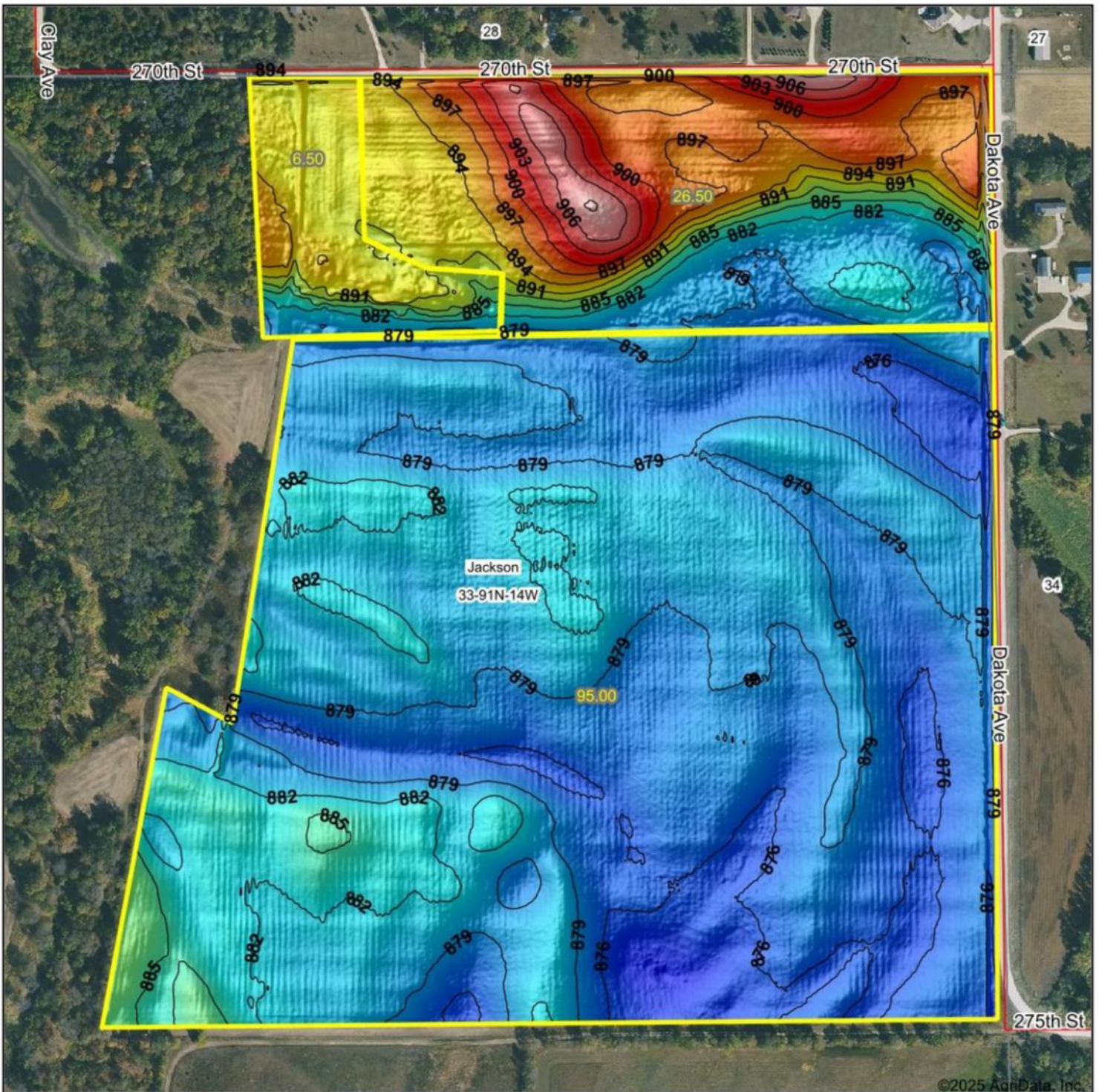
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Topography Hillshade



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem

Interval(ft): 3

Min: 873.0

Max: 911.2

Range: 38.2

Average: 882.5

Standard Deviation: 7.25 ft

0ft 428ft 856ft



33-91N-14W
Bremer County
Iowa

Boundary Center: 42° 39' 11.56, -92° 29' 58.73

ENTIRETY

Wetlands Map



State: Iowa
Location: 33-91N-14W
County: Bremer
Township: Jackson
Date: 7/28/2025



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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0ft 666ft 1333ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



United States
Department of
Agriculture

Bremer 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: 127.28 acres

2025 Program Year

Map Created April 17, 2025

Farm 573

Tract 750

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.



Abbreviated 156 Farm Record

Operator Name : ROGER RUDEBECK
CRP Contract Number(s) : 11791C
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
180.43	127.28	127.28	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	110.18	0.00		17.10	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	58.49	0.00	147	
Soybeans	36.71	0.00	43	
TOTAL	95.20	0.00		

NOTES

Tract Number : 750

Description : B9 SEC 33 JACKSON
FSA Physical Location : IOWA/BREMER
ANSI Physical Location : IOWA/BREMER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ALVIN H WAGNER
Other Producers : RONALD RUDEBECK
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
180.43	127.28	127.28	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	110.18	0.00	17.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	58.49	0.00	147
Soybeans	36.71	0.00	43
TOTAL	95.20	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 [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.

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View Contract

Contract Status:	Approved	Activity Type:	No Activity
Admin State:	Iowa (19)	Admin County:	Bremer (017)
Physical State:	Iowa (19)	Physical County:	Bremer (017)
Contract Number:	11791C	Signup Number:	54
Program Type:	CRP	Signup Name:	General CRP Signup 54
Program Year:	2021	Signup Type:	General
Contract Description:	Estate Closed	Subcategory Type:	REGULAR

Parent Contract: Bremer, IA 11791B

Approval Date:	09/14/2023	Original Contract Start Date:	10/01/2020
Revised Contract Start Date:	07/10/2023	Contract End Date:	09/30/2030
Contract Acres:	17.10	Re-enrolled Acres:	17.10
Cropland Acres:	17.10	Marginal Pastureland Acres:	0.00
Non-Cropland Acres:	0.00	HUC Code:	070802020705
Extended:	No	Approved For Early Termination:	No
Termination Criteria:	N/A	Contract Validity:	Valid
Payable Acres:	17.10	Cover Maintenance Performed By:	N/A
Does a C/S Agreement Exemption apply?	No	Water/Wind EI:	3/2

Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
07/10/2023	09/30/2030	\$104.24	\$1,783	5-PL	\$900,000

Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
573	750	8	6.12	None
573	750	2	10.98	None

View more detail

Select a form to view: **CRP-1**

Select a letter to generate:

* Select an action to perform: **----SELECT----**

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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. Easements are in place with neighboring property owners utilizing the driveway on tract 2.

BUYER'S PREMIUM- This shall not include a buyers 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 30 days following 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 the sellers attorney at Laird Law in Waverly.

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 shall be terminated and the tillable land shall be free from lease 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- A survey will be provided by the seller prior to closing at the sellers expense. Tract one will be sold as a lump sum regardless of final acres, tracts 2 and 3 will be amended to reflect the bid price times the total gross acres. Example - Gross acres X Bid prices = Total sales price.

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.



NICK HOPP

319-240-6121

NICK@HIGHPOINTLANDCOMPANY.COM

Nick has spent his entire career in Agriculture and has been fortunate enough to work with clients all across the country and beyond; from the pivots of Southern Kansas, to the plains of Western Canada. Growing up in New Hampton, IA, Nick and his wife wanted to raise their family close to home and have continued to reside in Northern Iowa. Shortly after finishing college at The University of Northern Iowa, Nick started investing in land. After a number of his own farm land transactions, he decided to follow his passion and join the High Point team! Whether it's buying or selling land, Nick understands what it takes to get it done right, and looks forward to working with you!

"Nick was very thorough and always very pleasant to work with. We felt he had our family in our best interest when selling our families farm. Nick also was very intelligent in understanding farmland, sales and the location which the property is being sold."

-DEAN K.



LIC #S66851000

SCAN TO SEE
MY LISTINGS



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