

ONLINE TIMED

LAND AUCTION



WRIGHT COUNTY, IOWA
THURSDAY, SEPTEMBER 25 • ENDS 1PM

515-341-2700 • 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: Randy Thompson RE LIC #S69315000 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



TRACT 1 • 76.63+/- ACRES WRIGHT COUNTY, IA





TRACT 1 • 76.63+/- ACRES WRIGHT COUNTY, IA



125,000
ACRES SOLD

TRACT 2 • 40+/- ACRES WRIGHT COUNTY, IA



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TRACT 2 • 40+/- ACRES WRIGHT COUNTY, IA



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116.63+/- ACRES WRIGHT COUNTY, IA



DESCRIPTION:

High Point Land Company is proud to offer 116.63+/- acres of prime farmland via an online timed Auction on September 25th, 2025 at 1pm. These farms are located in the heart of Norway Township in Wright County, Iowa. This productive tillable land will be offered in 2 tracts, providing buyers with the flexibility to purchase one or both parcels, whether for expanding farming operations or growing an investment portfolio.

Tract 1- 76.63 Gross farmland acres boasting a 87.4 CSR2 soil rating. This farm consists mainly of Clarion Loam and Nicollet Clay Loam. This tract has had major tile projects completed as well as a meticulous manure and fertility management plans maintained.

Tract 2- 40 Gross farmland acres boasting a CSR2 rating of 81 across all acres, This tract consists of Storden Laom, Clarion Loam and Nicollet Clay Loam and has been completely patterned tiled. It has also been meticulously maintained with an annual fertility and manure management program.

With tile projects done on both tracks and fertility maintained this land will surely be a consistent producer for generations to come.



116.63+/- ACRES
WRIGHT COUNTY, IA

PROPERTY FEATURES:

- Offered in 2 tracts
- Tile projects completed
- 87.4 and 81 CSR2
- Excellent Access
- Soil Fertility documented and maintained

PROPERTY ADDRESS:

- Tract 1: 1471 Jackson Ave, Kanawha, IA 50447
- Tract 2: TBD Keokuk Ave, Kanawha, IA 50447

DRIVING DIRECTIONS:

Tract 1. From Kanawha Iowa head south for 5 miles to Jackson Ave. Continue south for 1.7 miles and farm is located on your rightor West side of road. Tract 2. From Kanawha Iowa head south for 3 miles to 120th St. Head East for 1 mile to Keokuk, Ave. Turn right or south on Keokuk for 1 mile and farm is on the west side of the road.



TRACT 1



Wright-RT-77 Farm

Wright County, Iowa | 28 93N 25W | 76.63 gross acres

42.839629, -93.798742

Aerial Map



© Mapbox, © OpenStreetMap mapbox

TRACT 1

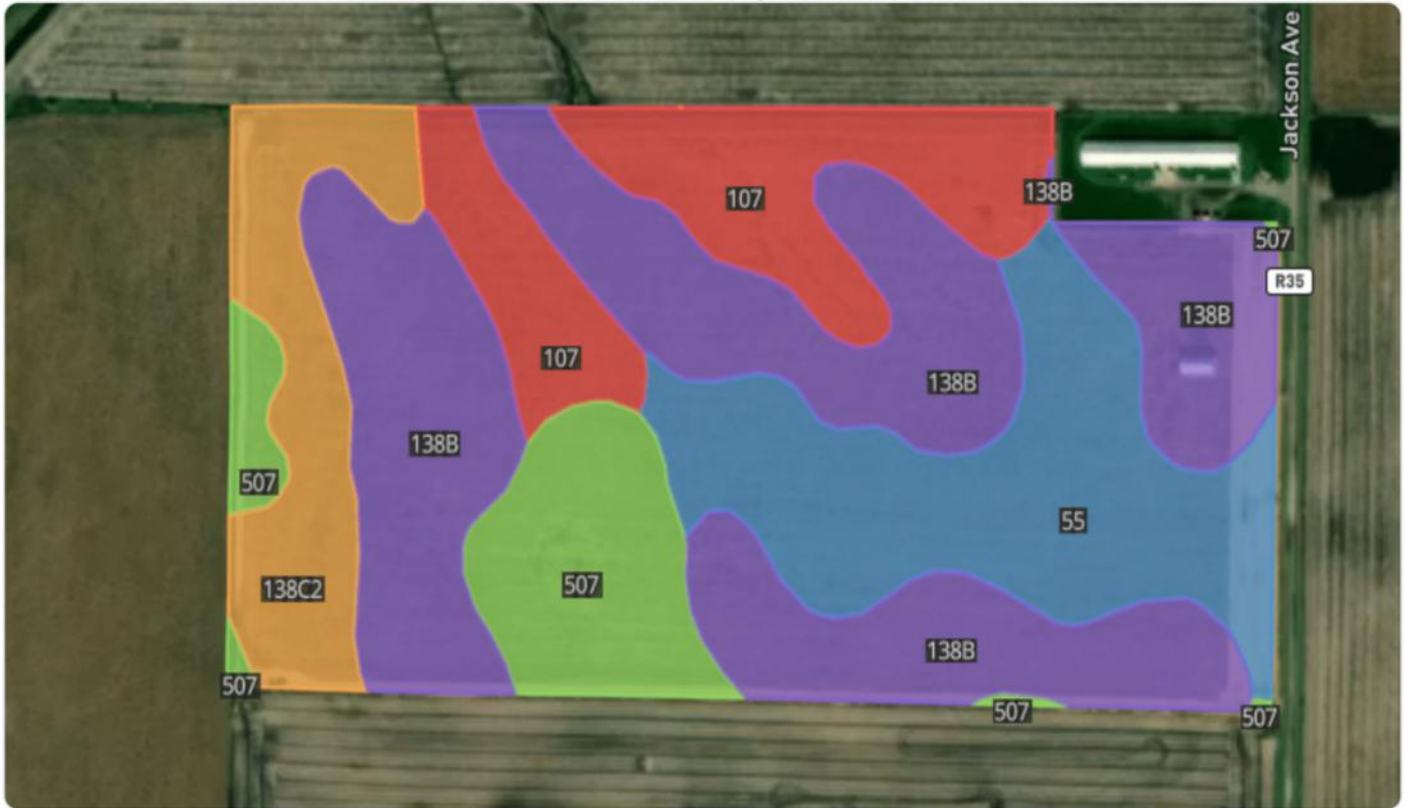


Wright-RT-77 Farm

Wright County, Iowa | 28 93N 25W | 76.63 gross acres

42.839629, -93.798742

Soil Map



Total CSR2: **87.4**

Soil Code	Soil Description	% of Map	Acres	CSR2
138B	Clarion loam, 2 to 6 percent slopes	41.90%	31.21	89
55	Nicollet clay loam, 1 to 3 percent slopes	20.60%	15.35	89
107	Webster clay loam, 0 to 2 percent slopes	15.70%	11.68	86
507	Canisteo clay loam, 0 to 2 percent slopes	11.20%	8.36	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.70%	7.95	83

Total Production Acres: 76.63

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

TRACT 1

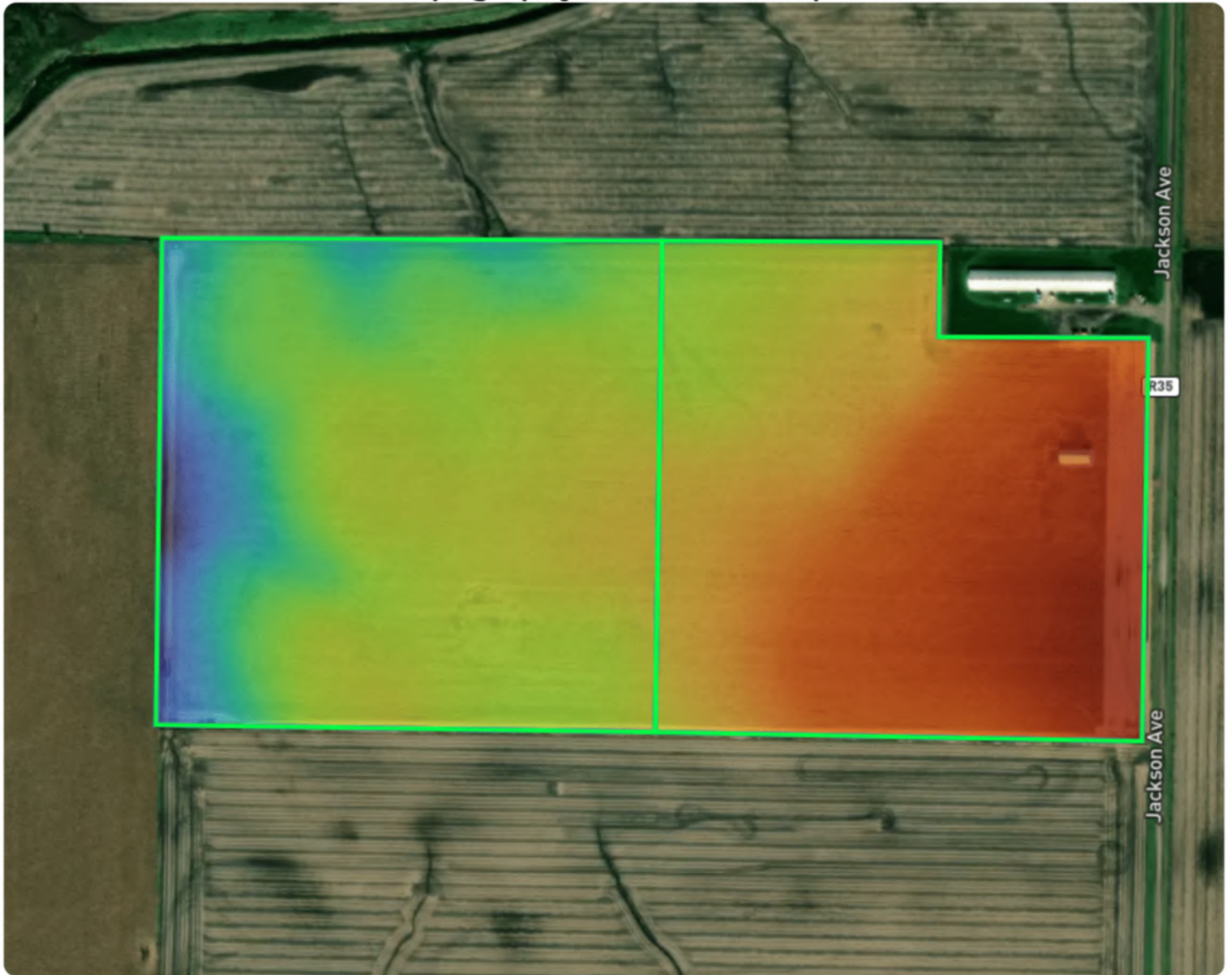


Wright-RT-77 Farm

Wright County, Iowa | 28 93N 25W | 76.63 gross acres

42.839629, -93.798742

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



1,144 ft

1,183 ft

TRACT 1

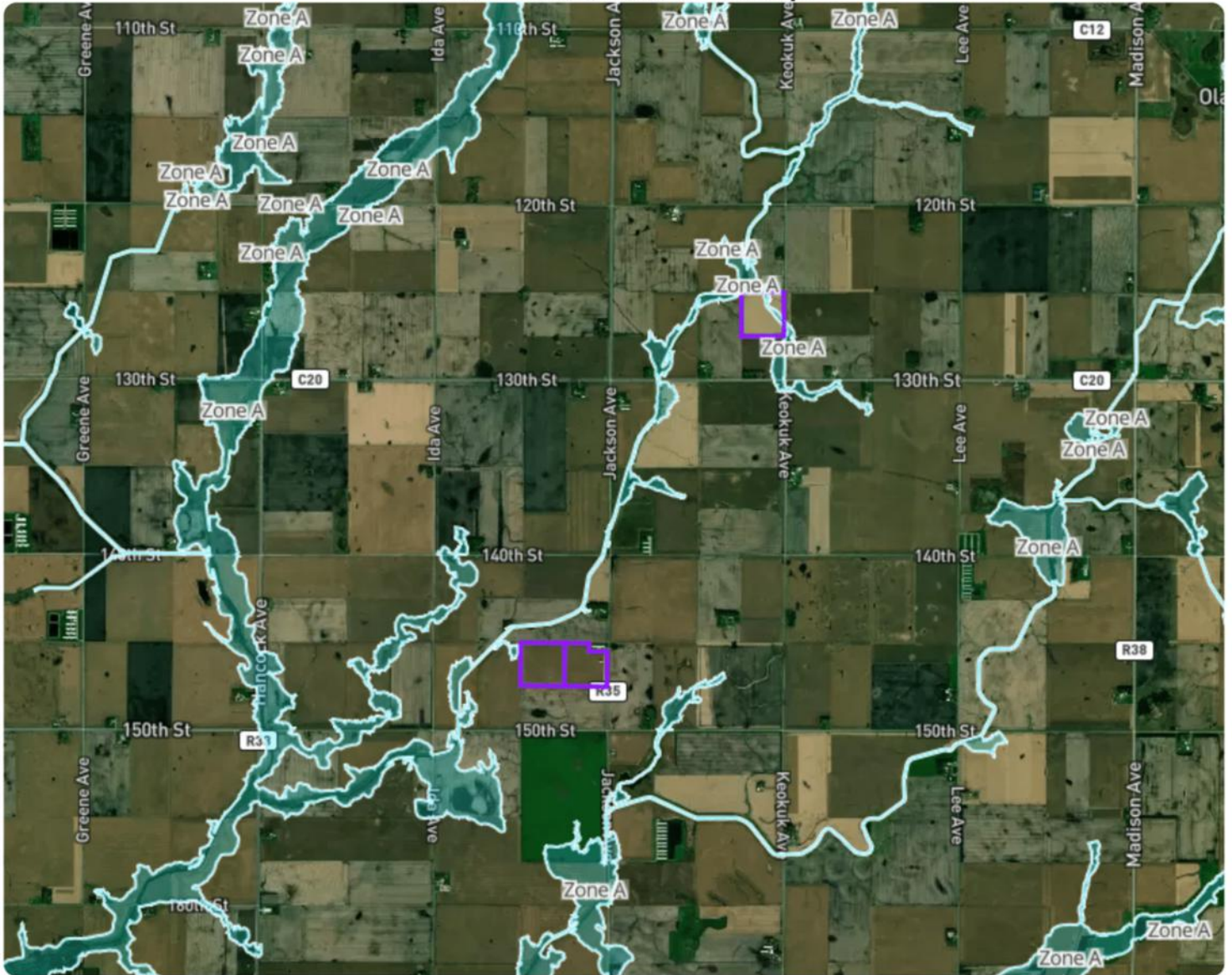


Wright-RT-117 Farm

Wright County, Iowa | 28 93N 25W | 116.63 gross acres

42.839629, -93.798742

FEMA Flood Hazards Map



© Mapbox, © OpenStreetMap  mapbox

TILE MAP

Existing file

Quinn

5" 1597

5 1461

5th 15201

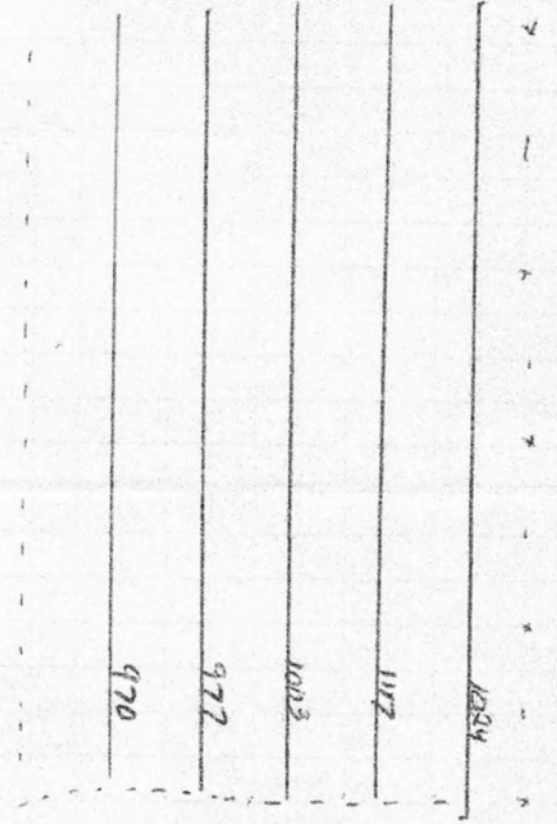
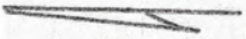
5114431

6" Int. 0

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Gravel Road

TILE MAP



TRACT 2



0215400002 Farm

Wright County, Iowa | 15 93N 25W | 40.00 gross acres

42.868588, -93.776258

Aerial Map



© Mapbox, © OpenStreetMap mapbox

TRACT 2

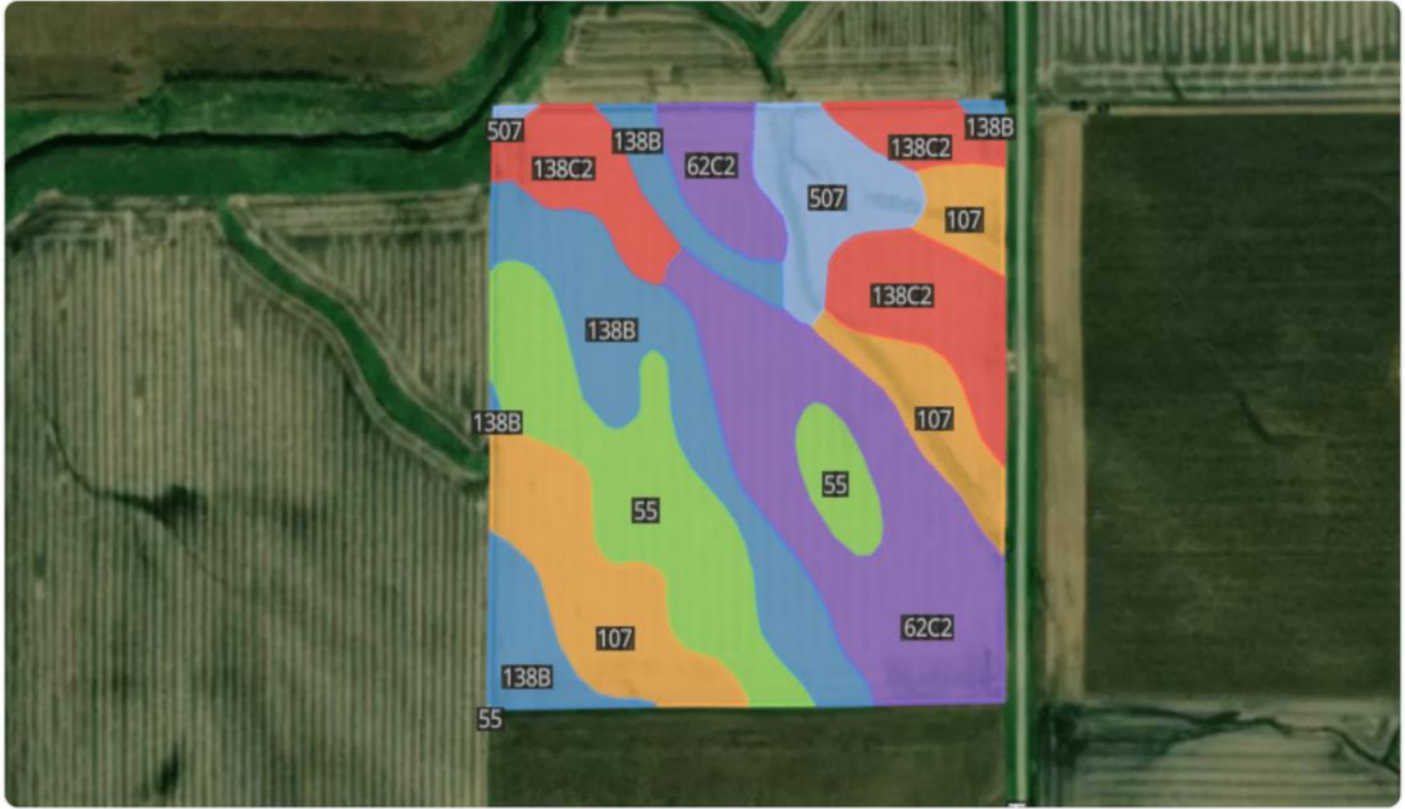


0215400002 Farm

Wright County, Iowa | 15 93N 25W | 40.00 gross acres

42.868588, -93.776258

Soil Map



Total CSR2: **81.0**

Soil Code	Soil Description	% of Map	Acres	CSR2
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	24.80%	9.63	64
138B	Clarion loam, 2 to 6 percent slopes	19.70%	7.64	89
55	Nicollet clay loam, 1 to 3 percent slopes	17.20%	6.68	89
107	Webster clay loam, 0 to 2 percent slopes	16.80%	6.53	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	14.50%	5.63	83
507	Canisteo clay loam, 0 to 2 percent slopes	6.90%	2.69	84

Total Production Acres: 40.00

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

TRACT 2

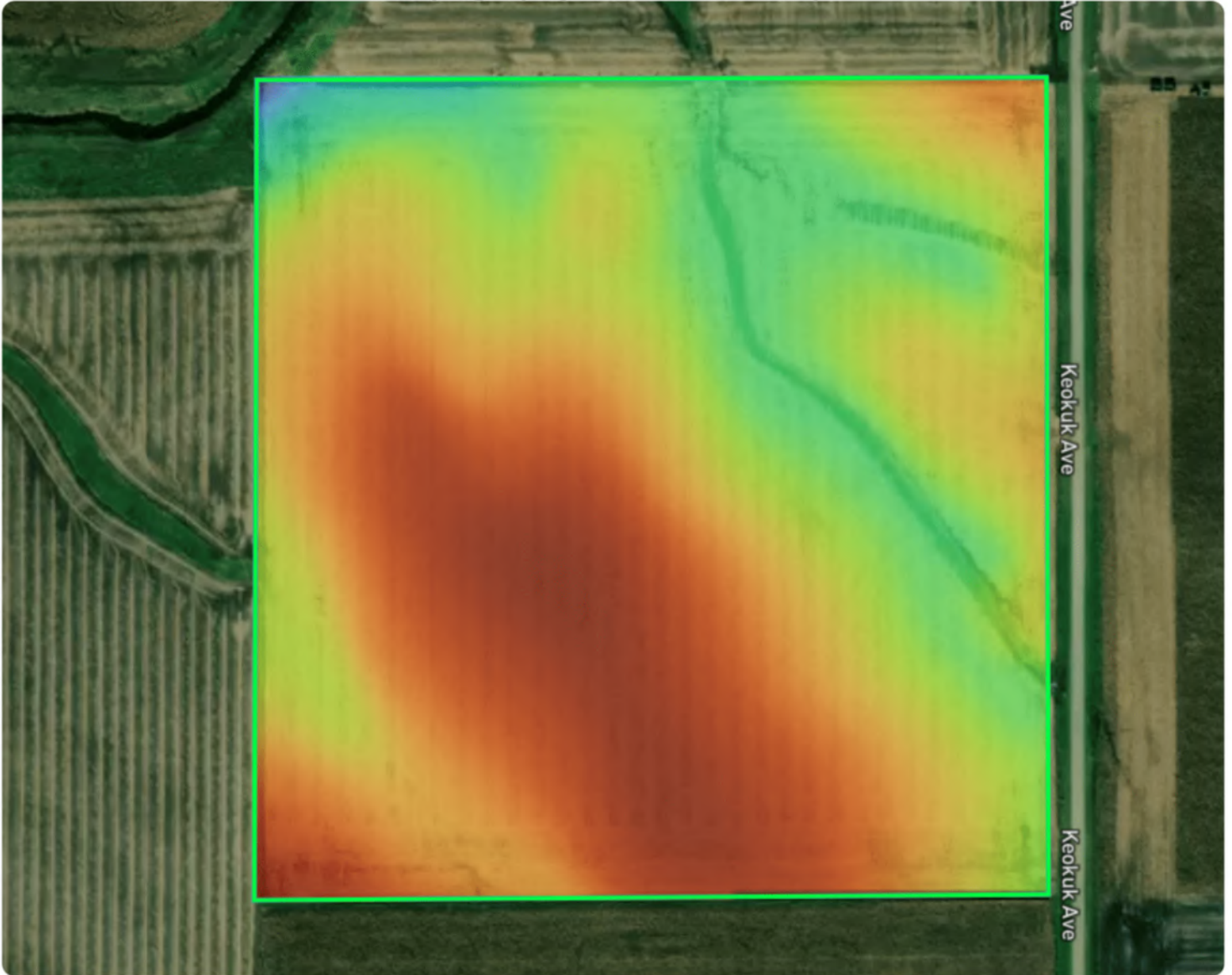


0215400002 Farm

Wright County, Iowa | 15 93N 25W | 40.00 gross acres

42.868588, -93.776258

Topography & Hillshade Map



© Mapbox, © OpenStreetMap mapbox

Color Legend



1,156 ft

1,188 ft

TRACT 2

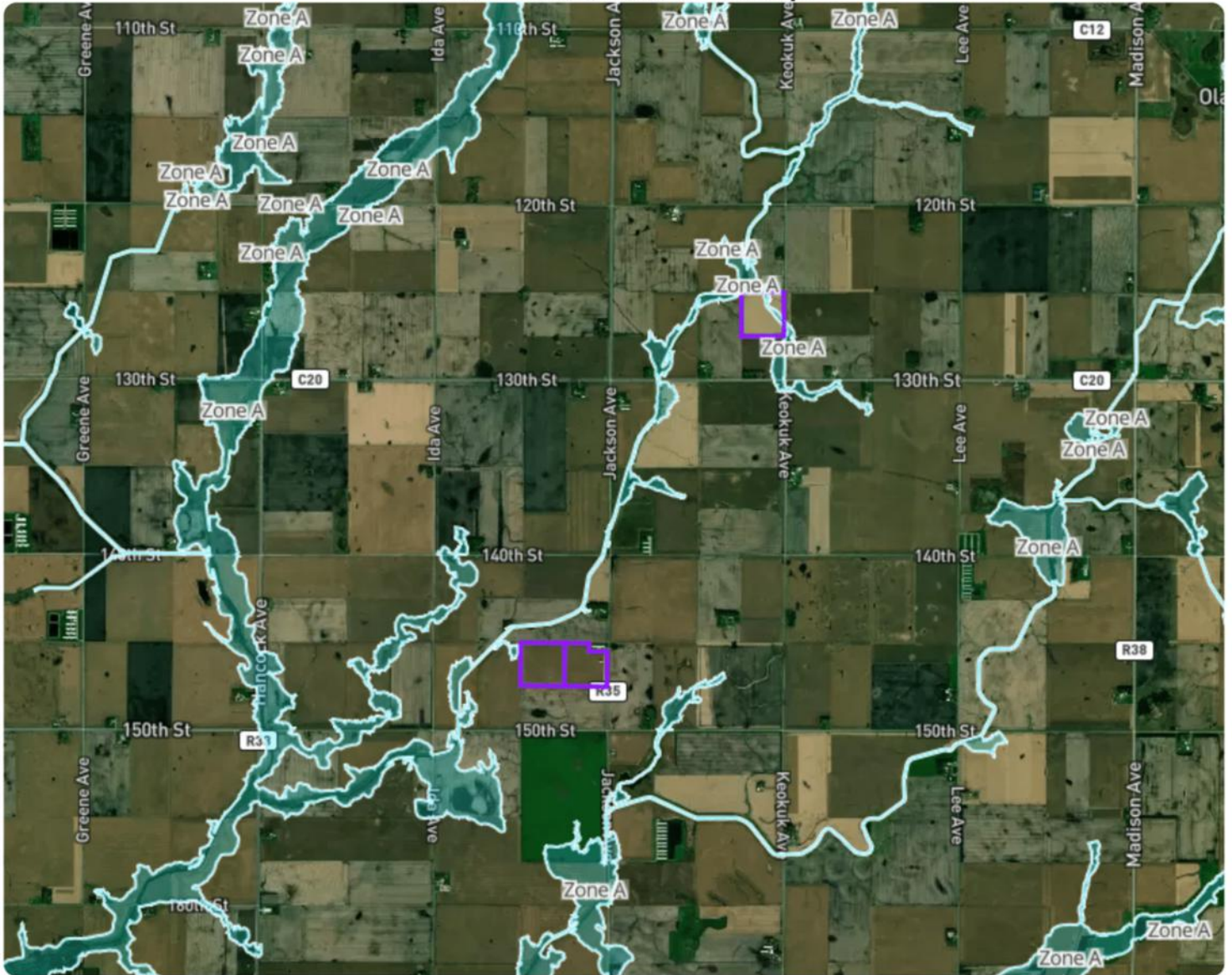


Wright-RT-117 Farm

Wright County, Iowa | 28 93N 25W | 116.63 gross acres

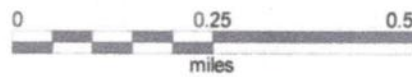
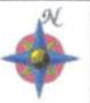
42.839629, -93.798742

FEMA Flood Hazards Map



© Mapbox, © OpenStreetMap mapbox

TILE MAP



NORWAY 15
2017

4 inch tile	25659.69 ft
5	2553.10 ft
6 inch tile	550.69 ft

IOWA
WRIGHT

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6166

Prepared : 8/7/25 12:26 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : 11510, 12227
Recon ID : 19-197-2012-27
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
232.92	215.54	215.54	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	209.10		0.00		6.44	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	175.94	0.00	170	
Soybeans	33.16	0.00	71	
TOTAL	209.10	0.00		

NOTES

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Tract Number : 278

Description : N1/2 SE1/4 28 93 25 NORWAY TOWNSHIP
FSA Physical Location : IOWA/WRIGHT
ANSI Physical Location : IOWA/WRIGHT
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 :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.82	74.43	74.43	0.00	0.00	0.00	0.00	0.0

IOWA
WRIGHT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6166
Prepared : 8/7/25 12:26 PM CST
Crop Year : 2025

Tract 278 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.43	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	62.63	0.00	170
Soybeans	11.80	0.00	71
TOTAL	74.43	0.00	

NOTES

Tract Number : 1431

Description : NW1/4 22 93 25 NORWAY TWP
FSA Physical Location : IOWA/WRIGHT
ANSI Physical Location : IOWA/WRIGHT
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 :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.10	141.11	141.11	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	134.67	0.00	6.44	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	113.31	0.00	170
Soybeans	21.36	0.00	71
TOTAL	134.67	0.00	

NOTES

IOWA

WRIGHT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6531

Prepared : 8/18/25 4:48 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-197-2016-15
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
39.08	39.08	39.08	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	39.08	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	19.95	0.00	147	
Soybeans	17.92	0.00	45	

TOTAL 37.87 0.00

NOTES

Tract Number : 5407

Description : NE1/4 SE1/4 15 Norway
FSA Physical Location : IOWA/WRIGHT
ANSI Physical Location : IOWA/WRIGHT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-197-2016-14

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.08	39.08	39.08	0.00	0.00	0.00	0.00	0.0

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.

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. 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.

Parcel 1: 76.63 +/- Closing shall be on or before Tuesday November 4th 2025.

Parcel 2: 40.0 +/- Closing shall be completed after January 1st 2026. The new owner will be granted access to the farm before closing day if they so choose by the previous owner.

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.

AUCTION BOARD & NOTES



RANDY THOMPSON

515-341-2700

RANDY@HIGHPOINTLANDCOMPANY.COM

Randy grew up on a farm outside of Lu Verne, IA in Kossuth County the youngest of 6 children. Raising corn, soybeans, hogs and cattle gave him experience and love for the farm life and instilled a work ethic in him at an early age. He attended Iowa State University where he had an All-American career as a sprinter on the Cyclones Track team and also received his BS degree in Exercise Science. After high school, he took a job as a Marketing Representative for a crop insurance company where he spent over 15 years traveling and making himself familiar with all areas of the state of Iowa and calling on insurance agents.

In 2013, he got married to his awesome wife Michelle and they currently reside in Reinbeck, IA with his 2 step sons Austin and Alan and a beloved golden retriever named Kensi. Randy has a passion for Iowa farms and pastureland, which he currently maintains in partnership a purebred Simmental cattle herd with his dad and brother. He enjoys spending time at his pasture, pheasant hunting, going on his annual Canada Fishing trip and spending quality time with his wife, step sons and extended family. After 20 years of working in Ag related careers, Randy decided to finally get his Iowa Real Estate license and join the High Point Team. He is excited to meet and work with you on any of your real estate needs!

"I've known Randy since 1998. Randy helped me assess the value of a piece of property in Wisconsin and he was more than fair in his dealings with me. Randy is the #1 person I rely on when it comes to helping me understand the market and how to move forward with purchases and prospective purchases. He's a good man and one of the most competitive people I know."

-Mark Goetz



SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

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