

LAND LEASE **LAND AUCTION**

113.14
+/- ACRES



MITCHELL COUNTY, IA
TUESDAY, OCTOBER 14 • ENDS 1PM

563-379-3398 • 513 W BREMER AVE, WAVERLY, IA

Full terms & conditions can be found on our website.

Listing Agent: Cody Schweinefus RE LIC #S71735000 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



LAND LEASE AUCTION • 113.14+/- ACRES MITCHELL COUNTY, IA



DESCRIPTION:

High Point Land Company is proud to offer an exceptional opportunity to enhance your farming operation and expand your leased acreage with this impressive tract located just Northwest of Stacyville, Iowa. Boasting 112.01+/- acres of certified cropland and will be offered as a 3-year land lease in one tract. Bids will be placed via an online timed auction, with bidding ending on Tuesday, October 14th, 2025, at 1:00 PM.

This lease presents a rare opportunity for the high bidder to secure the exclusive rights to farm this exceptional property for the 2026, 2027, and 2028 crop years (3 yr term).

Situated on the Northwest corner of the intersection of Lancer Ave and 480th St, this property boasts excellent access to local grain markets and a nearby ethanol plant, making it an ideal addition for those seeking some of the most productive soils in Mitchell County. The current crop's strong performance is a testament to the farm's superior drainage and soil management, and the current layout is maximizing the tillable acres offered.

The land features a remarkable CSR2 average of 94.7, reflecting its high-quality and fertile soils, which include Dinsdale, Klinger, and Franklin loams. These premium soil types are known for their excellent productivity and reliability.

Opportunities to lease additional farmland of this caliber in Mitchell County, or anywhere in the state for that matter are rare. Don't miss your chance to operate this top-tier agricultural tract for the next three seasons.



LAND LEASE AUCTION • 113.14+/- ACRES MITCHELL COUNTY, IA

PROPERTY FEATURES:

- 112.01+/- Certified Cropland Acres (used as the bid multiplier for the 3 yr lease)
- Impressive 94.7 CSR2
- Close proximity to grain markets
- 3-Year Lease Term: 2026–2028 crop years
- 10% non-refundable down payment of the 1st year payment due at the signing of a contract, with 100% of the annual balance due March 1 of the contract year
- Online Auction – Bidding closes Tuesday, October 14th, 2025 at 1:00 PM
- Tenant will be required to apply fertilizer at a minimum or replacement rates, while supplying annual application rates and yield maps

PROPERTY ADDRESS: TBD Lancer Ave, Stacyville, IA 50476

PROPERTY FEATURES:

From Stacyville, drive north 1 mile on March Ave, turn west onto 480th St, drive 1





LAND LEASE AUCTION • 113.14+/- ACRES MITCHELL COUNTY, IA



Aerial Map



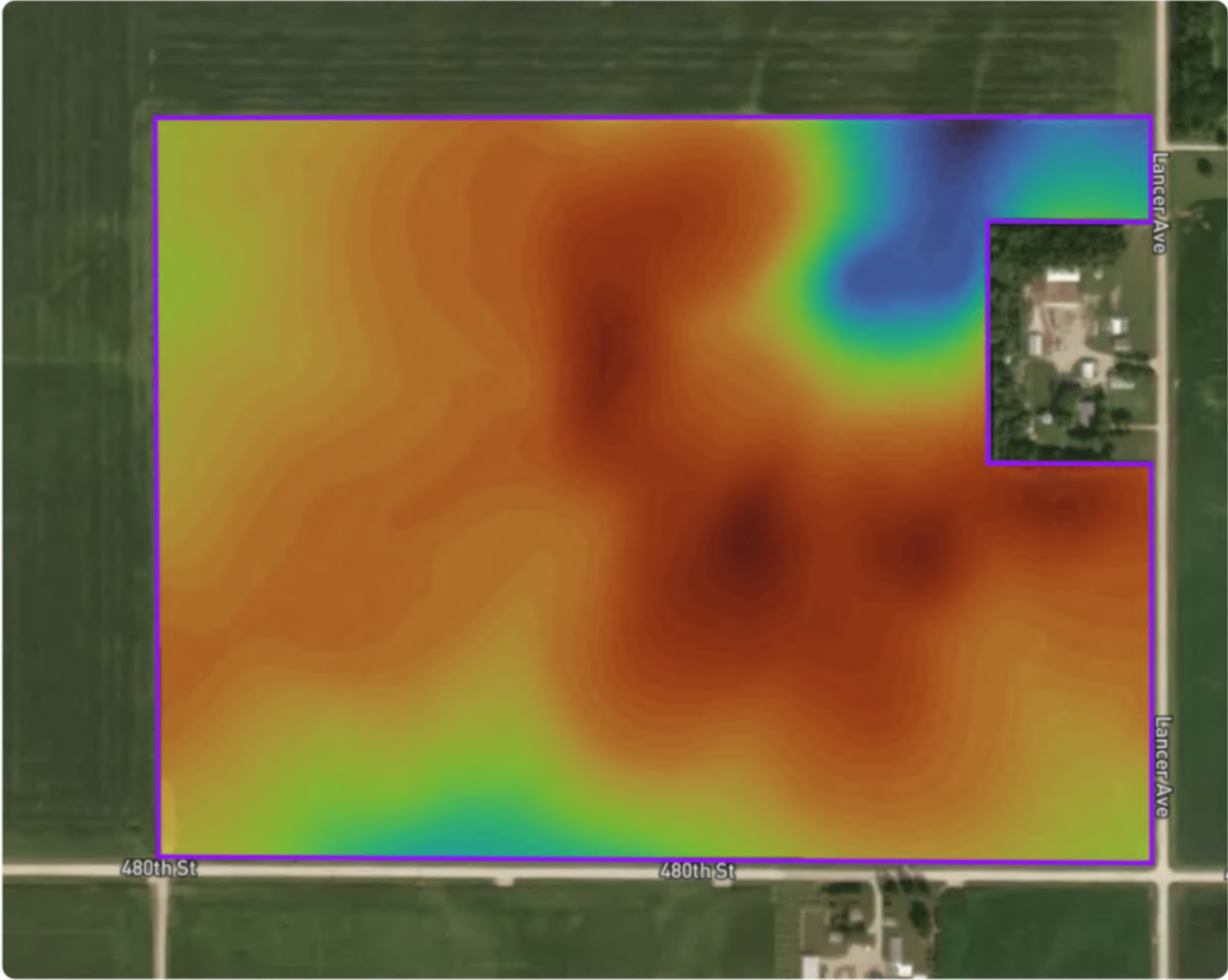
Soil Map




Soil Code	Soil Description	% of Map	Acres	CSR2
377	Dinsdale silty clay loam, 0 to 2 percent slopes	33.13%	36.96	99
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	30.61%	34.14	94
184	Klinger silty clay loam, 1 to 4 percent slopes	24.63%	27.46	95
761	Franklin silt loam, 1 to 3 percent slopes	6.03%	6.72	85
682	Maxfield silt loam, 0 to 2 percent slopes	5.58%	6.22	83
	1 other soil	0.03%	0.03	85
Total			111.53	95.6

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

Topography & Hillshade Map



© Mapbox, © OpenStreetMap  mapbox

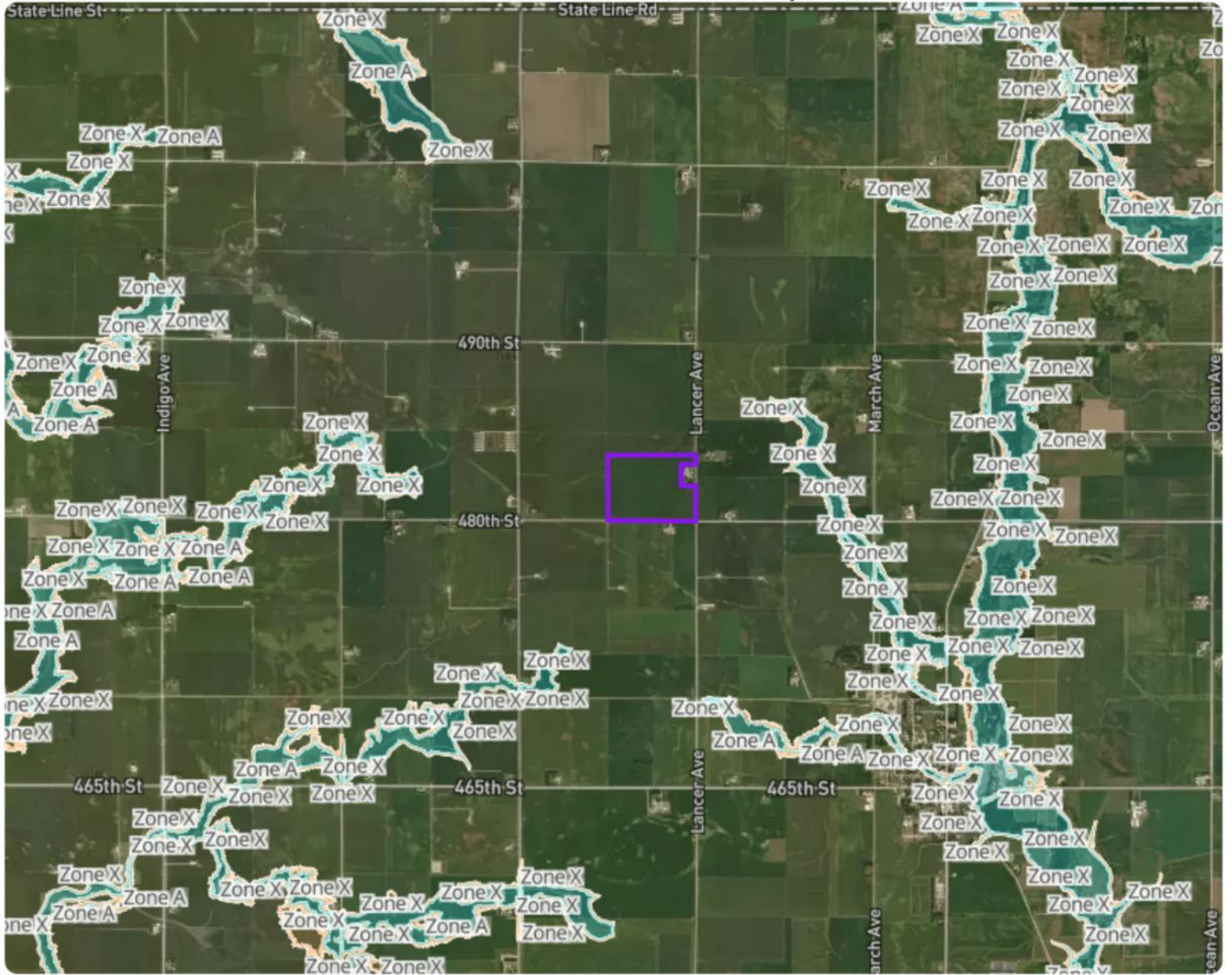
Color Legend



1,248 ft

1,264 ft

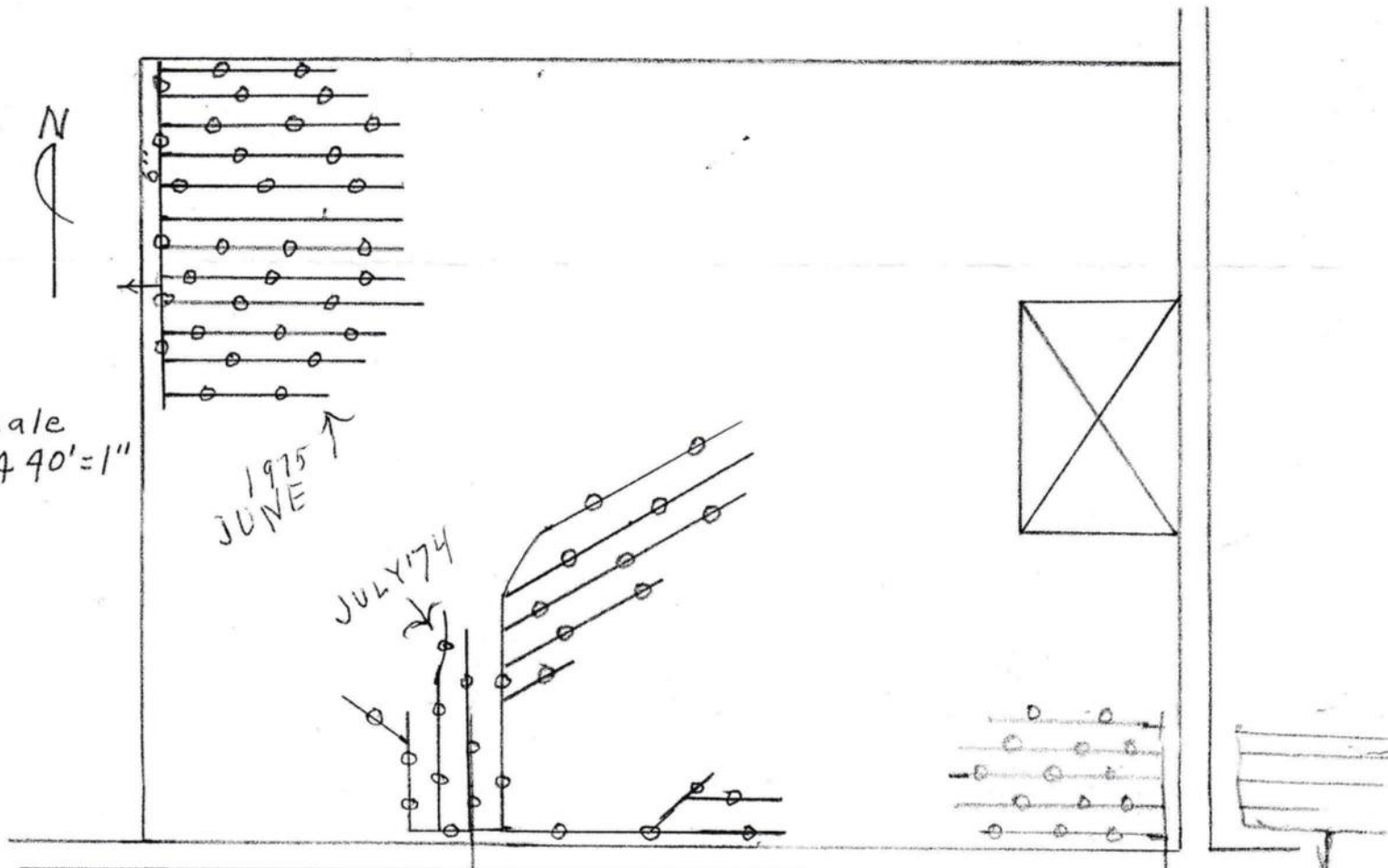
FEMA Flood Hazards Map



© Mapbox, © OpenStreetMap  mapbox

AS Built Tile Plan
 Leo Streit
 S $\frac{3}{4}$ of SE $\frac{1}{4}$ Sec 23
 T 100 R 17 Union Twp.

N
 Scale
 4 40' = 1"



Installed - July 1974
 Clay Tile - 5" - 4250'
 Contractor - Dan Emanuel
 Est. Cost -

Installed - June 1975
 Clay Tile - 6" - 620'
 5" - 8155
 Contractor - Dan Emanuel
 Est. Cost -

MAY 1983
 BOB HANKE
 5" PLASTIC
 LAT. 4" " \uparrow
 45%
 55%
 50 10' 4"
 460' 5"

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.

Lease is for Crop years 2026, 2027, 2028. Lease shall start when signed fall of 2025 and end when crop are removed in year 2028 or Dec, 1st 2028. Lease termination notification shall not be required at the end of the lease by landlord or farm manager. Lease shall end when lease date expires unless otherwise agree upon my tenant and farm manager in writing.

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 is to be leased is subject to any restrictive covenants or easements of record including hunting, wind, solar, or other access requirements.

BUYER'S PREMIUM- This sale does not include a buyer's premium.

RENTAL AGREEMENT- The successful bidder(s) will be required to sign a lease agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Lease Agreement and other documents are found on the website listing for bidders review.

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 LEASED 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 LEASED 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 farm is being offered for a lease term 3 years. 2026. 2027 and 2028. The lease shall be a base rent paid to farm manager March 1st of each year as well as include an accelerator based on the corn price average at two local grain markets calculated based on the average price of May and Oct. In the event there is an accelerator payment due to land owner that shall be paid Dec 1st of each year. Please see the accelerator document on the website listing.

POSSESSION- Possession will be upon successful lease signing unless otherwise agreed to in writing and agreeable by buyer and seller. Fall of 2025 to allow tenant to soil sample or prepare fields for spring of 2026.

SELLER'S PERFORMANCE- The seller has agreed to the terms of the auction as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance. Seller reserves the right in care of their farm manager to deny the high bid for any reason.

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.



CODY SCHWEINEFUS

563-379-3398

CODY@HIGHPOINTLANDCOMPANY.COM

Born and raised in Northeast Iowa, Cody grew up with a family of golfers. His countless hours on the golf course paid off when he achieved much success in high school and in college. He graduated from Drake University in 2011. After spending two years in Arizona playing professional golf, Cody decided to come back to Iowa for an opportunity in the AG industry. While working under a grain farmer, Cody developed a passion for farming and land management. Fast forward to today, Cody is happy to be working at High Point Land Company as their Farm Manager. He lives in Decorah with his wife Katie and two boys, Duke and Tripp. When not at work you can often find Cody on his bike, on the golf course, or with his family.

"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 Streit



LIC: #S71735000

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

563-379-3398 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM