



MITCHELL COUNTY, IOWA WEDNESDAY, OCTOBER 15 · ENDS 1PM



TRACT 1 • 77.02+/- ACRES MITCHELL COUNTY, IA







TRACT 1 • 77.02+/- ACRES MITCHELL COUNTY, IA







TRACT 2 · 40+/- ACRES MITCHELL COUNTY, IA







TRACT 2 · 40+/- ACRES MITCHELL COUNTY, IA







2 TRACTS • 117.02+/- ACRES MITCHELL COUNTY, IA







DESCRIPTION:

High Point Land Company is honored to present two highly desirable tracts of A-quality farmland, located in the heart of Mitchell County, Iowa. These premier properties will be available to the public via live auction with online bidding, concluding at 1:00 PM on October 15th, 2025. This exceptional offering will be sold in two individual tracts, allowing buyers the flexibility to purchase one or both of these top-tier farms.

Tract 1 – 77.02± Acres (77.56± Acres Certified Cropland)

This exceptional tract features prime access and long, straight rows framed by meticulously maintained fence lines, maximizing operational efficiency for modern-day farming. The property boasts highly productive soils with an impressive CSR2 rating of 86.5 across its entirety, making it a consistent and reliable producer. Further enhancing its value, this tract was pattern tiled in the fall of 2022 at 30-foot spacings, with two additional surface inlets strategically added in the northeast corner. These recent improvements have significantly optimized drainage and boosted overall productivity, taking this farmland to an elite level of performance. Located just seconds from Highway 218, and within close proximity to multiple grain markets, this tract offers unbeatable access and logistical convenience for large-scale operators using modern equipment. Whether for row crop production or long-term investment, this is truly a turnkey farm ready to produce from day one.

Tract 2 - 40± Acres (32.74± Acres Certified Cropland)

Lying beautifully along Highway 218, this smaller yet incredibly efficient tract is a standout in its class. The farm boasts an outstanding 89.2 CSR2 average across its tillable acres, reflecting the exceptional soil quality and high productivity of the land.



2 TRACT S • 117.02+/- ACRES MITCHELL COUNTY, IA



DESCRIPTION CONTINUED: Like Tract 1, this farm was pattern tiled at 30-foot spacings in 2021, ensuring excellent drainage and long-term performance. A large, well-placed access drive off the corner of Highway 218 provides easy entry for equipment, and the well-designed field layout with long, straight rows enhances farming efficiency. This property presents a rare opportunity to own a smaller, high-quality tract in one of lowa's most respected agricultural counties—perfectly suited for a beginning farmer, a established operation, or an investor seeking a manageable, high-return asset.

Together, these tracts offer an ideal scenario for a wide range of buyers—established operators, beginning farmers, or seasoned investors alike. With their combination of excellent access, recent drainage improvements, and premium A+ soil types, these farms represent some of the finest land offerings ever brought to public auction in Mitchell County.

Don't miss your chance to invest in these top-notch, income-producing assets.



2 TRACT S • 117.02+/- ACRES MITCHELL COUNTY, IA

PROPERTY FEATURES:

- Premium Soil Quality: Exceptional CSR2 ratings 86.5 CSR2 on Tract 1 and 89.2 CSR2 on Tract 2
- Extensive Drainage Improvements: Both tracts professionally pattern tiled at 30-foot spacings (Tract 1 in 2022, Tract 2 in 2021), with additional inlets for optimal water management and maximum yield potential.
- Ideal Field Layout: Long, straight rows and clean fence lines provide excellent farming efficiency, well-suited for today's large-scale equipment and precision agriculture.
- Excellent Access & Location: Both tracts offer direct access to Highway 218, facilitating easy transportation to multiple grain markets.
- Versatile Ownership Opportunity: Suitable for a range of buyers established operators, beginning farmers, or investors seeking dependable returns and long-term value.

PROPERTY ADDRESS:

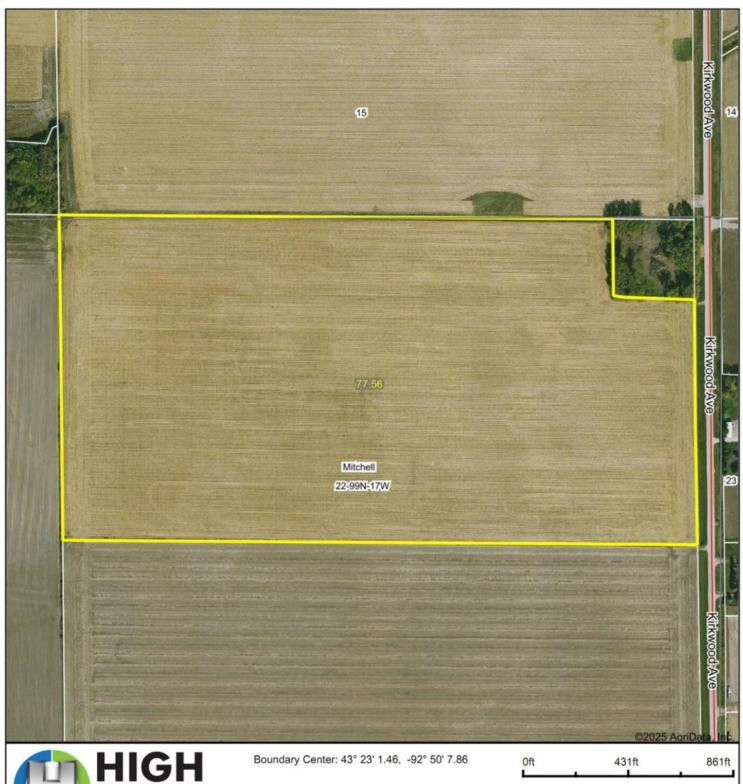
TBD Hwy 218, St Ansgar, IA 50472

DRIVING DIRECTIONS:

From St Ansgar, head East on Hwy 218 for approximately 4 miles.



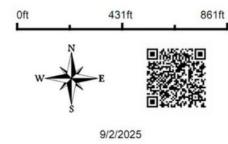
Aerial Map





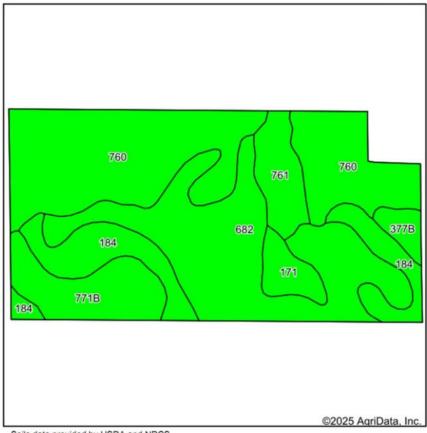


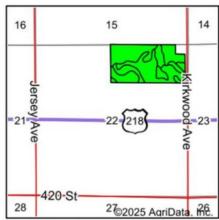
22-99N-17W Mitchell County Iowa



Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map





Iowa State: Mitchell County: Location: 22-99N-17W Township: Mitchell

77.56 Acres: 9/2/2025 Date:







Soils data provided by USDA and NRCS.

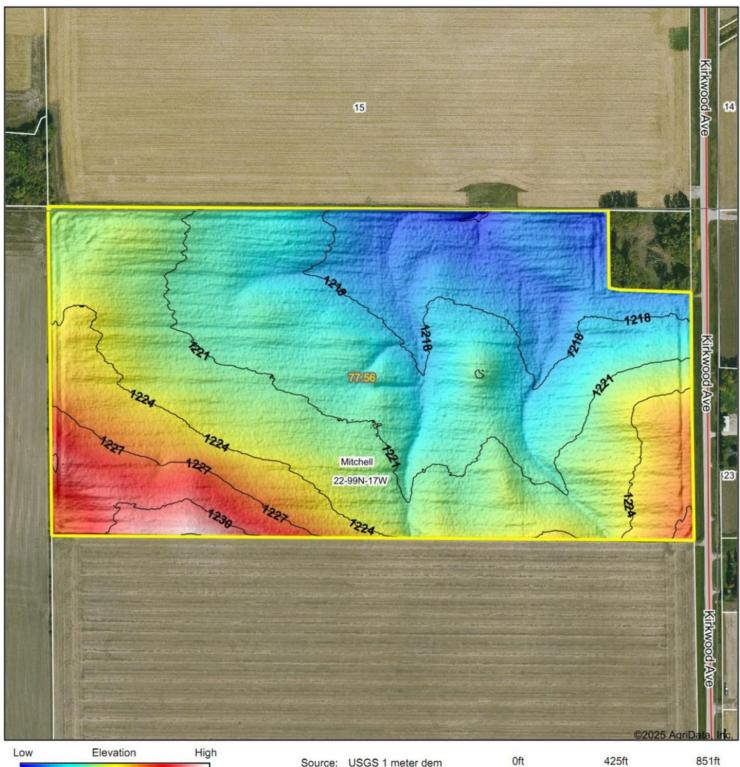
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
760	Ansgar silt loam, 0 to 2 percent slopes	28.78	37.1%		llw	85	80	89	89	70	75
682	Maxfield silt loam, 0 to 2 percent slopes	22.85	29.5%		llw	83		79	79	61	67
184	Klinger silty clay loam, 1 to 4 percent slopes	10.03	12.9%		lw	95	93	89	89	79	83
771B	Waubeek silt loam, 2 to 5 percent slopes	7.32	9.4%		lle	89	83	85	85	70	77
761	Franklin silt loam, 1 to 3 percent slopes	4.44	5.7%		lw	85	83	88	88	73	76
171	Bassett loam, 0 to 2 percent slopes	2.62	3.4%		1	91	83	91	91	71	80
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.52	2.0%		lle	94	88	88	88	68	75
			Weigh	ted Average	1.78	86.5	٠.	*n 85.7	*n 85.7	*n 68.7	*n 74.1

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

^{*-} CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*n: The aggregation method is "Weighted Average using all components"

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade





Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,214.5 Max: 1,233.4 Range: 18.9

Average: 1,221.5 Standard Deviation: 3.54 ft

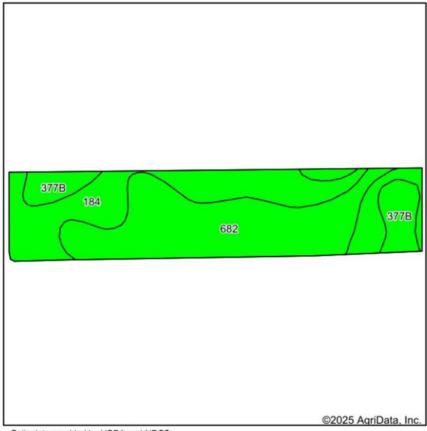
22-99N-17W **Mitchell County** lowa 9/2/2025

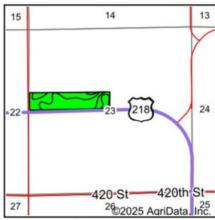
Boundary Center: 43° 23' 1.46, -92° 50' 7.86

Aerial Map



Soils Map





lowa State: County: Mitchell Location: 23-99N-17W Township: Mitchell 32.74 Acres:

9/2/2025 Date:







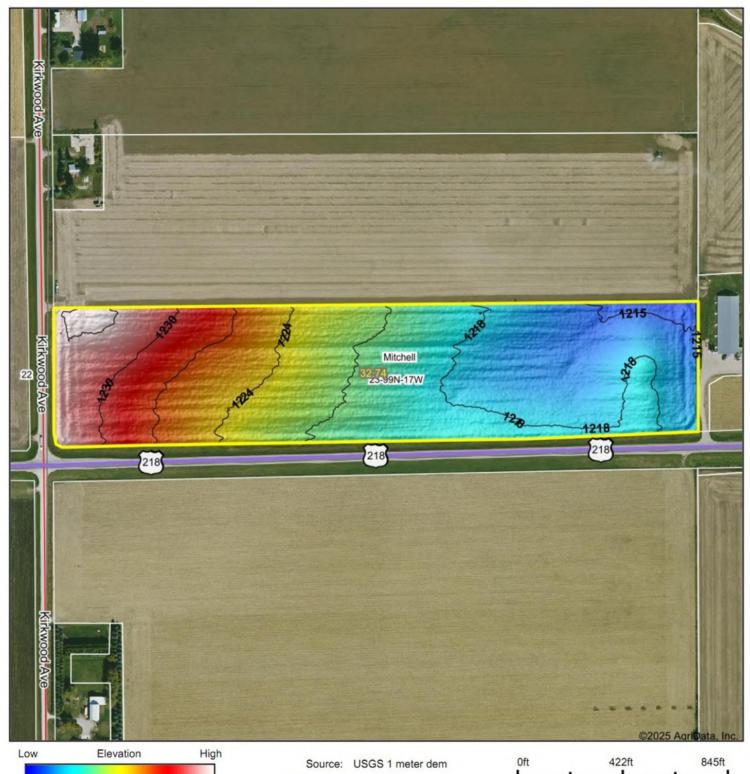
Soils data provided by USDA and NRCS.

Area S	Symbol: IA131, Soil Area Ver	sion: 30									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
682	Maxfield silt loam, 0 to 2 percent slopes	15.15	46.3%		llw	83		79	79	61	67
184	Klinger silty clay loam, 1 to 4 percent slopes	13.23	40.4%		lw	95	93	89	89	79	83
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.36	13.3%		lle	94	88	88	88	68	75
	Weighted Average					89.3	٠.	*n 84.2	*n 84.2	*n 69.2	*n 74.5

^{**}IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

^{*}n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade





Interval(ft): 3

Standard Deviation:

Min: 1,213.5 Max: 1,233.5

Range: 20.0 Average: 1,221.9

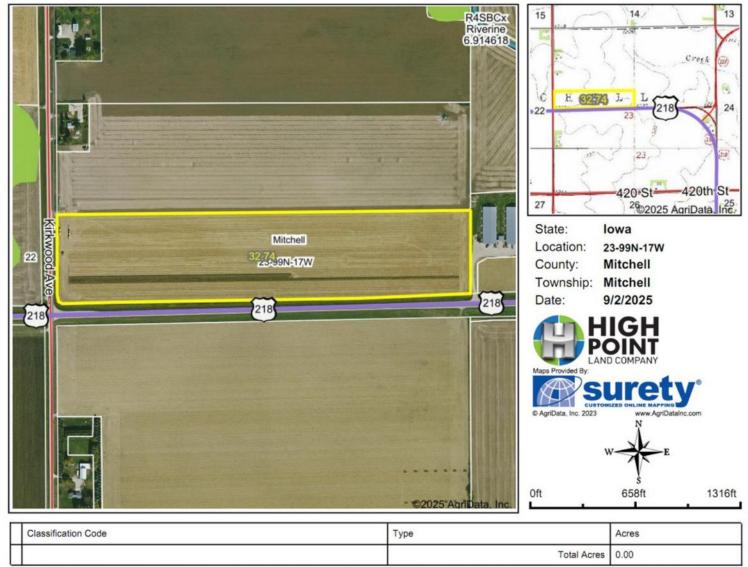
5.25 ft

W FE 8/2/2025

23-99N-17W Mitchell County Iowa

Boundary Center: 43° 22' 45.25, -92° 49' 30.94

Wetlands Map



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

IOWA MITCHELL

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 460

Prepared: 8/28/25 10:25 AM CST

Crop Year: 2025

Form: FSA-156EZ

Operator Name

See Page 2 for non-discriminatory Statements.

To a second seco

: PATRICK MICHELS

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

			F	arm Land D	ata				
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
112.79	110.30	110.30	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	110.30)	0.	00	0.00	0.00	0.00	0.00

	Crop Election Choice	
ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

		DCP Crop Data		
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	110.10	0.00	132	

TOTAL 110.10 0.00

NOTES

Tract Number : 1016

Description : NE1/4 S22-99-17 MITCHELL

FSA Physical Location : IOWA/MITCHELL
ANSI Physical Location : IOWA/MITCHELL

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 : PATRICK MICHELS

Other Producers : None
Recon ID : None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
80.05	77.56	77.56	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	77.56	0.00	0.00	0.00	0.00	0.00	

IOWA MITCHELL

Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM: 460

Prepared: 8/28/25 10:25 AM CST

Crop Year: 2025

Tract 1016 Continued ...

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	77.42	0.00	132				

TOTAL 77.42 0.00

NOTES

Tract Number : 1017

Description : NW1/4 S23-99-17 MITCHELL

FSA Physical Location : IOWA/MITCHELL

ANSI Physical Location : IOWA/MITCHELL

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 : PATRICK MICHELS

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.74	32.74	32.74	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	32.74	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	32.68	0.00	132

TOTAL 32.68 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, mantal 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.

Mitchell County, Iowa



Cropland

Non-cropland CRP

2025 Crop Year

Farm 460 Tract 1017 Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions



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).





Cropland

.....Non-croplandCRP

2025 Crop Year

Farm 460

Tract 1016

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

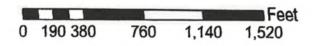
■ Exempt from Conservation Compliance Provisions

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).

TILE MAP



JMH Tiling, Inc. 2589 430th St. Little Cedar, IA 50454 Josh Hanke Cell: (641) 590-0423



N

Tile Map Legend Geno's Grain Farm 2



TILE MAP



JMH Tiling, Inc. 2589 430th St. Little Cedar, IA 50454 Josh Hanke Cell: (641) 590-0423





Tile Map Legend Geno's Grain Farm

Fall 2021

4 Inch Tile 48,987ft

5 Inch Tile 225ft

6 Inch Tile 2,038ft

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 split over year end with 50% due December 30, 2025 and 50% on January 6th, 2026, and will be structured as a short-term contract for deed. A total deposit of non-refundable 10% of the total purchase price will be required at the signing of the purchase agreement. 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 Aaron Murphy, in Osage, IA.

ONLINE BIDDING- You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land CompanyLLC 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 soldAS 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 will be sold 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

TRACT #	ACRES	PRICE PER ACRE	PRICE	BID#
Tract 1	77.02			
Tract 2	40			

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

- 1. Purchasing the property
- 2. Purchasing the property at a price you can afford.

How is this accomplished?

- 1. Estimate comparative value.
- 2. Experienced buyers always decide what to pay before the bidding begins.
- 3. Inspect the property carefully.
- 4. Compare with other properties available in the area.
- 5. Check the selling price of previously sold properties.
- 6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- 7. This sale is not subject to financing.

AVOID OVER & UNDER BIDDING

Always bid on a property toward a price. Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.



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."







