

SEALED BID

LAND LEASE

55.02
+/- ACRES



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

WORTH COUNTY, IOWA
THURSDAY, JANUARY 29 • ENDS 3PM

641-681-8404 • 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



**55.02+/- ACRES
WORTH COUNTY, IA**



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55.02+/- ACRES WORTH COUNTY, IA



DESCRIPTION:

High Point Land Company is proud to offer 55.02+/- acres of certified organic farm ground for rent. This perfect opportunity is located just outside of Fertile in Worth County Iowa. This lease will be offered via a sealed bid auction, with bids due on January 29th, 2026, at 3:00pm.

This lease is being offered to the high bidder to secure exclusive rights to this farm for the 2026, 2027, and 2028 crop years.

This premium property offers fertile soils, and a proven history of sustainable farming practices. The land is well-maintained and boasts rich soil that supports diverse crops, perfect for meeting the growing demand for organic produce. Its prime location provides easy access to nearby markets, agricultural services, and transportation routes. This organic farmland is a rare find in today's market. Don't miss your chance to operate this exceptional tract for the next three seasons.

**The landowner is open to a non-organic farmer renting the farm.*



55.02+/- ACRES WORTH COUNTY, IA

PROPERTY FEATURES:

- 55+/- tillable acres of organic farmland
- Certified Organic
- Great for row crops, specialty crops, or organic expansion
- Great access just off Hwy 9 west of Fertile
- Close to local grain markets

PROPERTY ADDRESS:

TBD Dogwood Ave, Fertile, IA 50434

DRIVING DIRECTIONS:

From Fertile, head West on Hwy 9 for one mile. Turn right (North) onto Dogwood Ave for 3/4 mile. The property is located on the right (East) side of the road.



AERIAL MAP



Michael Schwarck Farm

Worth County, Iowa | 27 98N 22W | 60.00 gross acres

© 43.279492, -93.433104

Aerial Map



© Mapbox, © OpenStreetMap © mapbox

SOILS MAP



SOILS MAP

 Boundary 58.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
621	Houghton muck, 0 to 1 percent slopes	56.45	95.87	19.0	0	86	3w
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.43	4.13	49.0	0	73	4e
TOTALS		58.88(*)	100%	20.24	-	85.46	3.04

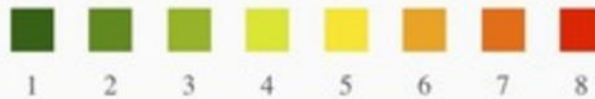
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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

Schwarck 60
Iowa, AC +/-



Boundary 1

High Point
P: 3195592345

www.highpointlandcompany.com

520 Main St S



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.

WETLANDS MAP



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 March 1st, 2026 and end when crops 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.**

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.

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. 10% non-refundable down payment of the 1st year's rent is due at the signing of the lease agreement and will be required within 24 hours of a signed lease agreement, with the remaining annual balance due March 1 of the contract year.

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 of 3 years. 2026. 2027 and 2028. The lease shall be a cash rent paid to farm manager March 1st of each year.

POSSESSION- Possession will be upon successful lease signing unless otherwise agreed to in writing and agreeable by buyer and seller.

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.



PATRICK LENTZ

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"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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