

ONLINE TIMED

LAND AUCTION



GRUNDY COUNTY, IOWA
WEDNESDAY, DECEMBER 10 • 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



**189.4+/- ACRES
GRUNDY COUNTY, IA**



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HIGHPOINTLANDCOMPANY.COM**



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DESCRIPTION:

High Point Land Company is honored to present the RDB Farms LLC offering, an excellent opportunity to acquire highly productive farmland in Grundy County, Iowa. This exceptional property will be offered to the public via a timed online auction on December 10, 2025, at 1:00 PM.

Located in the southern part of Grundy County, this outstanding property includes 189.04 ± deeded acres, with 164.08 ± tillable acres. The land features partial tiling, natural drainage, and an impressive Corn Suitability Rating average of 90 across all tillable acres—over 53% of which boasts a CSR2 rating of 95!

The non-tillable acres offer additional potential, with opportunities for enrollment in the Conservation Reserve Program or use as hay or pasture ground. Buffer strips also provide ideal habitat for wildlife and hunting.

Situated in the heart of Iowa's farming country, this property benefits from strong soils consisting mainly of Tama Silty Clay Loam and Colo-Ely Complex. With a proven track record of performance, this land represents a valuable asset to any farming operation or a solid addition to a real estate portfolio. It's strong history of production makes it suitable for both investors and owner-operators. Well-maintained and highly productive, this farmland promises continued success for years to come.

Whether you are expanding your existing operation or investing in premium agricultural land, this offering presents a rare opportunity to secure top-tier Grundy County farmland.



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GRUNDY COUNTY, IA**

PROPERTY FEATURES:

- Excellent access via well-maintained county roads.
- Convenient proximity to local grain markets and co-ops.
- Gently rolling topography ideal for drainage and crop production.
- Well-defined field boundaries with established grass waterways.
- Opportunity for future improvements or additional tile installation.

PROPERTY ADDRESS:

27664 270th St, Reinbeck, IA 50669



AERIAL MAP

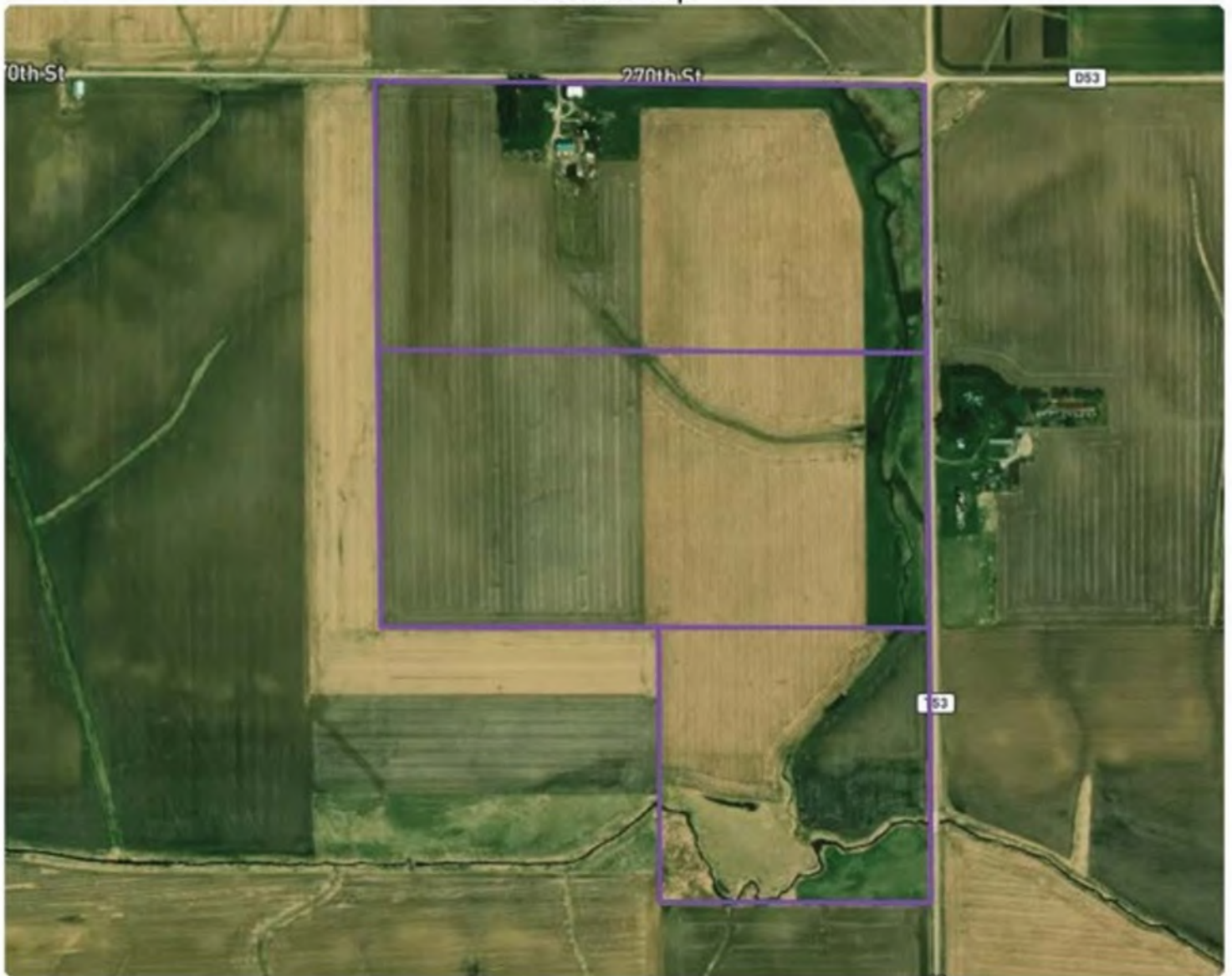


RDB Farms-194 Farm

Grundy County, Iowa | 35 87N 16W | 194.50 gross acres

42.306566, -92.67497

Aerial Map



Mapbox, OpenStreetMap mapbox

SOIL MAP



RDB Farms-194 Farm

Grundy County, Iowa | 35 87N 16W | 194.50 gross acres

9 42.306506, -92.67197

Soil Map



Soil Code	Soil Description	% of Map	Acres	CSR2
120B	Tama silty clay loam, 2 to 5 percent slopes	53.08%	103.23	95
11B	Colo Ely complex, 0 to 5 percent slopes	20.23%	39.34	86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.76%	24.81	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.65%	20.72	78
43	Dremer silty clay loam, 0 to 2 percent slopes, rarely flooded	3.13%	6.10	79
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.15%	0.30	95
Total			194.5	88.9

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

TOPOGRAPHY MAP

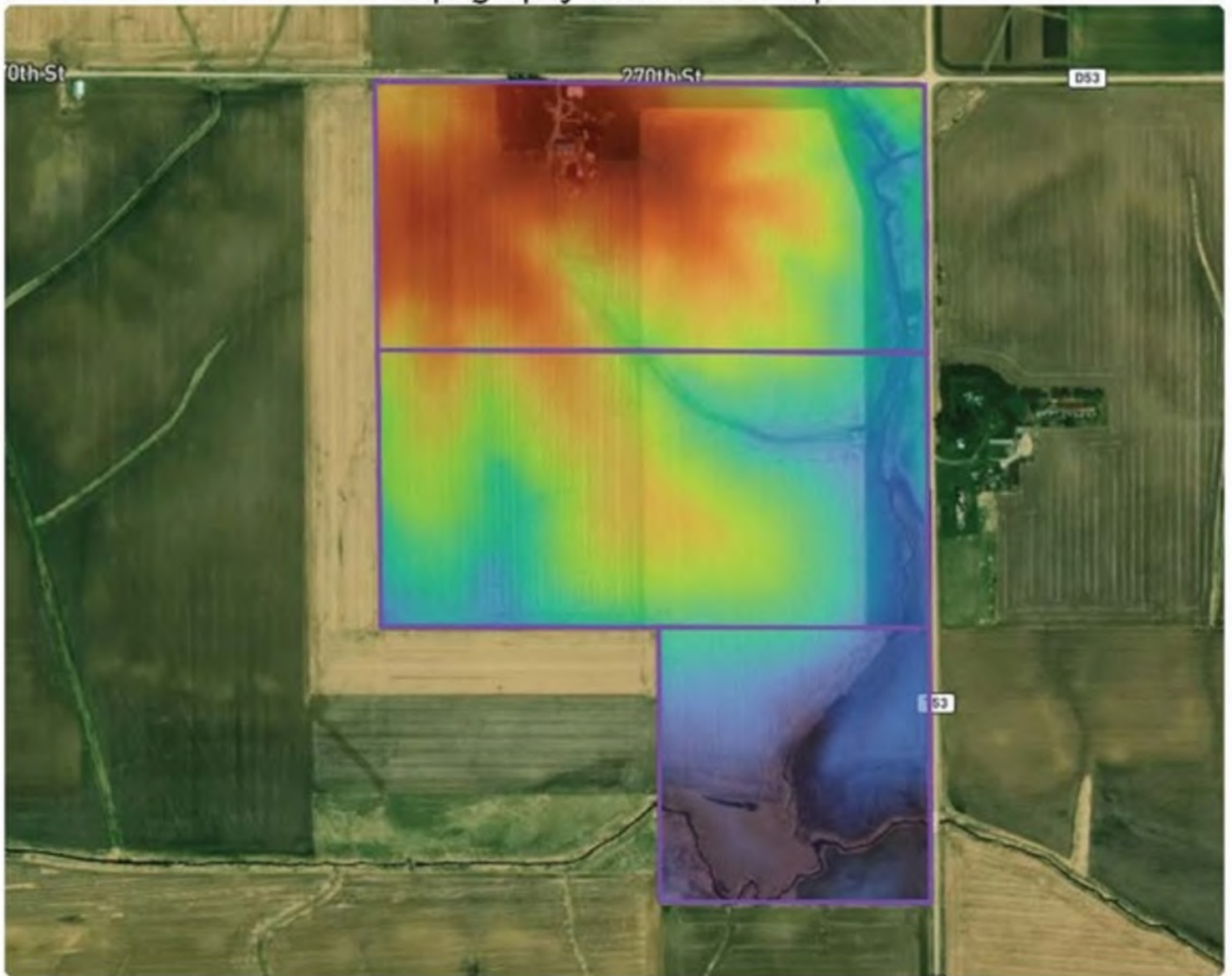


RDB Farms-194 Farm

Grundy County, Iowa | 35 87N 16W | 194.50 gross acres

42.306566, -92.67497

Topography & Hillshade Map



Mapbox, OpenStreetMap mapbox

Color Legend



WETLANDS MAP

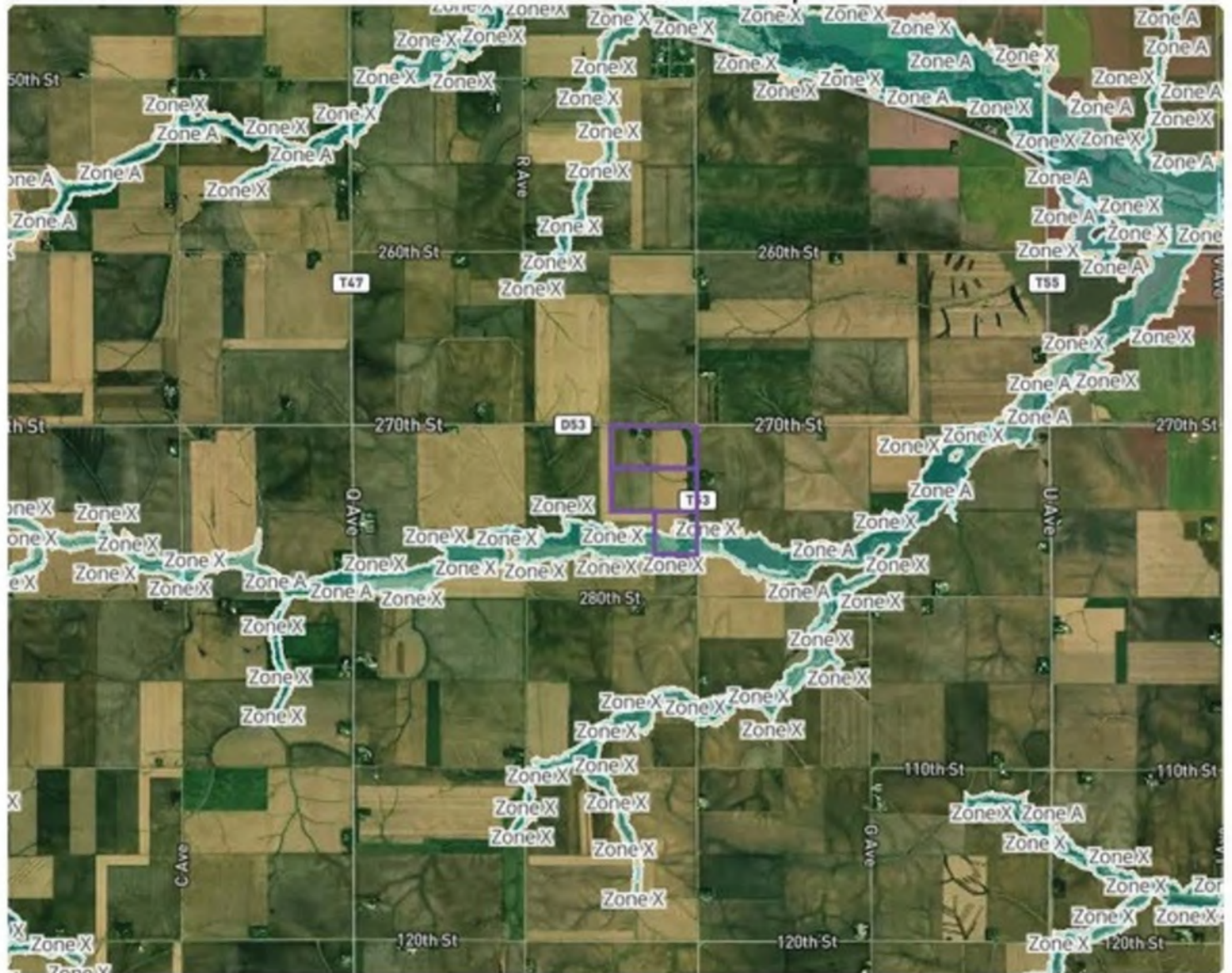


RDB Farms-194 Farm

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FEMA Flood Hazards Map



Mapbox, OpenStreetMap mapbox

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.

2026 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.

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

TRACT #	ACRES	PRICE PER ACRE	PRICE	BID #
Tract 1	189.4			

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.



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



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