

ONLINE TIMED

LAND AUCTION



POCAHONTAS COUNTY, IOWA
THURSDAY, DECEMBER 11 • ENDS 1PM

515-320-2491 • 100 N PHILLIPS ST STE #2, ALGONA, IA 50511

TERMS: 10% down upon signing purchase agreement with balance due at closing. Full terms & conditions can be found on our website.
Listing Agent: Pat Sifert RE LIC #S68587000 Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



80+/- ACRES
POCAHONTAS COUNTY, IA





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DESCRIPTION:

High Point Land Company is delighted to present 80+/- acres of premium farmland in Pocahontas County, Iowa. This exceptional property is located in Section 28 of Powhatan Township, just three miles south and ½ west of Plover, Iowa and is conveniently situated on a hard-surface road (C15 / 420th Street). With its desirable location and abundant features, this farmland is a valuable opportunity for any investor or farmer.

The property boasts a CSR2 rating of 66.2, showcasing the high quality and fertility of the Canisteo, Clarion, and Talcot clay soils. The wide entrance allows easy access for large equipment, making farming operations efficient and hassle-free.

Currently Open to farm for the 2026 season, this farm presents an excellent investment opportunity.

This highly coveted land in Northcentral Iowa rarely becomes available on the market and is an exceptional addition to any farming portfolio. Whether you are an investor seeking stability or an existing operator looking to expand your operations, this property offers endless potential.

Don't miss out on this rare opportunity – invest in this prime farmland today!



80+/- ACRES POCAHONTAS COUNTY, IA

PROPERTY FEATURES:

- Wide open field
- Easy access on hard surface road
- Close to grain markets
- Excellent investment opportunity

PROPERTY ADDRESS:

TBD 450th St, Havelock, IA 50546

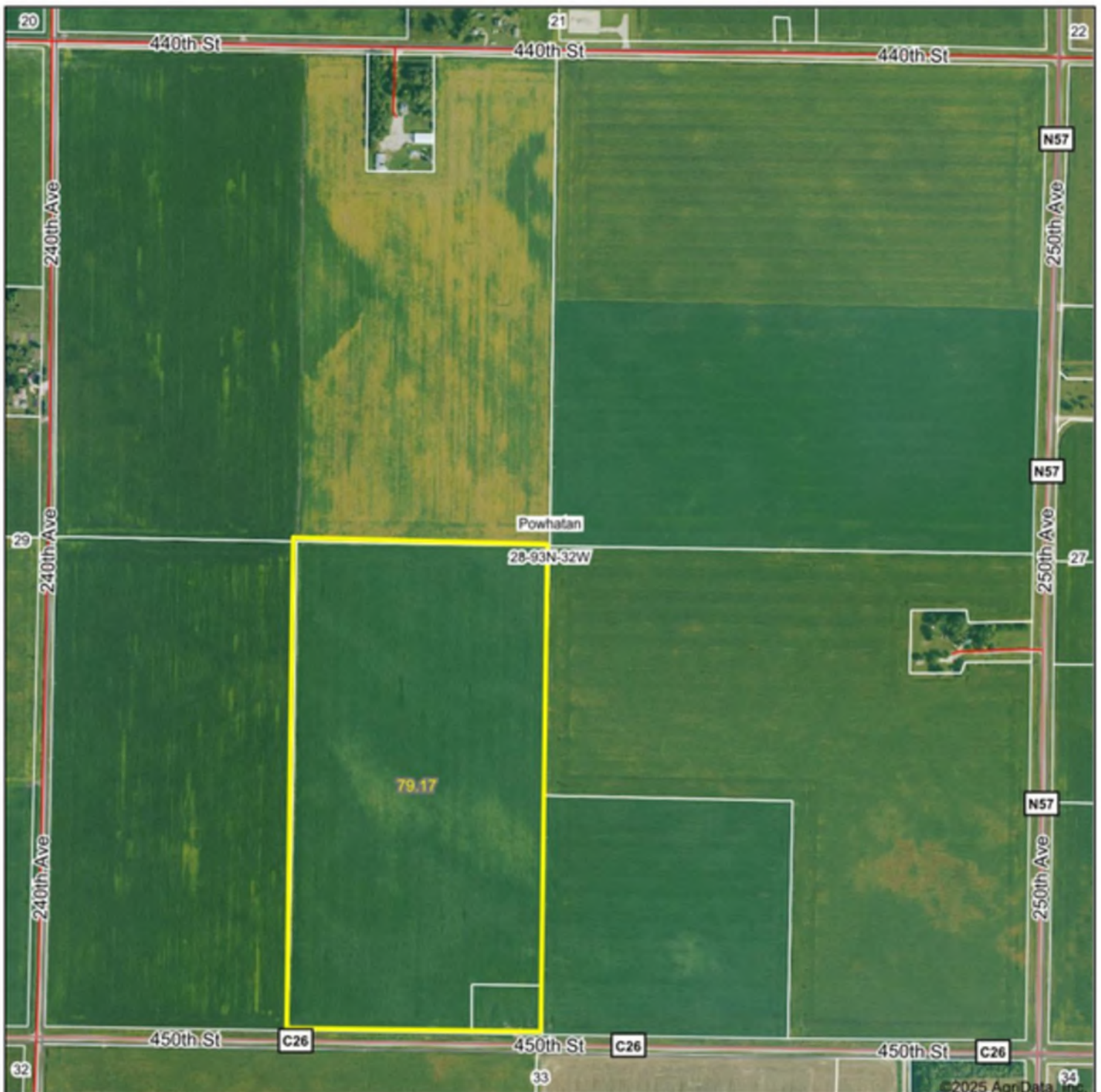
DRIVING DIRECTIONS:

From Plover Ia, Take N57/250th ave south three miles, turn west on 450th Street / C26 on 1/2 mile on North side of road.



AERIAL MAP

Aerial Map



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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

Boundary Center: 42° 50' 19.79, -94° 37' 54.21

28-93N-32W
Pocahontas County
Iowa

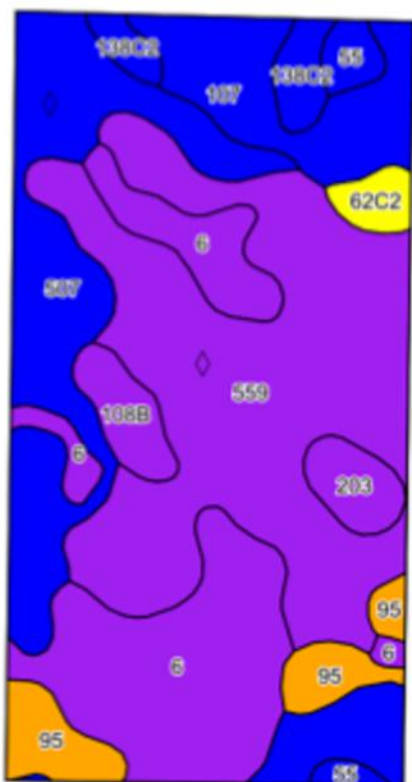
0ft 819ft 1638ft



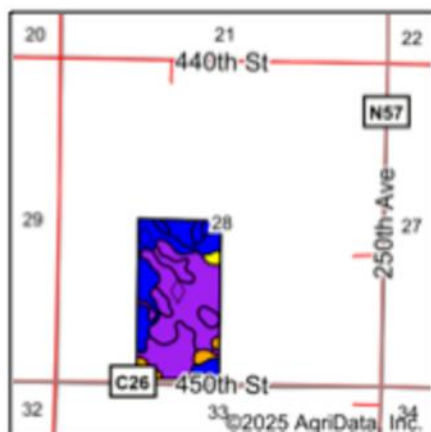
10/16/2025

SOILS MAP

Soils Map



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State: **Iowa**
 County: **Pocahontas**
 Location: **28-93N-32W**
 Township: **Powhatan**
 Acres: **79.17**
 Date: **10/16/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*1 Corn Bu	*1 Alfalfa Tons	*1 Soybeans Bu	*1 Bluegrass Tons	*1 Tall Grasses Tons	*1 Water-Holding Inch	CSR2**	CSR
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	28.53	36.1%		> 6.5ft.	Poorly drained	llw	80.0	1.7	23.2	1.4	2.4	8.7	54	69
507	Canisteo clay loam, 0 to 2 percent slopes	15.92	20.1%		> 6.5ft.	Poorly drained	llw	224.0	4.7	65.0	4.0	6.7	10.0	84	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	15.89	20.1%		> 6.5ft.	Very poorly drained	lllw	177.6	3.7	51.5	3.2	5.3	11.7	59	55
107	Webster clay loam, 0 to 2 percent slopes	6.61	8.3%		> 6.5ft.	Poorly drained	llw	224.0	4.7	65.0	4.0	6.7	11.0	86	81
95	Harpis clay loam, 0 to 2 percent slopes	3.97	5.0%		> 6.5ft.	Poorly drained	llw	198.4	4.2	57.5	3.6	6.0	11.1	72	60

Soils data provided by USDA and NRCS.

SOILS MAP

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*I Corn Bu	*I Alfalfa Tons	*I Soybeans Bu	*I Bluegrass Tons	*I Tall Grasses Tons	*I Water-Holding Inch	CSR2**	CSR	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.04	2.6%			> 6.5ft.	Well drained	IIIe	204.8	5.7	59.4	3.7	6.1	11.3	83	62
108B	Wadena loam, 2 to 6 percent slopes	1.98	2.5%			> 6.5ft.	Well drained	IIe	80.0	2.2	23.2	1.4	2.4	5.6	52	48
203	Cylinder loam, 0 to 2 percent slopes	1.77	2.2%			> 6.5ft.	Somewhat poorly drained	IIIs	80.0	2.1	23.2	1.4	2.4	8.2	58	
55	Nicollet clay loam, 1 to 3 percent slopes	1.35	1.7%			> 6.5ft.	Somewhat poorly drained	Iw	233.6	6.1	67.7	4.2	7.0	10.5	89	86
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.11	1.4%			> 6.5ft.	Well drained	IIIe	161.6	4.5	46.9	2.9	4.8	11.0	64	50
Weighted Average							2.22	153.5	3.3	44.5	2.7	4.6	9.9	66.1	*	

**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.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
	DEP Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically 0.25 to 2 acres.

Topography Hillshade



WETLANDS MAP

Wetlands Map



State: Iowa
Location: 28-93N-32W
County: Pocahontas
Township: Powhatan
Date: 10/16/2025



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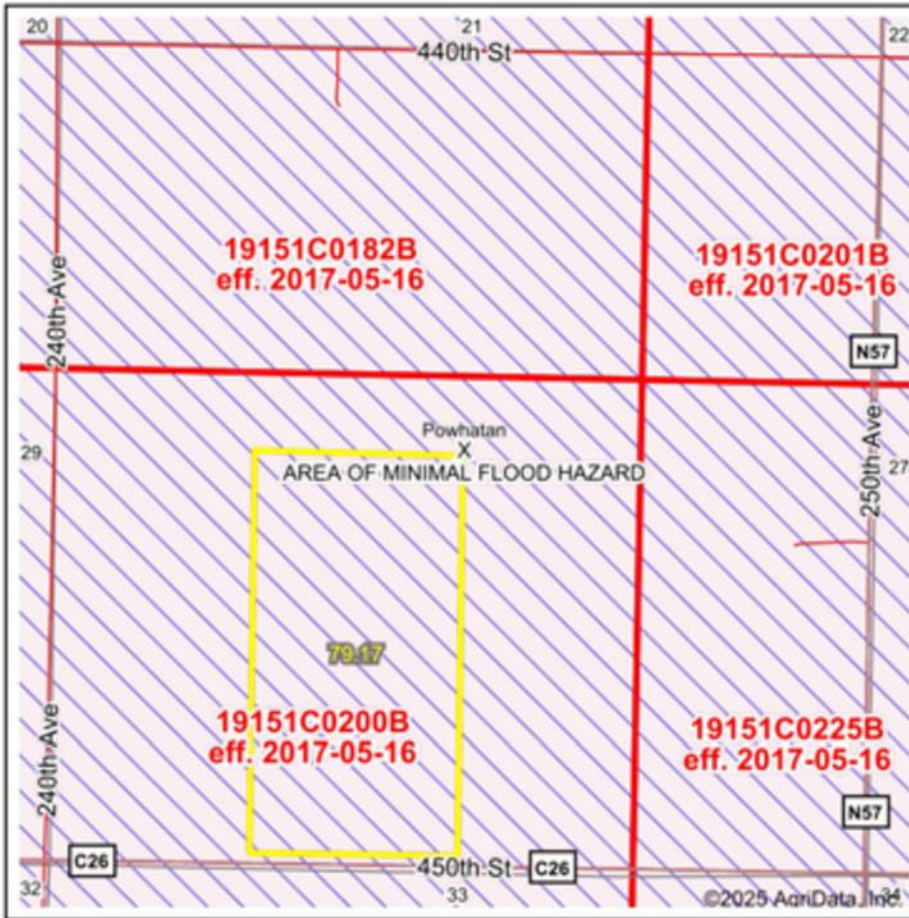
0ft 650ft 1300ft

Classification Code	Type	Acres
	Total Acres	0.00

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

FEMA MAP

FEMA Report



Map Center: 42° 50' 32.14, -94° 37' 45.2

State: IA Acres: 79.17

County: Pocahontas Date: 10/16/2025

Location: 28-93N-32W

Township: Powhatan



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Name	Number	County	NFIP Participation	Acres	Percent
Pocahontas County Unincorporated Areas	190900	Pocahontas	Regular	79.17	100%
Total				79.17	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	79.17	100%	
Total			79.17	100%	
Panel	Effective Date	Acres	Percent		
19151C0200B	5/16/2017	79.17	100%		
Total		79.17	100%		

4 YEAR CROP HISTORY

4 Year Crop History



Crop Year: 2024

Owner/Operator:

Date: 10/16/2025

Address:

Farm Name:

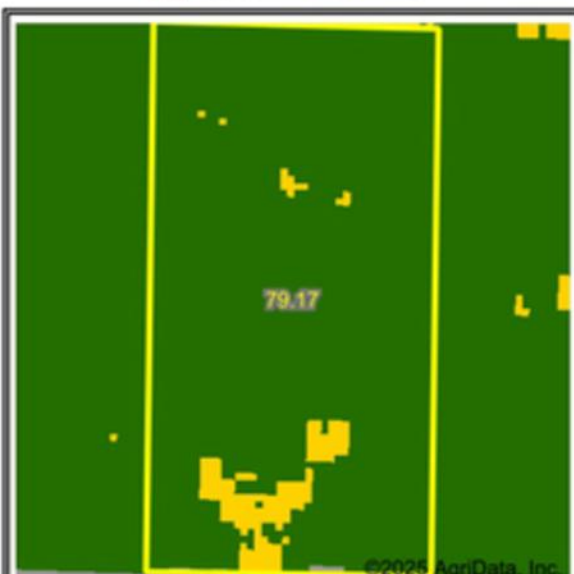
Address:

Field ID:

Phone:

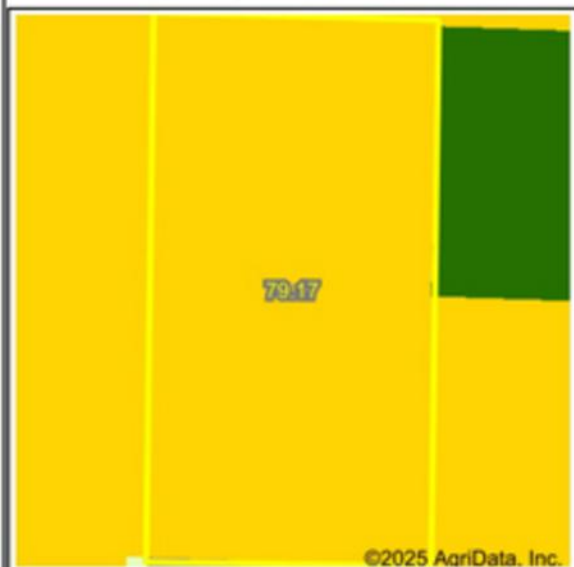
Acct. #:

Crop Year: 2023



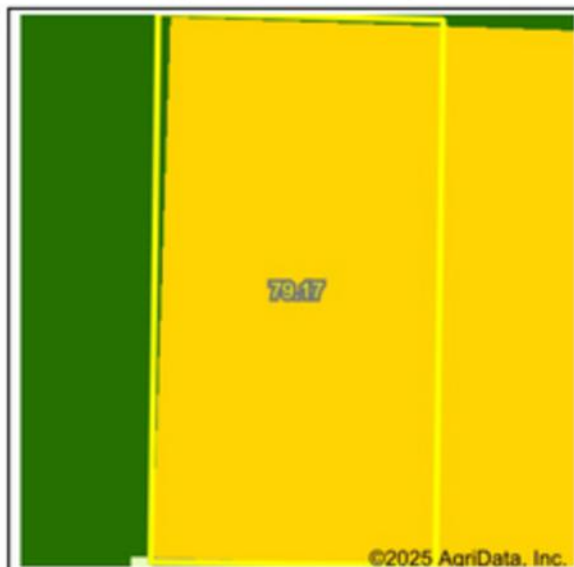
Soybeans	75a	95%
Corn	4.1a	5%
Developed/Open Space	0.1a	0%

Crop Year: 2022



Corn	79.2a	100%
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Crop Year: 2021



Corn	79.2a	100%
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Boundary Center: 42° 50' 19.79, -94° 37' 54.21

State: IA

County: Pocahontas

Legal: 28-93N-32W

Township: Powhatan

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



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 has no buyers 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 on or before Jan 30th 2026 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the Lemmens & Dodgen Attorneys at Law 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 Brandon Dodgen attorney Lemmens & Dodgen Attorneys at Law.

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 #	# HEADS	PRICE PER HEAD	PRICE BID	BID #
Entirety	80			

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.



PAT SIFERT

515-320-2491

PAT@HIGHPOINTLANDCOMPANY.COM

Pat was born and raised in Algona Iowa, after getting married to Kay they moved to Texas for 9 years where he sold acreage tracks, he also worked at Ft Worth Auto Auction. After their twins were born and getting ready to start school they moved back to Algona where he currently resides with his wife Kay. After returning to Iowa Pat decided to go to Auctioneer school at Missouri Auction School and immediately started doing Auctions of land, farm equipment, collectables, tools, benefit and household. He has been doing auctions for over 40 years. He has 2 grandchildren that live close by and he enjoys ice fishing and golf along with being with family. Pat is a dedicated family man and has a tremendous work ethic. He is ready to assist you with all your buying and selling of land in Iowa.

"Working with High Point Land Company and agent Pat Sifert was a good experience, and I will certainly recommend both to anyone who is looking for a land brokerage office in Iowa. Even though our property was a small acreage, High Point and Pat treated my family as though it was something much larger. They kept us informed along the way of everything that was going on and gave advice when necessary.

Thank you for the great service."

-TJ MARROW



LIC#: S68587000

SCAN TO SEE
MY LISTINGS



**HIGH
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