

ONLINE TIMED

LAND AUCTION



WEBSTER COUNTY, IOWA
WEDNESDAY, DECEMBER 3 • ENDS 1PM

319-240-6121 • 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: Nick Hopp RE LIC #S66851000 | Registered IA Auctioneer/Broker Jacob Hart RE LIC #B63546000 Phone # 319-559-2345



**155.29+/- ACRES
WEBSTER COUNTY, IA**



**319-240-6121 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM**



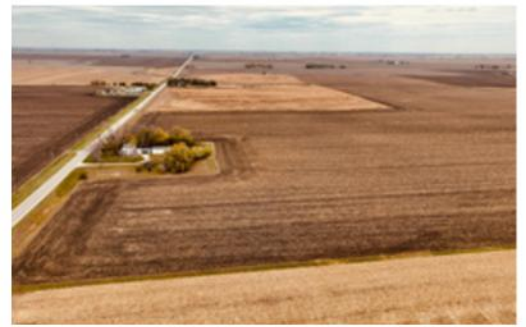
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155.29+/- ACRES WEBSTER COUNTY, IA



DESCRIPTION:

High Point Land Company is proud to present 155.29 +/- acres of exceptional farmland in Webster County, Iowa. This premier tract is located in Jackson Township, just north of Clare, Iowa, off Fairbanks Avenue. With its prime location, high-quality soils, and large contiguous field, this property represents a rare opportunity for both operators and investors alike.

This farm boasts an impressive CSR2 of 86.3, highlighting the productivity and fertility of its soils. Of the total acres, 153.33 +/- acres are tillable, offering straight rows and outstanding access for modern farming equipment. The land will be offered in one contiguous tract through an online-only auction ending December 3rd at 1:00 PM.

This property is a farmer's dream, productive, accessible, and efficiently laid out. Opportunities to acquire large tracts of premium-quality farmland in this highly sought-after area of Webster County are increasingly uncommon.

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



155.29+/- ACRES WEBSTER COUNTY, IA

PROPERTY FEATURES:

- Large Field Driveway
- Premium soil types
- Offered in one tract
- Close to local grain markets
- Easy access on hard surface road
- Excellent investment property

PROPERTY ADDRESS:

TBD Fairbanks Ave, Clare, IA 50524

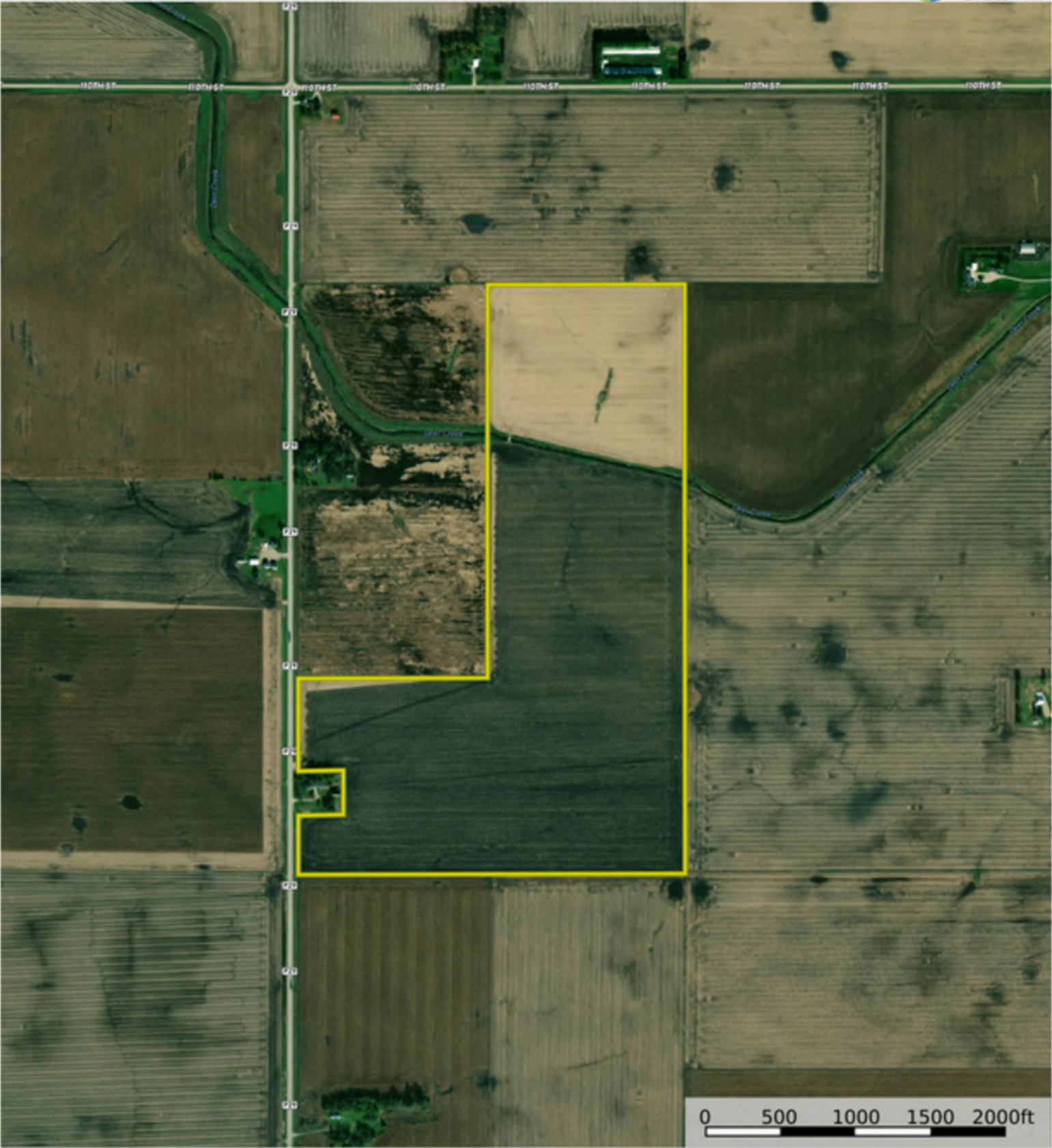
DRIVING DIRECTIONS:

From Clare, head north on Fairbanks Ave 2 miles. The property will be on the East side of the road. Look for real estate signs.



AERIAL MAP

Daniel Coleman
Iowa, AC +/-



 Boundary 1

Jacob Hart
P: 5072591065

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.

SOILS MAP

Daniel Coleman
Iowa, AC +/-



 Boundary 1

SOILS MAP

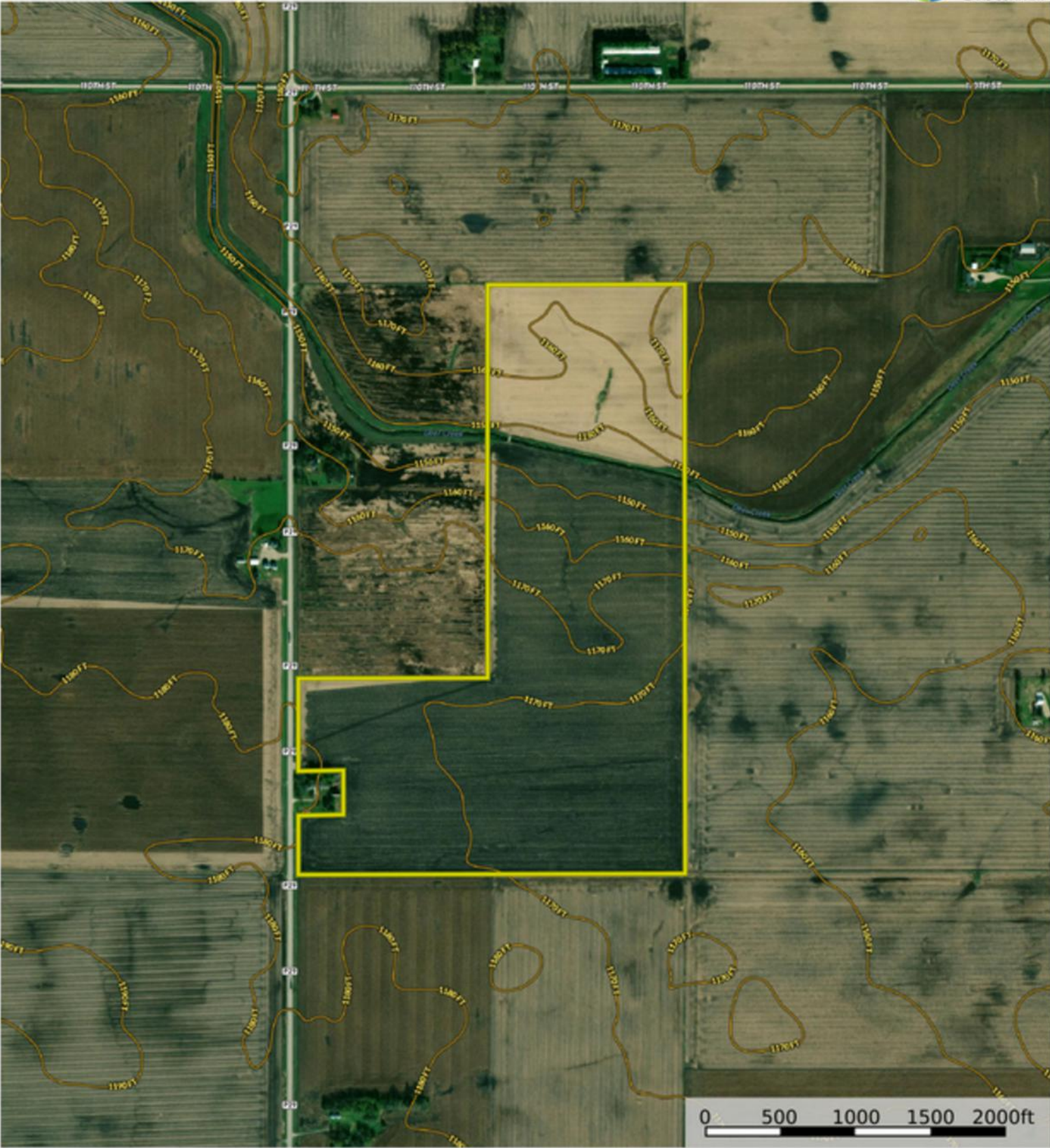
 Boundary 1 155.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	46.63	30.04	89.0	0	83	2e
55	Nicollet clay loam, 1 to 3 percent slopes	31.1	20.03	89.0	0	81	1
107	Webster clay loam, 0 to 2 percent slopes	26.27	16.92	86.0	0	83	2w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	16.29	10.49	83.0	0	69	3e
507	Canisteo clay loam, 0 to 2 percent slopes	15.18	9.78	84.0	0	82	2w
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.69	6.89	76.0	0	82	2w
27B	Terril loam, 2 to 6 percent slopes	4.58	2.95	87.0	0	91	2e
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.09	2.63	53.0	0	65	4e
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.39	0.25	59.0	0	76	3w
TOTALS		155.2 2(*)	100%	85.39	-	80.7	1.96

(*) 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.

Daniel Coleman
Iowa, AC +/-

TOPOGRAPHY MAP



Boundary 1

Jacob Hart
P: 5072591065

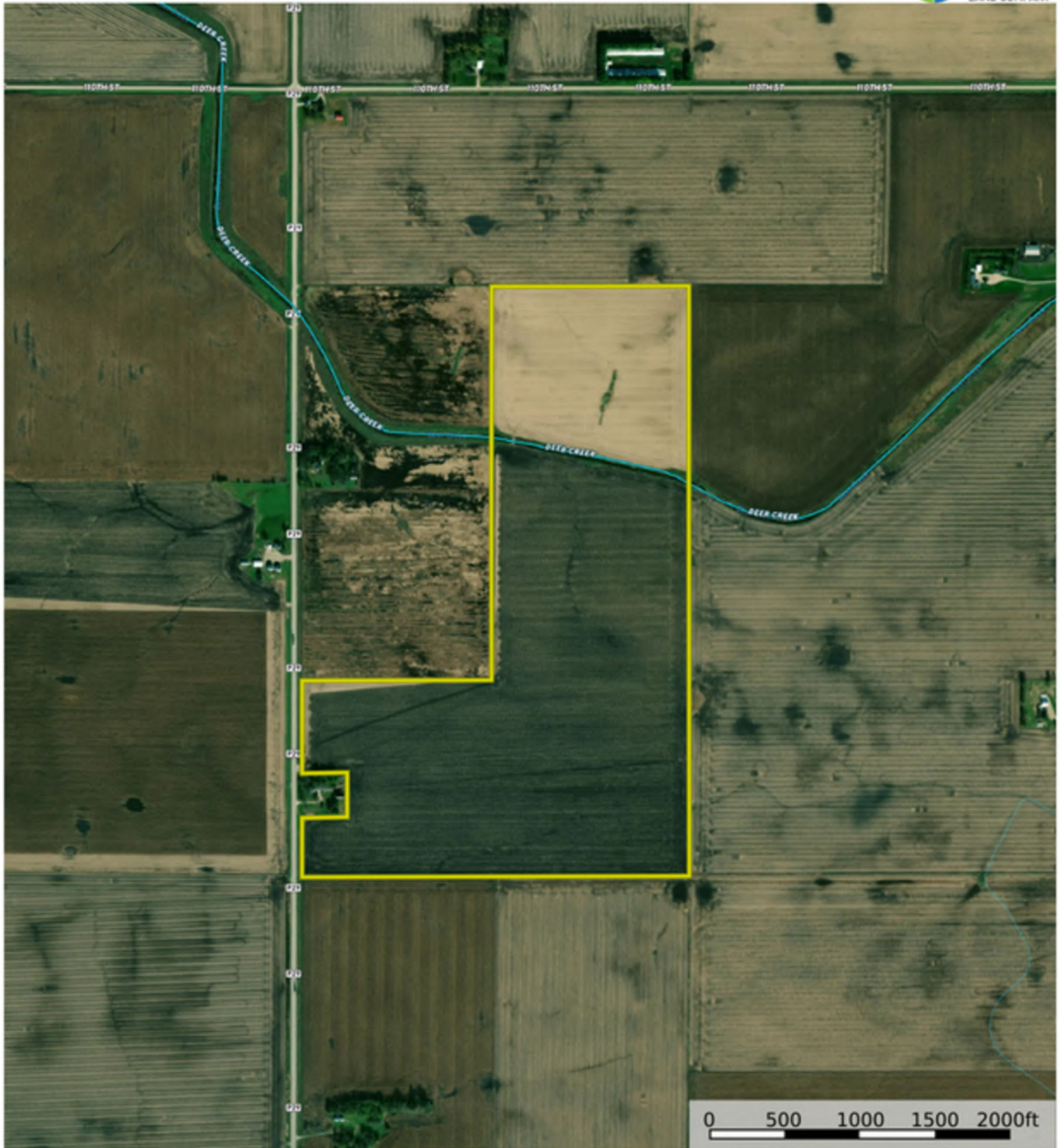
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Daniel Coleman
Iowa, AC +/-

WETLANDS MAP



 Boundary 1  Stream, Intermittent  River/Creek  Water Body

Jacob Hart
P: 5072591065

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USDA MAP



United States
Department of
Agriculture

Webster County, Iowa



Legend



Webland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 154.23 acres

2025 Program Year

Map Created April 17, 2025

Farm 8856

Tract 885

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 the data outside of FSA Programs. We land identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (DPA/CDG and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

156EZ

IOWA
WEBSTERUnited States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 8856

Prepared : 10/29/25 10:17 AM CST

Crop Year : 2026

Operator Name : DANIEL G CONDON
 CRP Contract Number(s) : None
 Recon ID : 19-187-2023-88
 Transferred From : None
 ARCPLC Q/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.17	154.23	154.23	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	154.23		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	151.80	0.00	164	
Soybeans	2.40	0.00	46	
TOTAL	154.20	0.00		

NOTES

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Tract Number : 885

Description : Jackson S1/2 & NE SW & SE NW Sec 12
 FSA Physical Location : IOWA/WEBSTER
 ANSI Physical Location : IOWA/WEBSTER
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : JANICE L COLEMAN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.17	154.23	154.23	0.00	0.00	0.00	0.00	0.0

IOWA
WEBSTER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8856
Prepared : 10/29/25 10:17 AM CST
Crop Year : 2026

Tract 885 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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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, marital 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.

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 on or before January 7th, 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 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 John Engler at Johnson, Mulholland, Cochrane, Cochrane, Yung & Engler, P.L.C

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 leased for 2026. Buyer to receive all rent for the 2026 crop season paid on March 1st and November 1st in the amount of \$325 per acre. The lease shall be reassigned to the buyer at closing. It will be the buyer's responsibility to cancel the lease on or before September 1st, 2026 for the 2027 crop year.

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	155.29			

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 HOPP

319-240-6121

NICK@HIGHPOINTLANDCOMPANY.COM

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."

-DEAN K.



LIC #S66851000

SCAN TO SEE
MY LISTINGS



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POINT**
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