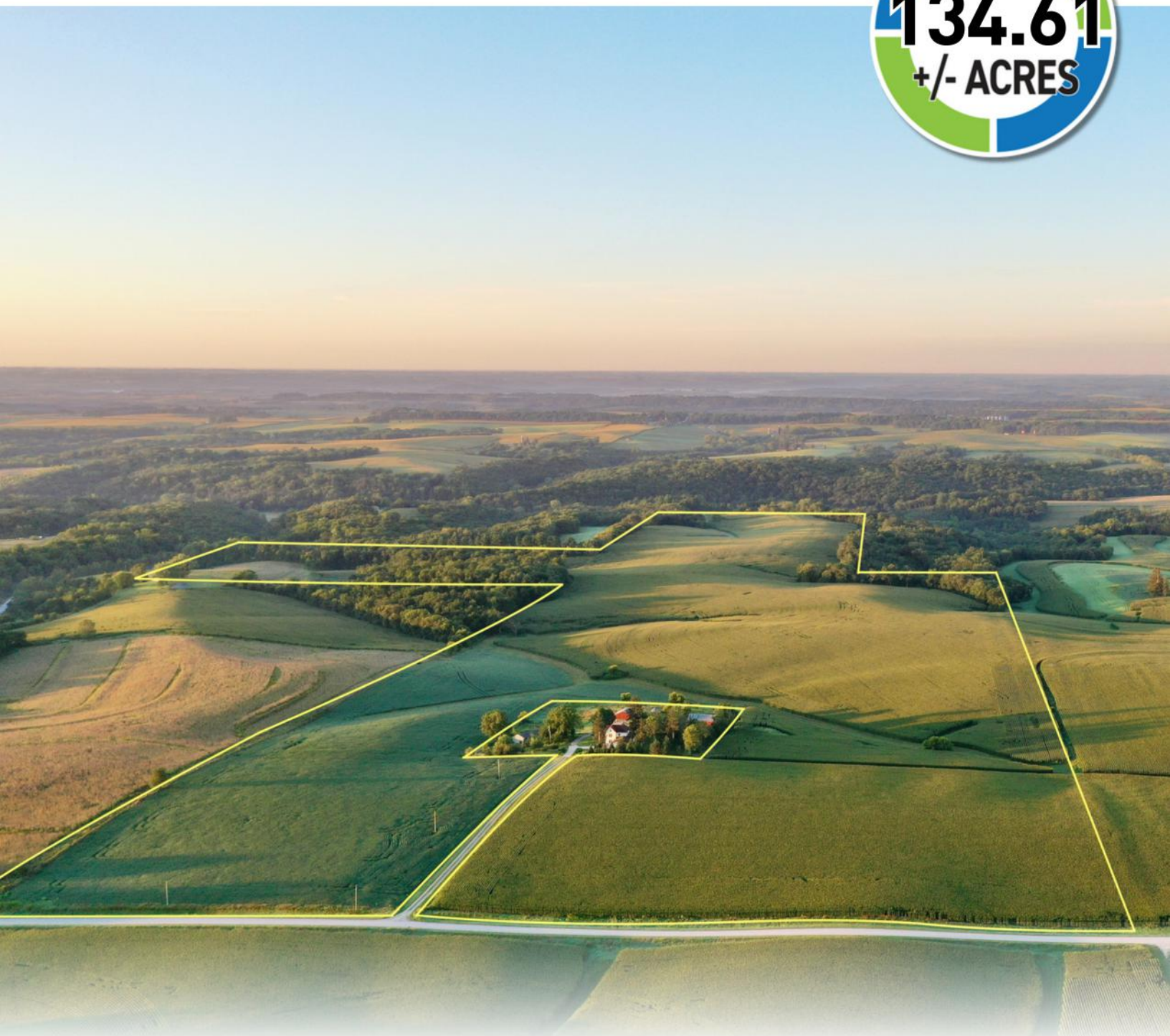


ONLINE TIMED

# LAND AUCTION



**HIGH  
POINT**  
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

**WINNESHIEK COUNTY, IOWA**  
THURSDAY, OCTOBER 16<sup>TH</sup> • 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





**134.61+/- ACRES**  
**WINNESHIEK COUNTY, IA**



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**134.61+/- ACRES**  
**WINNESHIEK COUNTY, IA**



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## 134.61+/- ACRES WINNESHIEK COUNTY, IA



High Point Land Company is honored to present the Frank and Clementine Lorenz property, to be sold in one tract at public auction via online bidding on October 16th, 2025, with the auction closing at 1:00 PM.

Located just north of Highlandville, IA—a short drive from both Decorah, IA, and Spring Grove, MN—this exceptional property lies in an area rich in agricultural productivity and recreational heritage. Spanning 134.61± total acres, with 116.80± certified cropland acres, the Lorenz farm features some of the most productive soils in the region, including Downs and Fayette silt loams. The long, gently sloping rows are ideal for modern large-scale equipment and contribute to a history of excellent yields. The current crop is no exception, showcasing the land's impressive production potential.

In addition to the tillable ground, the property includes 10.56 acres enrolled in CRP, generating \$3,168 annually through 2032. This provides supplemental income and creates outstanding wildlife habitat, enhancing the appeal of the 25± acres on the eastern edge of the farm. This portion is accessible via an easement off Highlandville Road, offering excellent potential for camping, hunting, or even building a secluded getaway among mature oak groves.

Situated in scenic Winneshiek County—at the heart of Iowa's famed Driftless Region—this property is surrounded by some of the state's finest recreational opportunities. Trout streams, public land access, and unmatched natural beauty are all within minutes of the farm, making this an incredibly well-rounded opportunity for both farmers and outdoor enthusiasts.





## 134.61+/- ACRES WINNESHIEK COUNTY, IA

### PROPERTY FEATURES:

- 134.61± total acres with 116.80± certified cropland acres
- Productive Downs and Fayette silt loam soils with strong yield history
- 10.56 acres in CRP generating \$3,168/year through 2032
- Excellent access via Highlandville Road easement to secluded 25± acre section
- Located in Iowa's Driftless Region, minutes from trout streams and public land

### PROPERTY ADDRESS:

624 Pioneer Drive, Waukon, IA 52172

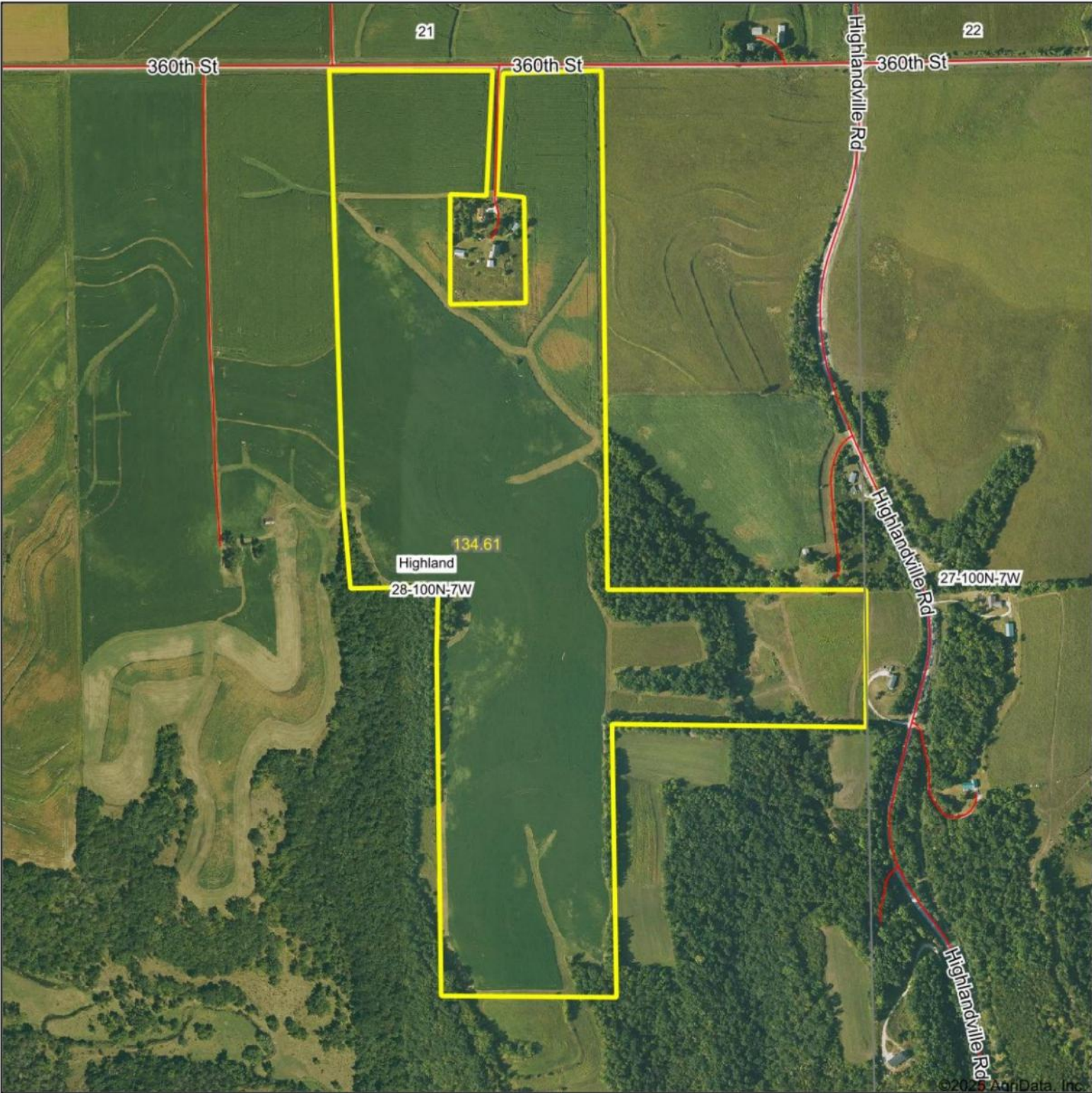
### DRIVING DIRECTIONS:

From Highlandville, IA head North approximately 1 mile, and turn West on 360th St. The farm will be on the South side of the road in approximately .5 miles.





Aerial Map





**HIGH  
POINT**  
LAND COMPANY

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 43° 27' 2.84, -91° 40' 30.24

**28-100N-7W**  
**Winneshiek County**  
**Iowa**

0ft 780ft 1559ft



8/25/2025

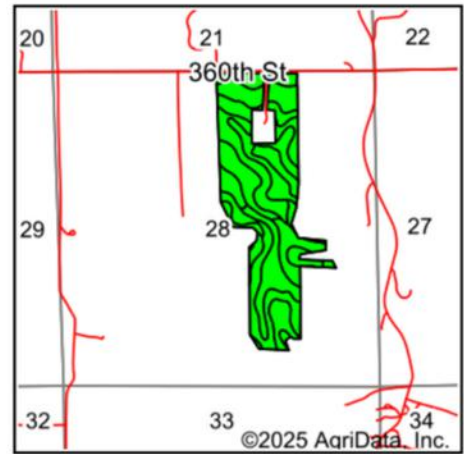


# Soils Map



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.



State: **Iowa**  
 County: **Winneshiek**  
 Location: **28-100N-7W**  
 Township: **Highland**  
 Acres: **110.02**  
 Date: **8/25/2025**



Maps Provided By:



Area Symbol: IA191, Soil Area Version: 33

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
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	21.94	20.0%		IIIe	80		85	85	72	72
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	20.37	18.5%		IIIe	72	66	81	81	69	66
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	15.99	14.5%		IIIe	54		81	81	69	67
162B	Downs silt loam, 2 to 6 percent slopes	13.32	12.1%		Ile	90	88	90	90	78	82
837E2	Village silt loam, 14 to 18 percent slopes, moderately eroded	11.37	10.3%		IVe	25	13	55	52	55	43
163B	Fayette silt loam, 2 to 6 percent slopes	11.20	10.2%		Ile	83	83	88	87	76	76
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	7.53	6.8%		IIIe	46	56	78	78	66	62
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	4.46	4.1%		IIw	77	82	75	63	46	75
837D2	Village silt loam, 9 to 14 percent slopes, moderately eroded	1.97	1.8%		IIIe	38	28	60	55	59	47
806B	Whalan silt loam, 2 to 5 percent slopes	1.37	1.2%		Ile	39	48	62	62	61	47

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
703F	Dubuque silt loam, 18 to 25 percent slopes	0.50	0.5%		Vle	6		42	42	35	30
Weighted Average					2.84	66.5	*-	*n 79.7	*n 78.7	*n 68.4	*n 67.3

\*\*IA has updated the CSR values for each county to CSR2.

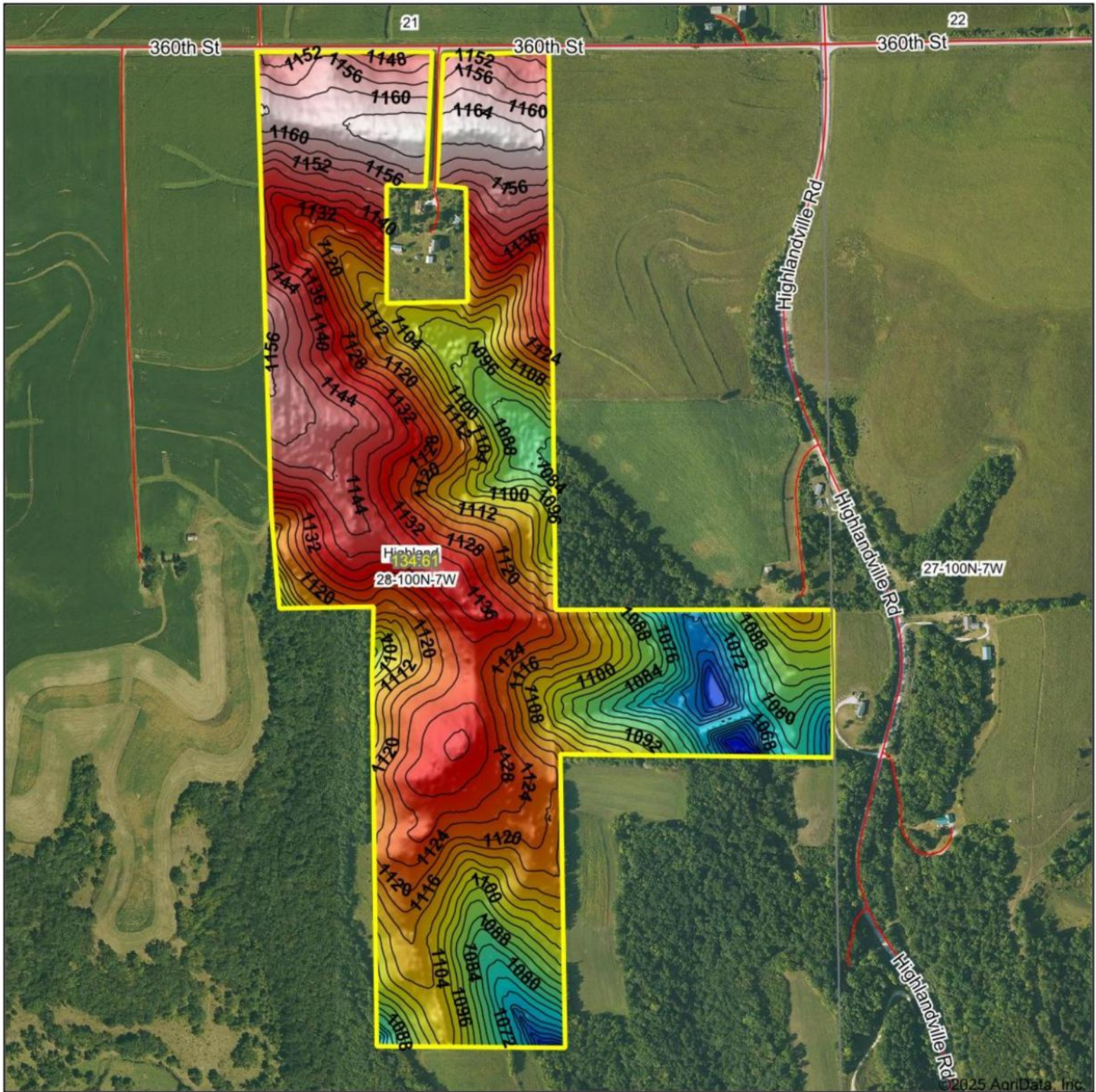
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Topography Hillshade



Low                      Elevation                      High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,037.1

Max: 1,165.7

Range: 128.6

Average: 1,119.1

Standard Deviation: 26.94 ft

A horizontal number line with three tick marks. The first tick mark is labeled '0ft', the second is labeled '724ft', and the third is labeled '1448ft'.



8/25/2025

28-100N-7W

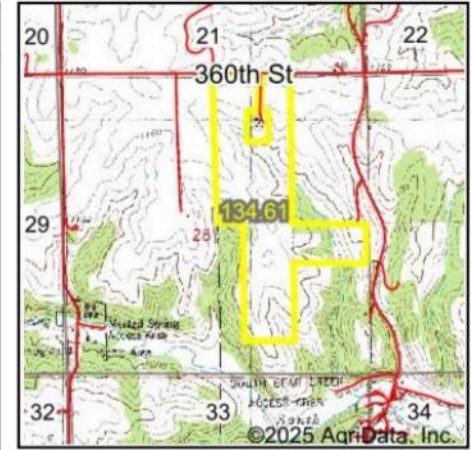
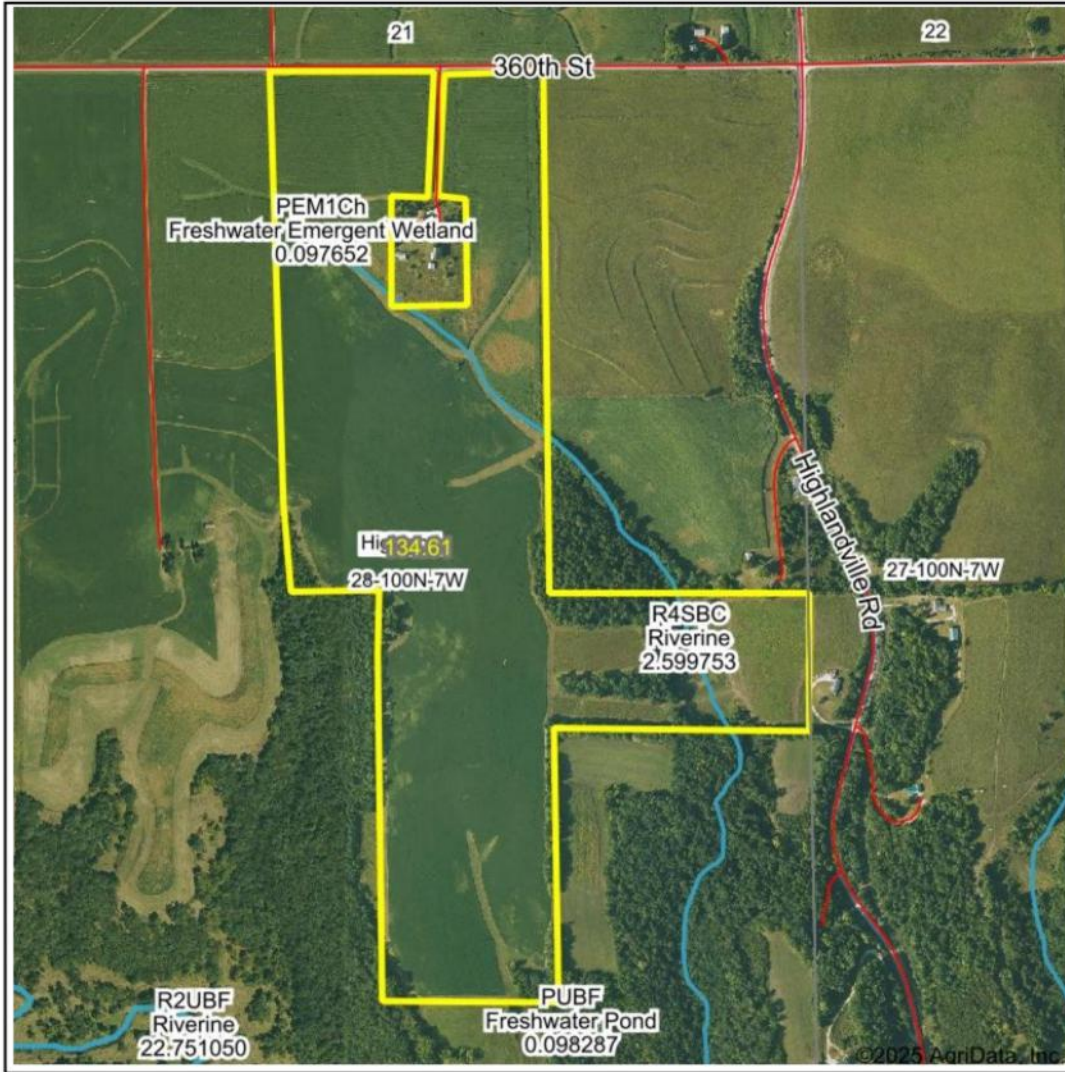
### Winneshiek County

lowa

Boundary Center: 43° 27' 2.84, -91° 40' 30.24



# Wetlands Map



State: Iowa  
 Location: 28-100N-7W  
 County: Winneshiek  
 Township: Highland  
 Date: 8/25/2025

**HIGH POINT**  
 LAND COMPANY  
 Maps Provided By:  
**surety**  
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0ft 1097ft 2193ft

Classification Code	Type	Acres
R4SBC	Riverine	0.89
PEM1Ch	Freshwater Emergent Wetland	0.10
Total Acres		0.99

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



IOWA  
WINNESHIEK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9090  
Prepared : 8/27/25 10:34 AM CST  
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Operator Name : BEAR CREEK FARMS  
CRP Contract Number(s) : 12566A  
Recon ID : 19-191-2017-168  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
133.53	116.80	116.80	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	106.24	0.00			10.56	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	8.10	0.00	57	
Corn	45.80	0.00	176	
<b>TOTAL</b>	<b>53.90</b>	<b>0.00</b>		

NOTES

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Tract Number : 7675

Description : SEC 28 HIGHLAND  
FSA Physical Location : IOWA/WINNESHIEK  
ANSI Physical Location : IOWA/WINNESHIEK  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : FRANK LORENZ ESTATE  
Other Producers : None  
Recon ID : 19-191-2017-167

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.53	116.80	116.80	0.00	0.00	0.00	0.00	0.0



IOWA  
WINNESHIEK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9090  
Prepared : 8/27/25 10:34 AM CST  
Crop Year : 2025

Tract 7675 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	106.24	0.00	10.56	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	8.10	0.00	57
Corn	45.80	0.00	176
<b>TOTAL</b>	<b>53.90</b>	<b>0.00</b>	

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.

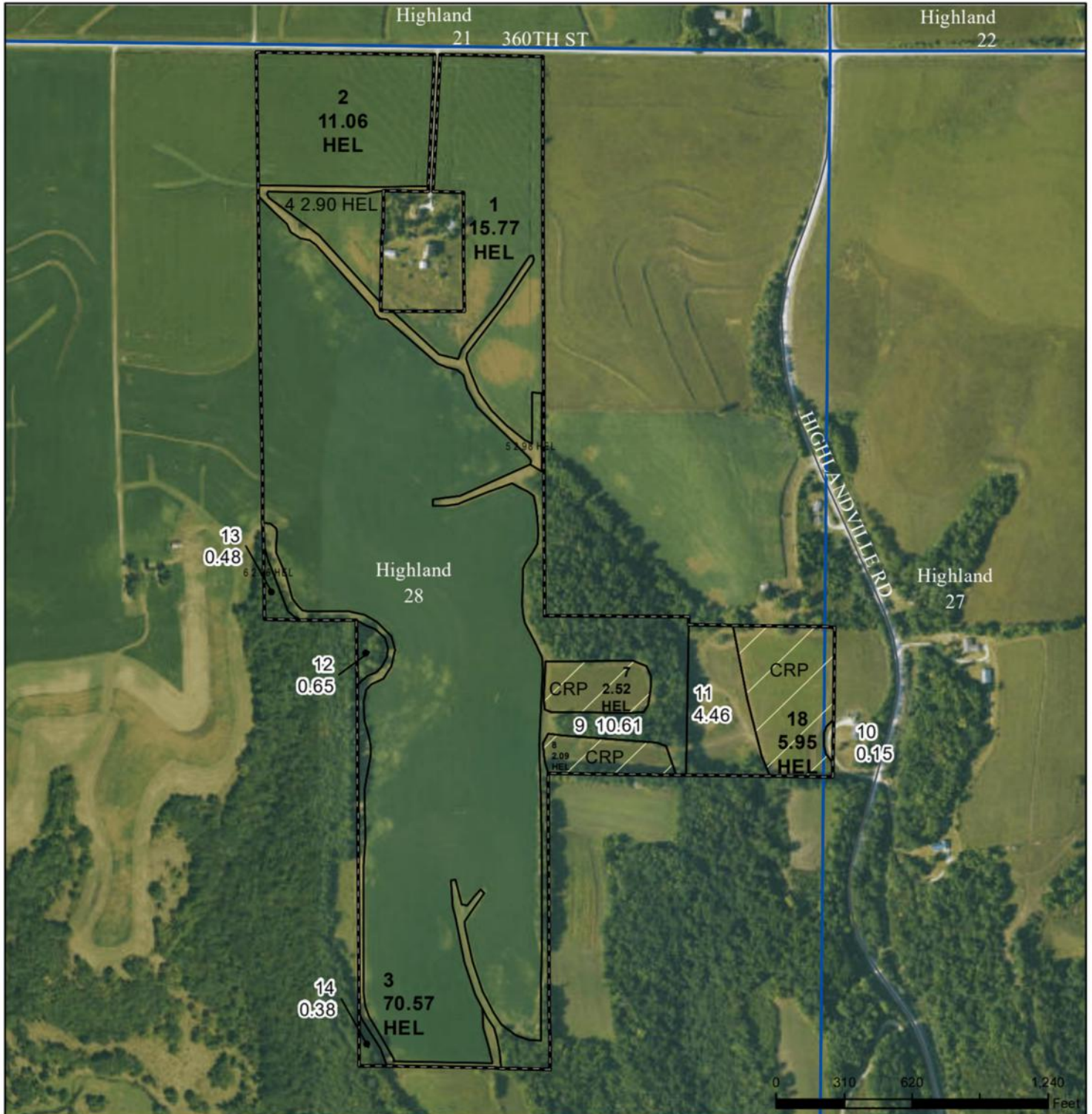
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



United States  
Department of  
Agriculture

## Winneshiek County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

### Wetland Determination Identifiers

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

Tract Cropland Total: 116.80 acres

2025 Program Year

Map Created October 10, 2024

Farm 9090

Tract 7675

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# 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 30 days following the signing of a purchase agreement. 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 Attorney office of John Anderson, Decorah, IA .

**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	134.61			

## 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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