

ONLINE TIMED

LAND AUCTION



Property lines are subject to survey



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

GRUNDY COUNTY, IOWA
TUESDAY, NOVEMBER 11 • ENDS 1PM

319-559-2345 • 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



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



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110+/- ACRES GRUNDY COUNTY, IA



High Point Land Company is proud to present the Wilma A (Le) Ross Estate property, to be sold via Online-Timed auction on Tuesday, November 11th with bidding ending at 1pm. This farm has some of the highest-quality soils found in Grundy County and offers a tremendous opportunity to expand an existing operation, or invest in A-Class tillable farmland.

This farm will be offered in 1 tract consisting of 110+/- acres with 108+/- acres being certified cropland. A survey is being conducted - all boundary lines and acreages will be confirmed prior to the date of auction.

This expansive tract is a farmer's dream. Located just off of 205th street, with long, straight rows, and excellent access, it offers a rare opportunity to own one large, contiguous field. This tract offers excellent access to local grain markets and features highly productive soils with a 90.3 CSR2.

This is a rare opportunity to own a large tract of premium-quality farmland to your operation or investment portfolio. It is uncommon to find high-quality farmland in such a well-located area in Grundy County, Iowa. For investors, multiple local operators are offering aggressive rental rates, making this an appealing long-term investment opportunity.



110+/- ACRES GRUNDY COUNTY, IA

PROPERTY FEATURES:

- Premium Soil Types - Featuring some of the highest quality soils in Grundy County with a 90.35 CSR2
- 110+/- Acres (Exact acres to be determined by survey)
- 108+/- Certified Cropland Acres
- Excellent Access & Location
- Close Proximity to Local Grain Markets
- Investor-Friendly Opportunity

PROPERTY ADDRESS:

TBD 205th St, Wellsburg, IA 50680

DRIVING DIRECTIONS:

From Wellsburg, head south on F Avenue. Head East on 205th Street. Property will be on the right hand side of the road - look for real estate signs



Eric Ross
Iowa, AC +/-

AERIAL MAP



 Boundary 1

Eric Ross
Iowa, AC +/-

SOILS MAP



 Boundary 1

SOILS MAP

|  Boundary 1 111.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	49.7	44.41	95.0	0	96	2e
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.17	18.02	78.0	0	78	2w
119B	Muscatine silty clay loam, 2 to 5 percent slopes	17.91	16.0	95.0	0	95	2e
11B	Colo-Ely complex, 0 to 5 percent slopes	10.73	9.59	86.0	0	92	2w
118	Garwin silty clay loam, 0 to 2 percent slopes	9.41	8.41	90.0	0	93	2w
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.97	3.55	87.0	0	88	3e
TOTALS		111.89(*)	100%	90.35	-	91.66	2.04

(*) 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



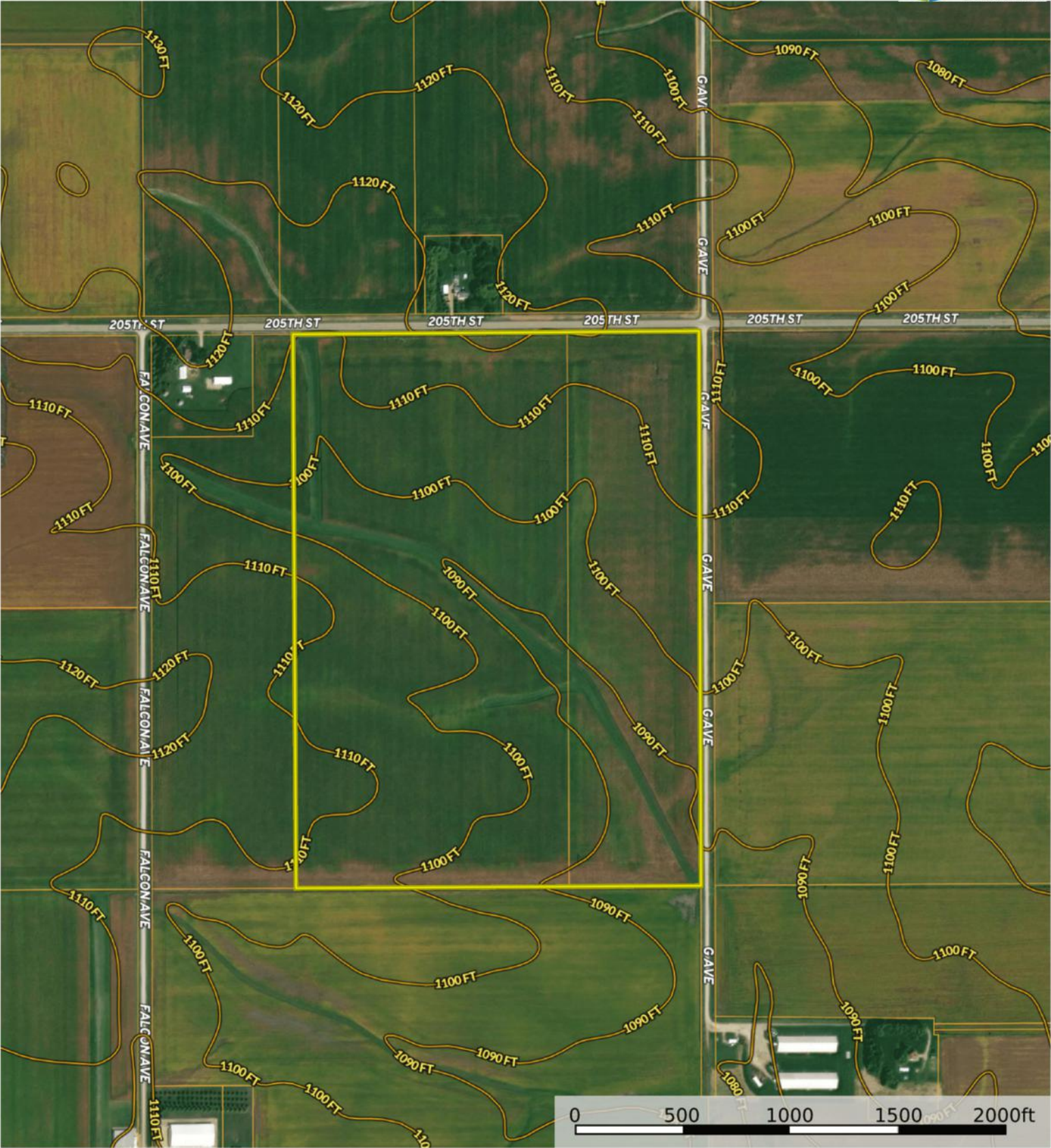
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TOPOGRAPHY MAP



 Boundary 1

Eric Ross
Iowa, AC +/-

WETLANDS MAP



- Boundary 1
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

IOWA
GRUNDY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5194

Prepared : 8/20/25 3:36 PM CST

Crop Year : 2025

Operator Name : [REDACTED]
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.69	148.87	148.87	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	148.87		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	115.40	0.00	177	
Soybeans	28.60	0.00	51	
TOTAL	144.00	0.00		

NOTES

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Tract Number : 1344

Description : SHIO 26 SE1/4
FSA Physical Location : IOWA/GRUNDY
ANSI Physical Location : IOWA/GRUNDY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : [REDACTED]
Other Producers : [REDACTED]
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.69	148.87	148.87	0.00	0.00	0.00	0.00	0.0

IOWA
GRUNDY
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FARM : 5194
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Tract 1344 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	115.40	0.00	177
Soybeans	28.60	0.00	51
TOTAL	144.00	0.00	

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.



United States
Department of
Agriculture

Grundy County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 148.87 acres

2025 Program Year

Map Created March 27, 2025

Farm **5194**

Tract **1344**

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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 30 days after the auction closes, date to be listed on Purchase Agreement signed by all parties. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the High Point or qualified attorney 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 Pat Craig at Craig, Smith, & Cutler, LLP in Eldora, 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 leased for the 2025 growing season with the lease ending March 1, 2026. The farmland is open to farm or rent for the 2026 crop year as the buyer sees fit. Current lease shall be assigned to buyer at closing.

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- A survey will be completed on the 37.5+/- Acres being retained by the sellers on the West side of the property. If this indicates a change in the total acres, the multiplier (110+/-) will be changed prior to auction day.

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.



PATRICK LENTZ

641-681-8404

PATRICK@HIGHPOINTLANDCOMPANY.COM

"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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