

SEALED BID

LAND AUCTION



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

FLOYD COUNTY, IOWA
FRIDAY, NOVEMBER 7 • BIDS DUE BY 5PM

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



**2 TRACTS • 120+/- ACRES
FLOYD COUNTY, IA**



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



2 TRACTS • 120+/- ACRES FLOYD COUNTY, IA



High Point Land Company is honored to present two highly desirable tracts of A-quality farmland, located in Floyd County, Iowa. These premier properties will be available to the public via sealed bid auction, concluding at 5:00 PM on Nov. 7th, 2025. This exceptional offering will be offered as 2 individual tracts, with an opportunity to purchase the entirety, allowing buyers the flexibility to purchase one or both of these top-tier farms. With a history of tile projects done throughout the farm, which was disconnected upon entering the CRP contracts, this farm land is a great opportunity for those looking to bring this tremendous land back into production.

Tract 1 – 80± Acres (76.30± Acres Certified Cropland)

This exceptional tract features good access and long, straight rows maximizing operational efficiency for modern-day farming. The property boasts highly productive soils with an impressive CSR2 rating of 88.2 across its entirety, making it a consistent and reliable producer. Further enhancing its value. The majority of the farm is currently enrolled in the CRP program with an expiration date of 09-30-2026, generating an annual income from this tract is \$20,612. An additional 1.40 acre field in the Southwest corner is enrolled until 2054 producing \$532.00 Annually. While currently enrolled in CRP, this highly productive soil provides a great opportunity to return to row crop production.

Tract 2 – 40± Acres (39.50± Acres Certified Cropland)

This smaller yet incredibly efficient tract is a standout in its class. The farm boasts an outstanding 87.5 CSR2 average across its tillable acres, reflecting the exceptional soil quality and high productivity of the land. This Tract is currently enrolled in the CRP program and comes out on 09-30-2027. With an annual income of \$12,749.00. Equally productive, this tract will likely be back in production for generations to come.



2 TRACTS • 120+/- ACRES FLOYD COUNTY, IA

Like Tract 1, this farm's well-designed field layout with long, straight rows enhances farming efficiency. This property presents a rare opportunity to own a smaller, high-quality tract in one of Iowa's most respected agricultural counties—perfectly suited for a beginning farmer, an established operation, or an investor seeking a manageable, high-return asset.

Together, these tracts offer an ideal scenario for a wide range of buyers—established operators, beginning farmers, or seasoned investors alike. With their combination of excellent access and premium A soil types, these farms represent some of the finest land offerings brought to public auction in Floyd County.

Don't miss your chance to invest in these top-notch, income-producing assets.

PROPERTY FEATURES:

- Premium Soil Quality: Exceptional CSR2 ratings — 88.2 CSR2 on Tract 1 and 87.5 CSR2 on Tract 2
- CRP contracts Tract 1 annual income \$21,114.00. Tract 2 Annual income \$12,749.00
- Ideal Field Layout: Long, straight rows and clean fence lines provide excellent farming efficiency, well-suited for today's large-scale equipment and precision agriculture.
- Versatile Ownership Opportunity: Suitable for a range of buyers — established operators, beginning farmers, or investors seeking dependable returns and long-term value.

PROPERTY ADDRESS:

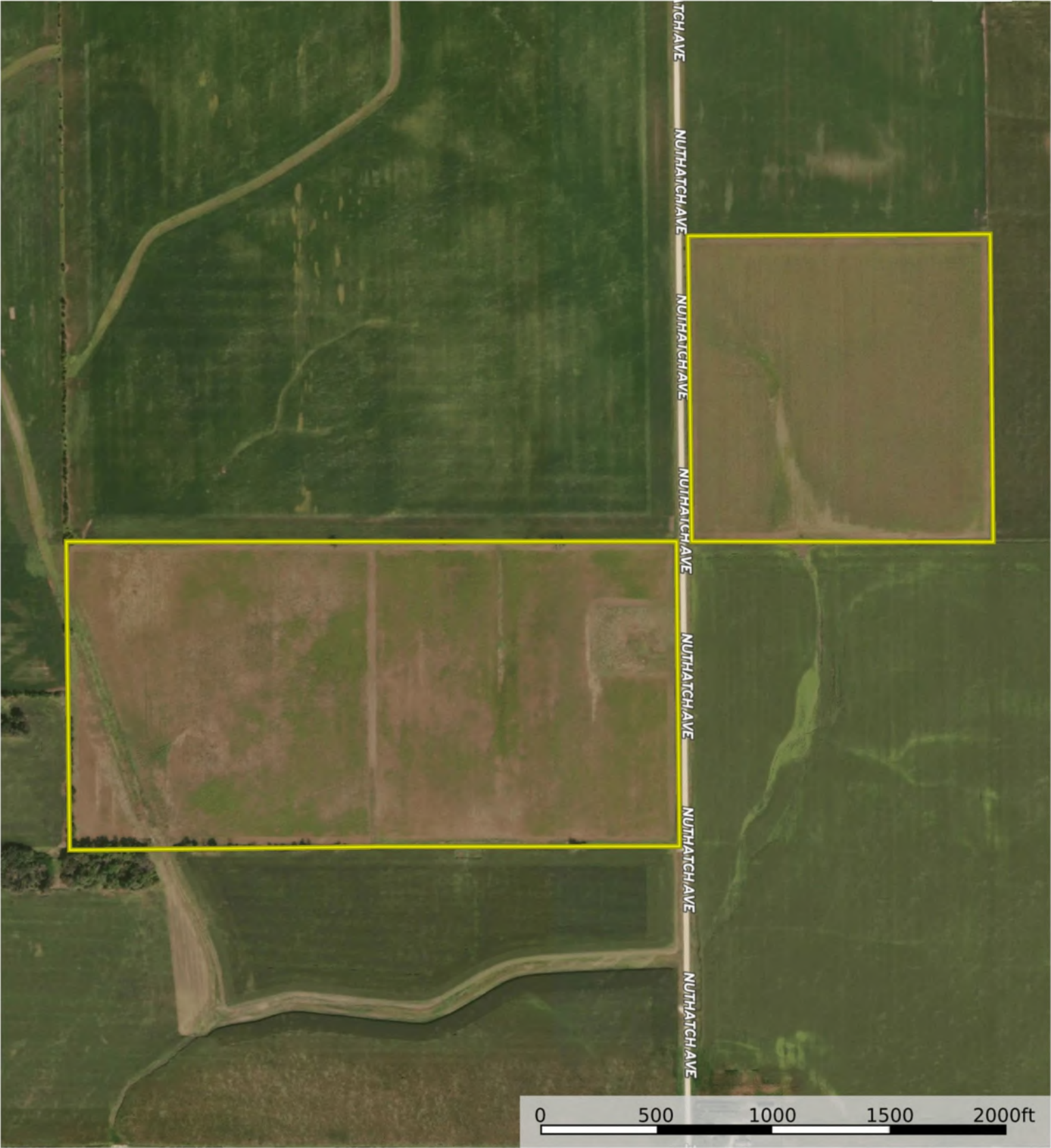
TBD Nuthatch Ave, Greene, IA 50636

DRIVING DIRECTIONS:

From Charles City, go south on Grand Ave 4 Miles, head west on 260th st. for 5 miles to Nuthatch Ave.

AERIAL MAP ENTIRETY

Iowa, AC +/-



 Boundary 2  Boundary 1

TRACT 1



Floyd County, Iowa | 05 94N 16W | 80.00 gross acres

42.985431, -92.767057

Soil Map

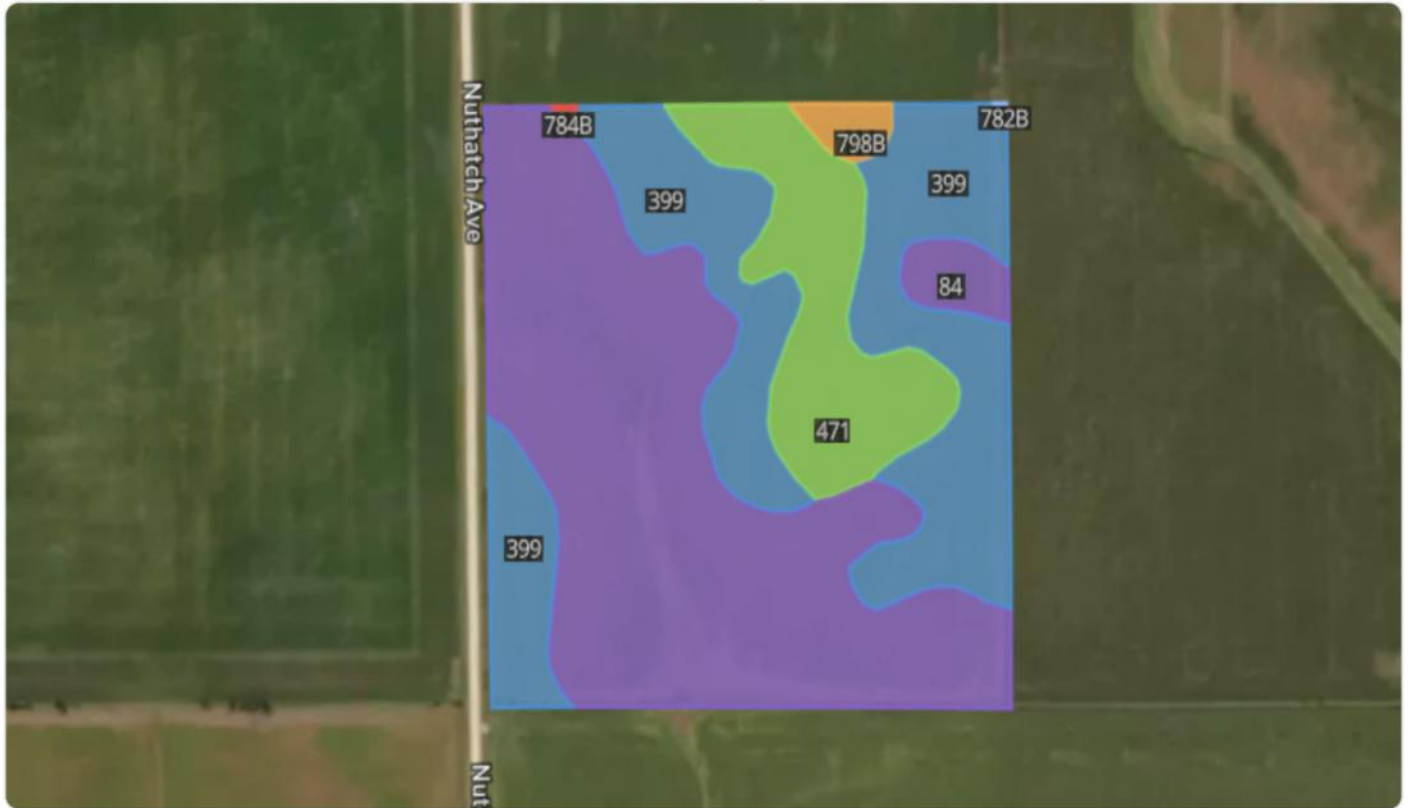


Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
399	Readlyn silt loam, 1 to 3 percent slopes	52.75%	42.20	91
84	Clyde silty clay loam, 0 to 3 percent slopes	21.61%	17.29	88
171B	Bassett loam, 2 to 5 percent slopes	12.13%	9.70	85
781B	Lourdes loam, 2 to 5 percent slopes	6.10%	4.88	68
797	Jameston silty clay loam, 0 to 2 percent slopes	2.97%	2.38	73
83	Kenyon loam, 0 to 2 percent slopes	2.55%	2.04	96
784B	Riceville silt loam, 1 to 4 percent slopes	0.99%	0.79	68
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.90%	0.72	59
Total			80.0	88.2

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

Soil Map



Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	CSR2
84	Clyde silty clay loam, 0 to 3 percent slopes	51.53%	20.39	88
399	Readlyn silt loam, 1 to 3 percent slopes	32.90%	13.02	91
471	Oran loam, 0 to 2 percent slopes	14.13%	5.59	79
798B	Protivin loam, 1 to 4 percent slopes	1.34%	0.53	61
784B	Riceville silt loam, 1 to 4 percent slopes	0.08%	0.03	68
782B	Donnan loam, 2 to 5 percent slopes	0.03%	0.01	43
Total			39.57	87.5

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

TRACT 1 TOPOGRAPY MAP



Boundary 2 Boundary 1

TRACT 2 TOPOGRAPHY MAP



Boundary 2 Boundary 1

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- 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 December 7th, 2025 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 Attorney TBD.

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- Tract 1 is currently enrolled in a CRP contract until 09/30/2026 with a 1.40 acres piece enrolled until 09/30/2054. Tract 2 is currently enrolled in a CRP contract until 09/30/2027. Buyer to succeed all CRP contracts in place, with the current annual payment to be prorated day of 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- 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.

SEALED BID

AUCTION FORM



Fill out your information below. Write in the total price you would like to bid. Potential buyers must have a sealed bid submitted to High Point Land Company by November 7th, 2025 at 5pm. Bids must be mailed to:

High Point Land Company
513 W Bremer Ave
Waverly, IA 50677

or emailed to:
sold@highpointlandcompany.com



Full Name:

Address:

City: State :

Zip Code : Phone :

Email:

\$ per acre \$ per acre \$ per acre
Tract 1: 80+/- acres Tract 2: 40+/- acres Entirety: 120+/- acres

\$
Total Bid

Signature: _____

THANK YOU FOR YOUR REGISTRATION



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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