

ONLINE TIMED

LAND AUCTION



**HIGH
POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

BULTER COUNTY, IOWA
WEDNESDAY, AUGUST 27 • 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



**ENTIRETY • 421.13+/- ACRES
BUTLER COUNTY, IA**



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



ENTIRETY • 421.13+/- ACRES BUTLER COUNTY, IA



PROPERTY FEATURES:

- Premium Soils Across All Tracts – Featuring some of the highest-quality soils in Butler County with CSR2 ratings ranging from 66 to 89.5.
- Total of 421.13+/- Acres Available – Offering four contiguous tracts, all with excellent farmability and investment potential.
- Tract 1 Income-Producing CRP – 93.12 acres enrolled in CRP through 2032 generating \$25,286 annually, with the option to return to row crop.
- High CSR2 Ratings – Tracts boast impressive CSR2s: 82.9 (Tract 1 tillable), 85.3 (Tract 2), 89.5 (Tract 3), and 85.5 (Tract 4).
- Excellent Access and Location – With proximity to Highway 14 and Newell Ave, these farms offer great logistical advantages for operators.
- Large, Contiguous Field Potential – Opportunity to remove terraces and combine acres for maximum efficiency, particularly in Tract 1.
- Investor-Friendly Opportunity – Multiple local operators are actively offering competitive rental rates for all tracts.
- Online Auction Ending August 27, 2025 @ 1:00 PM – Rare chance to purchase A-class farmland via a timed online event.



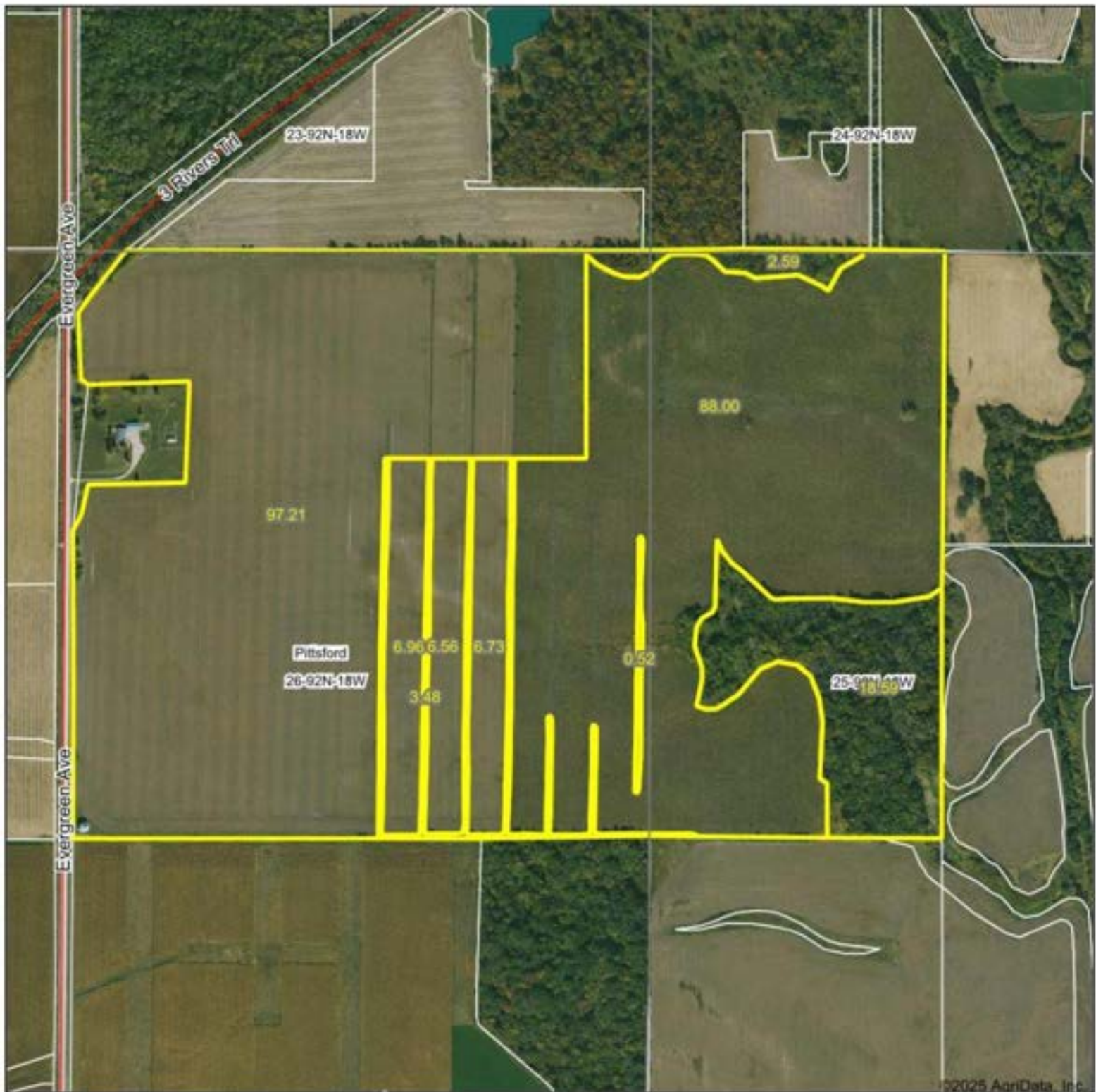
TRACT 1 • 231.94+/- ACRES BUTLER COUNTY, IA



DESCRIPTION:

This expansive tract is a farmer's dream. With long, straight rows and excellent access, it offers a rare opportunity to own one large, contiguous field, ideal for maximizing operational efficiency. Of the total acreage, 93.12 acres are currently enrolled in CRP through 2032 at a rate of \$271.54/acre, generating \$25,286 annually. Buyers have the option to either succeed the current CRP contract or, upon execution of the purchase agreement, request that the sellers cancel the CRP contract, allowing those acres to return to row crop production. This decision must be made at the time of signing. The currently farmed acres carry an impressive 82.9 CSR2, while the CRP acres average a strong 66 CSR2. Buyers may choose to maintain the existing terraces or remove them to create one of the largest open fields in the area.

Aerial Map



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Maps Provided By:



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Boundary Center: 42° 45' 20.58, -92° 55' 45.85

26-92N-18W
Butler County
Iowa

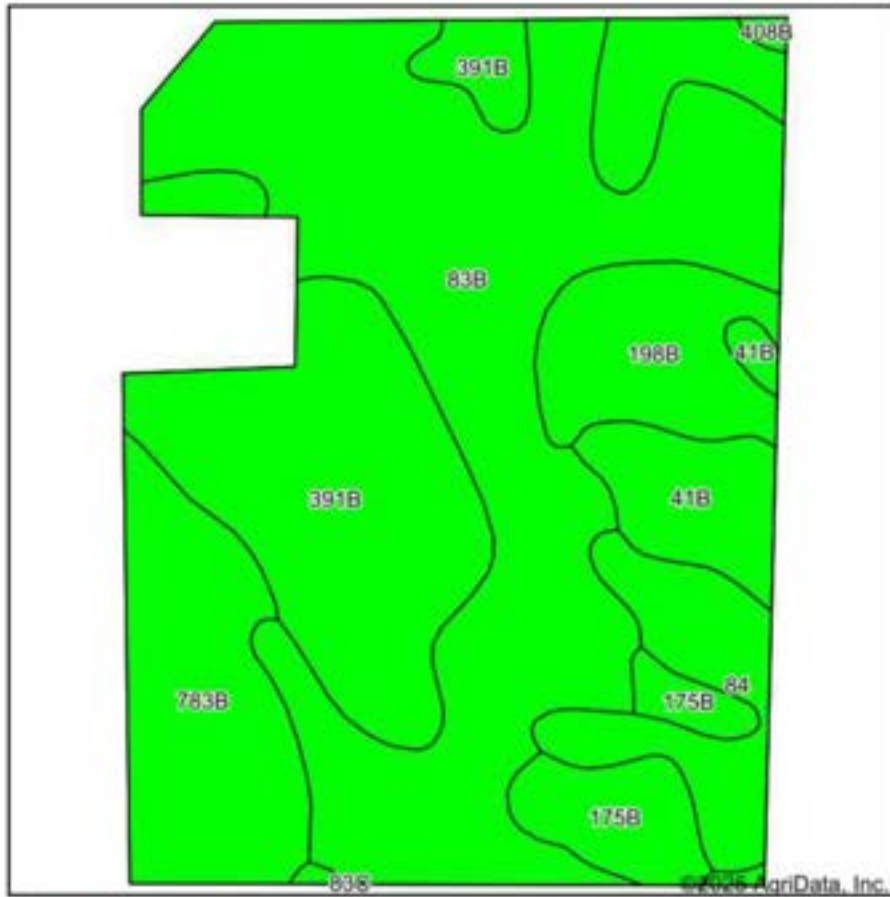
0ft 698ft 1397ft



7/3/2025

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

Soils Map



State: Iowa
 County: Butler
 Location: 26-92N-18W
 Township: Pittsford
 Acres: 111.9
 Date: 7/3/2025



Maps Provided By:



Area Symbol: IA023, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	*n NC Ov
83B	Kenyon loam, 2 to 5 percent slopes	48.81	41.8%		lle		90	85								
391B	Clyde-Floyd complex, 1 to 4 percent slopes	22.49	20.1%		llw		87	72								
783B	Cresco loam, 2 to 5 percent slopes	12.71	11.4%		lle		73	63								
198B	Floyd loam, 1 to 4 percent slopes	11.56	10.3%		llw		89	75								
84	Clyde silty clay loam, 0 to 3 percent slopes	7.27	6.5%		llw		88	75								
41B	Sparta loamy sand, 2 to 5 percent slopes	5.47	4.9%		IVs	lle	42	40								

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Bromegrass-alfalfa AUM	Bromegrass-alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NC Ov
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.33	4.8%		IIIe		50	55								
408B	Olin sandy loam, 2 to 5 percent slopes	0.26	0.2%		IIe		64	67								
Weighted Average					2.15	*-	82.9	74.5	*-	*-	*-	*-	*-	*-	*-	*-

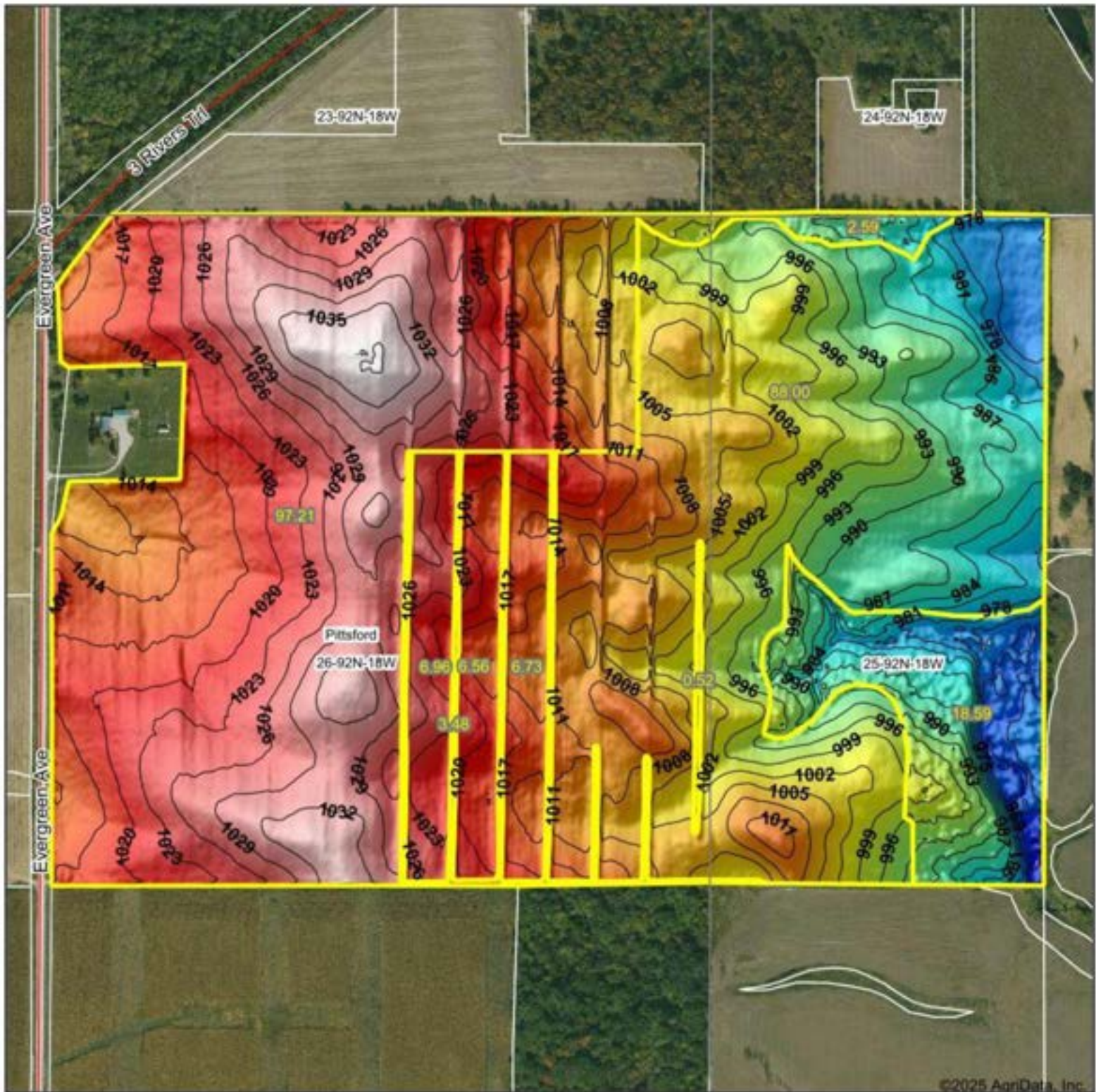
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



Low Elevation High



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 965.6

Max: 1,038.1

Range: 72.5

Average: 1,009.1

Standard Deviation: 16.34 ft

0ft 612ft 1223ft



7/3/2025

26-92N-18W
Butler County
Iowa

Boundary Center: 42° 45' 20.58, -92° 55' 45.85

Wetlands Map



State: Iowa
 Location: 26-92N-18W
 County: Butler
 Township: Pittsford
 Date: 7/3/2025



0ft 933ft 1867ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.84
PUBG	Freshwater Pond	0.51
PUBF	Freshwater Pond	0.14
Total Acres		2.49

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



TRACT 2 • 71.7+/- ACRES BUTLER COUNTY, IA



DESCRIPTION:

Located along Highway 14 just north of Allison, this tract offers excellent access to local grain markets and features highly productive, desirable soils with an 85.3 CSR2. It is an ideal addition to any farming operation or investment portfolio. Historically farmed in conjunction with an adjacent parcel to the north owned by a family member, this tract can be operated independently or, potentially, as part of a larger farm if an arrangement to rent the neighboring acres can be continued. While not guaranteed, this presents a unique opportunity to expand your footprint. Please note that 0.34 acres have been surveyed off and will be retained by the sellers to square off the adjoining acreage.

Aerial Map





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Boundary Center: 42° 47' 24.81, -92° 48' 54.23

11-92N-17W
Butler County
Iowa

0ft 418ft 837ft



7/3/2025

Maps Provided By:

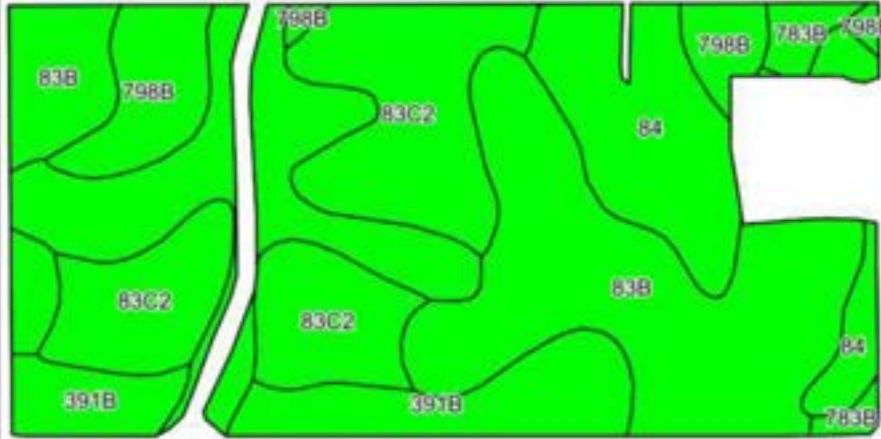


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CUSTOMER SERVICE: 1-800-875-8757
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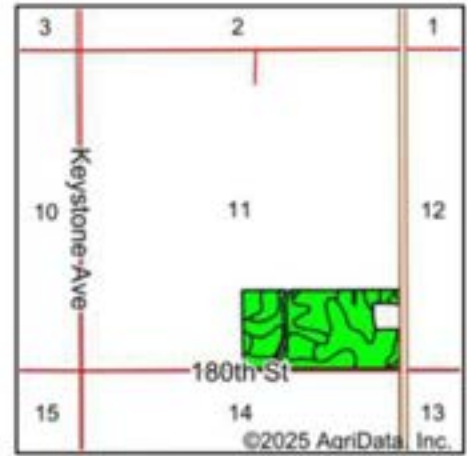
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



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State: Iowa
County: Butler
Location: 11-92N-17W
Township: West Point
Acres: 70.34
Date: 7/3/2025



Area Symbol: IA023, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Overall
83B	Kenyon loam, 2 to 5 percent slopes	20.59	29.3%		lle	90	85								89	
84	Clyde silty clay loam, 0 to 3 percent slopes	19.41	27.6%		llw	88	75								90	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	16.39	23.3%		llle	84	68	10.6	6.3	212	3.7	88	6.2	61	82	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.42	10.5%		llw	87	72								89	
798B	Protivin loam, 1 to 4 percent slopes	5.20	7.4%		lle	61	55								80	
783B	Cresco loam, 2 to 5 percent slopes	1.33	1.9%		lle	73	63								76	

Soils data provided by USDA and NRCS.

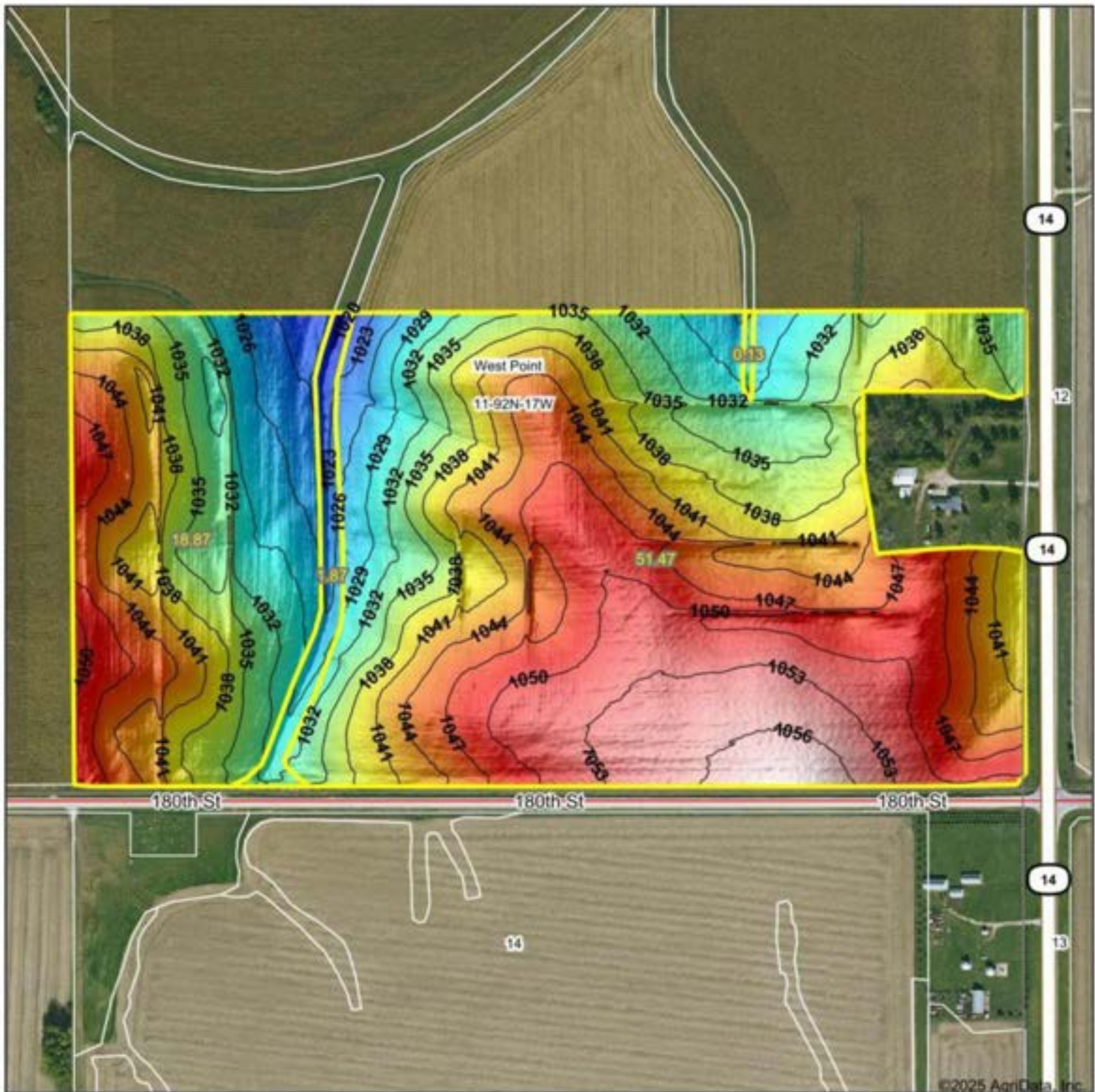
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Overall	*n NCCPI Overall
Weighted Average					2.23	85.3	74.3	2.5	1.5	49.4	0.9	20.5	1.4	14.2	*n 86.7	

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

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

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,019.4
Max: 1,058.6
Range: 39.2
Average: 1,040.5
Standard Deviation: 8.53 ft

0ft 422ft 844ft



7/3/2025

11-92N-17W
Butler County
Iowa

Boundary Center: 42° 47' 24.81, -92° 48' 54.23

Wetlands Map



State: Iowa
 Location: 11-92N-17W
 County: Butler
 Township: West Point
 Date: 7/3/2025



0ft 657ft 1315ft

Classification Code	Type	Acres
R4SBC	Riverine	0.61
Total Acres		0.61

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



TRACT 3 • 39+/- ACRES BUTLER COUNTY, IA



DESCRIPTION:

Don't overlook this smaller but exceptionally productive tract, which boasts an outstanding 89.5 CSR2 average across its tillable acres. Dominated by highly productive soils like Readlyn silt loam and Kenyon loam, this farm offers top-tier productivity in a manageable size. A few terraces are currently in place and may be removed to further improve efficiency. This is a premium A-quality tract in a compact footprint.

Aerial Map



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Boundary Center: 42° 47' 47.79, -92° 47' 9.08

7-92N-16W
Butler County
Iowa

0ft 508ft 1016ft



7/3/2025

Maps Provided By:

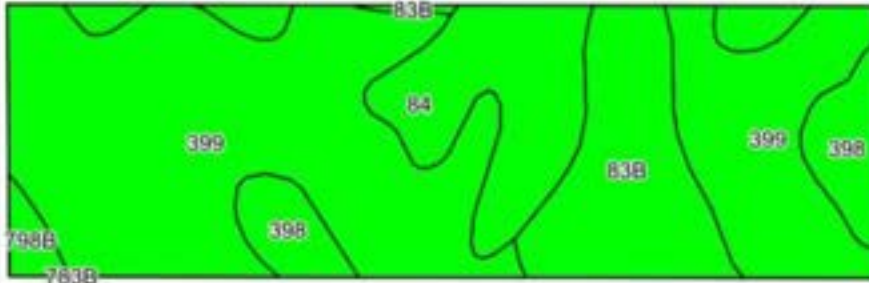


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



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Soils data provided by USDA and NRCS.



State: Iowa
County: Butler
Location: 7-92N-16W
Township: Jackson
Acres: 39.5
Date: 7/3/2025



Maps Provided By:



Area Symbol: IA023, Soil Area Version: 31

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
399	Readlyn silt loam, 1 to 3 percent slopes	23.62	59.8%		lw	91	90	80	80	65	68
84	Clyde silty clay loam, 0 to 3 percent slopes	6.48	16.4%		llw	88	75	90	90	76	85
83B	Kenyon loam, 2 to 5 percent slopes	5.90	14.9%		lle	90	85	89	89	71	77
398	Tripoli clay loam, 0 to 2 percent slopes	2.91	7.4%		llw	82	80	68	68	56	63
798B	Protivin loam, 1 to 4 percent slopes	0.59	1.5%		lle	61	55	80	80	63	64
Weighted Average					1.40	89.2	85.5	*n 82.1	*n 82.1	*n 67	*n 71.7

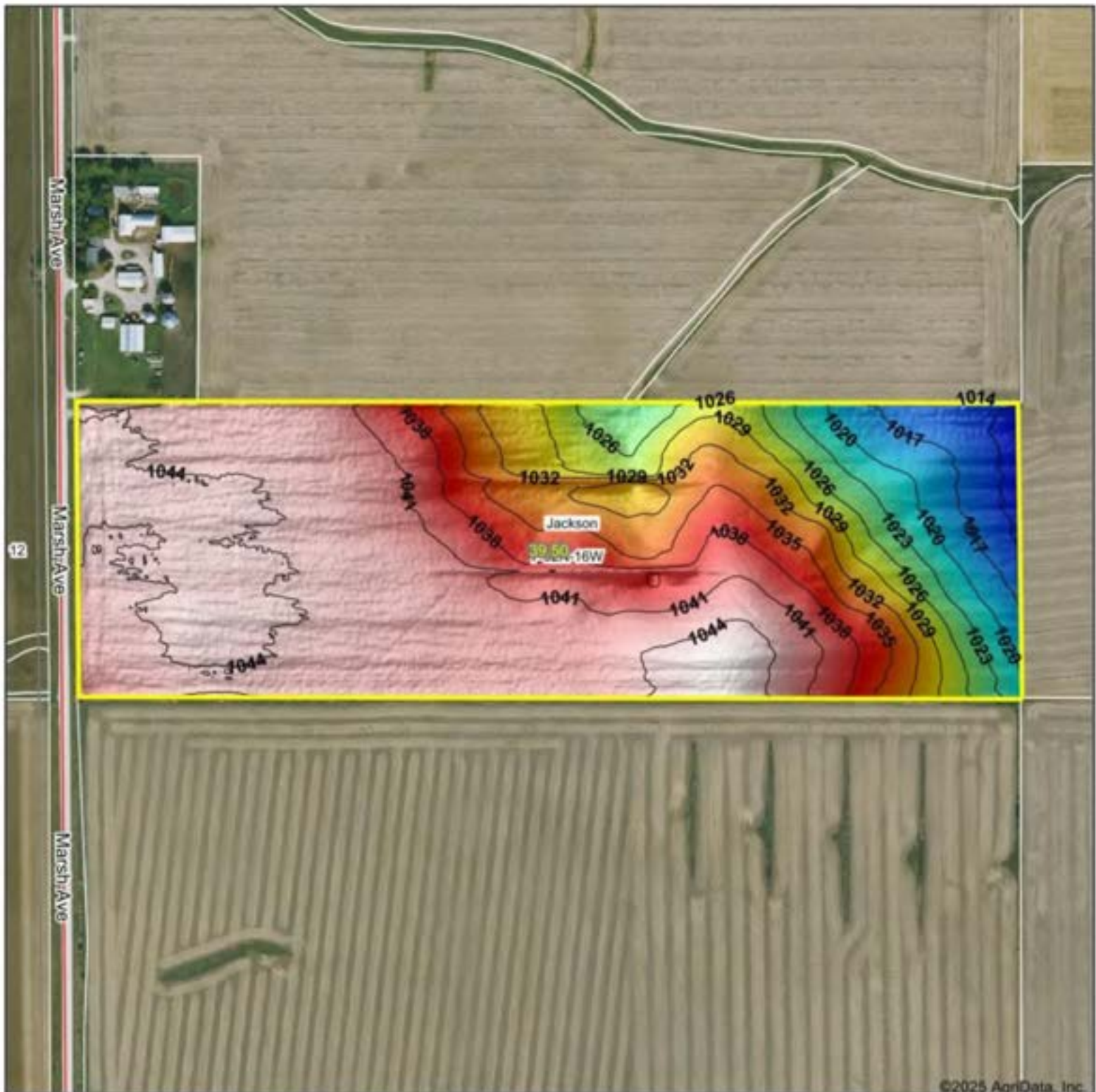
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,012.5

Max: 1,045.5

Range: 33.0

Average: 1,036.6

Standard Deviation: 8.83 ft

0ft 386ft 772ft



7/3/2025

7-92N-16W
Butler County
Iowa

Boundary Center: 42° 47' 47.79, -92° 47' 9.08

Wetlands Map



State: Iowa
 Location: 7-92N-16W
 County: Butler
 Township: Jackson
 Date: 7/3/2025



0ft 605ft 1211ft

Classification Code	Type	Acres
	Total Acres	0.00

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



TRACT 4 • 78.49+/- ACRES BUTLER COUNTY, IA



DESCRIPTION:

This tract is gently sloped, highly productive, and easy to farm, with a strong 85.5 CSR2 across the tillable acres. A waterway runs through the property but can be farmed over, enhancing efficiency. With excellent access off Newell Ave, this tract combines both performance and convenience.

These tracts will be offered via a timed online auction, with bidding ending on August 27th, 2025, at 1:00 PM. This is a rare opportunity to add one or multiple tracts of premium-quality farmland to your operation or investment portfolio. It is uncommon to find this many acres of contiguous, high-caliber farmland in such a well-located area, perfect for a single operator. For investors, multiple local operators are offering aggressive rental rates, making this an appealing long-term investment opportunity.

Aerial Map





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Boundary Center: 42° 47' 50.72, -92° 46' 36.01

7-92N-16W
Butler County
Iowa

0ft 432ft 864ft



7/3/2025

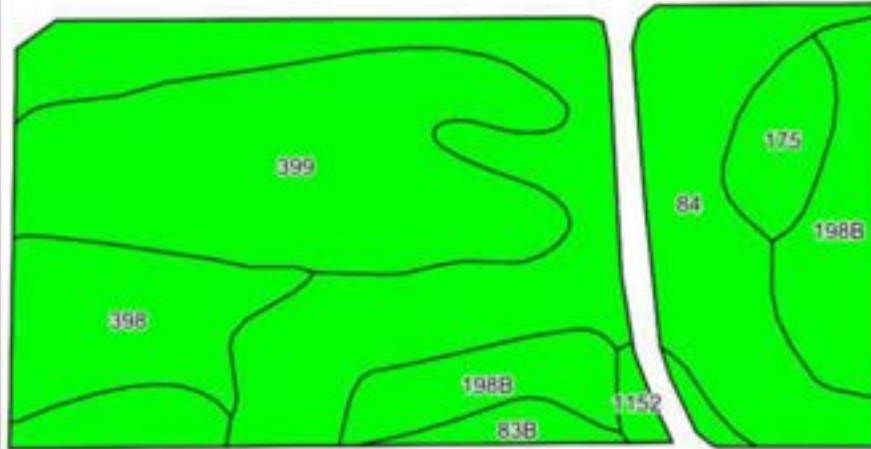
Maps Provided By:



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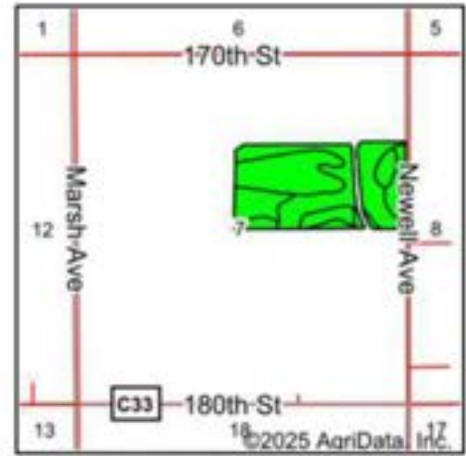
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



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Soils data provided by USDA and NRCS.



State: Iowa
County: Butler
Location: 7-92N-16W
Township: Jackson
Acres: 73.73
Date: 7/3/2025



Maps Provided By:
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Area Symbol: IA023, Soil Area Version: 31

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
84	Clyde silty clay loam, 0 to 3 percent slopes	29.51	40.0%		llw	88	75	90	90	76	85
399	Readlyn silt loam, 1 to 3 percent slopes	21.90	29.7%		lw	91	90	80	80	65	68
198B	Floyd loam, 1 to 4 percent slopes	9.30	12.6%		llw	89	75	88	83	66	88
398	Tripoli clay loam, 0 to 2 percent slopes	7.44	10.1%		llw	82	80	68	68	56	63
175	Dickinson fine sandy loam, 0 to 2 percent slopes	3.06	4.2%		llls	55	60	63	63	53	37
83B	Kenyon loam, 2 to 5 percent slopes	1.35	1.8%		lle	90	85	89	89	71	77
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.17	1.6%		llw	54	68	81	81	65	60
Weighted Average					1.74	86.5	79.4	*n 83.3	*n 82.6	*n 68.2	*n 75.6

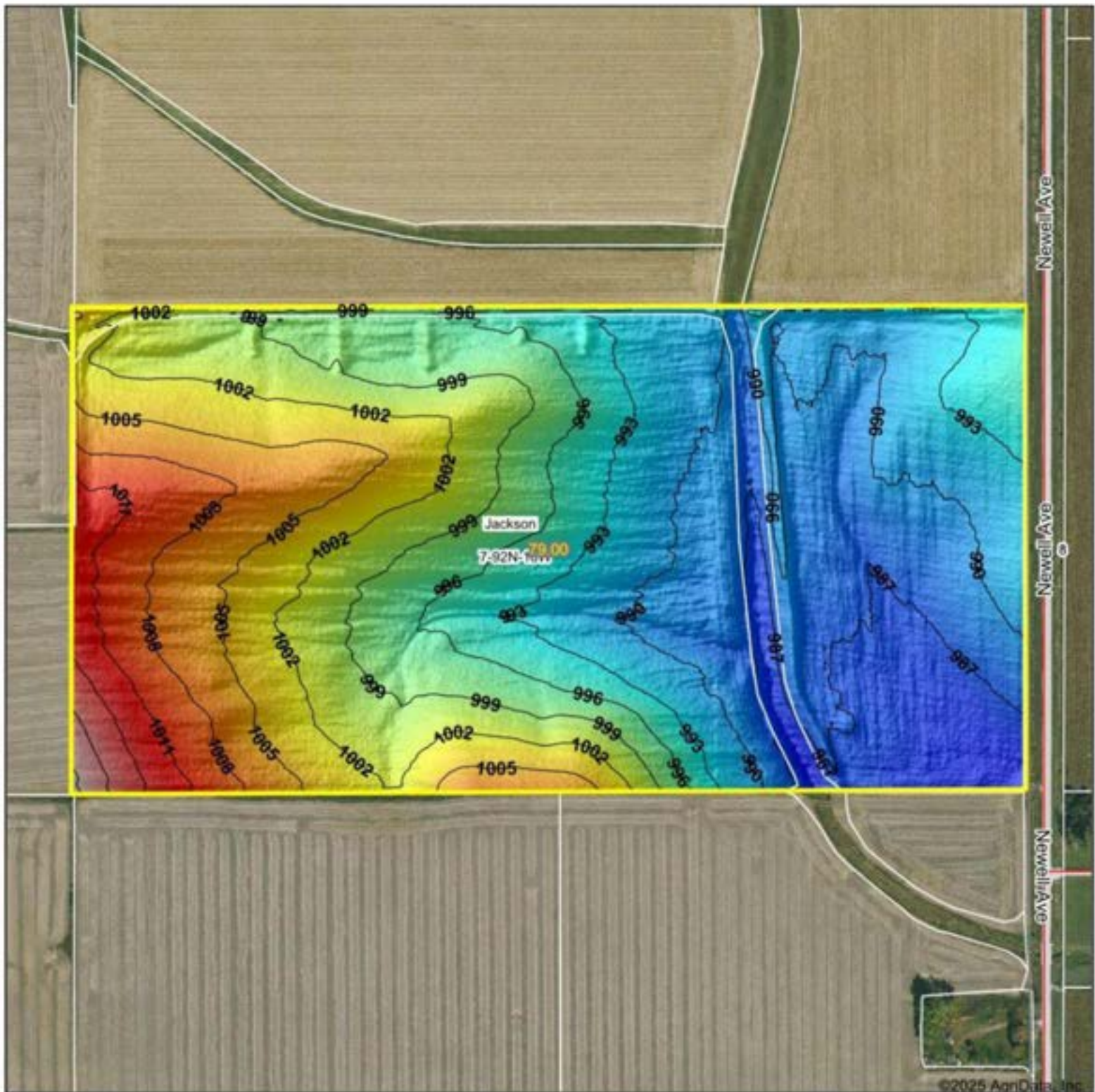
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High



**HIGH
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LAND COMPANY

Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 984.2

Max: 1,021.1

Range: 36.9

Average: 996.8

Standard Deviation: 7.64 ft

0ft 423ft 846ft



7/3/2025

7-92N-16W
Butler County
Iowa

Boundary Center: 42° 47' 50.72, -92° 46' 36.01

Wetlands Map



State: Iowa
 Location: 7-92N-16W
 County: Butler
 Township: Jackson
 Date: 7/3/2025



Map Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 660ft 1320ft

Classification Code	Type	Acres
R4SBC	Riverine	1.53
R5UBH	Riverine	0.55
Total Acres		2.08

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

USDA

IOWA
BUTLER

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5406

Prepared : 7/3/25 11:56 AM CST

Crop Year : 2025

Operator Name : G DANIEL ROOSE
CRP Contract Number(s) : 12069
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
509.40	475.14	475.14	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	382.02		0.00		93.12	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	376.08	73.82	154	
Soybeans	0.00	19.30	0	
TOTAL	376.08	93.12		

NOTES

Tract Number : 2154

Description : 9216 S1/2NE1/4 & S1/2S1/2NW1/4 s7N
FSA Physical Location : IOWA/BUTLER
ANSI Physical Location : IOWA/BUTLER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GEORGETTE - GEORGETTE BAUMAN REV TRUST BAUMAN
Other Producers : TERRI L ROOSE
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.00	114.52	114.52	0.00	0.00	0.00	0.00	0.0

USDA

IOWA
BUTLER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5406
Prepared : 7/3/25 11:56 AM CST
Crop Year : 2025

Tract 2154 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	114.52	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	114.52	0.00	154
TOTAL	114.52	0.00	

NOTES

Tract Number : 2155
Description : 9217 S1/2SE1/4 s11
FSA Physical Location : IOWA/BUTLER
ANSI Physical Location : IOWA/BUTLER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DUANE BAUMAN TRUST
Other Producers : TERRIL ROOSE
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.62	72.34	72.34	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.34	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	72.34	0.00	154
TOTAL	72.34	0.00	

NOTES

USDA

IOWA
BUTLER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5406
Prepared : 7/3/25 11:56 AM CST
Crop Year : 2025

Tract Number :
Description :
FSA Physical Location : IOWA/BUTLER
ANSI Physical Location : IOWA/BUTLER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
			0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		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		0.00	
TOTAL		0.00	

NOTES

Tract Number : 8231
Description : E1/2NE1/4 s26 & W1/2NW1/4 s25 Pittsford
FSA Physical Location : IOWA/BUTLER
ANSI Physical Location : IOWA/BUTLER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : GEORGETTE - GEORGETTE BAUMAN REV TRUST BAUMAN, DUANE BAUMAN TRUST
Other Producers : TERRI L ROOSE
Recon ID : 19-023-2017-102

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
235.66	209.16	209.16	0.00	0.00	0.00	0.00	0.0

USDA

IOWA
BUTLER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5406
Prepared : 7/3/25 11:56 AM CST
Crop Year : 2025

Tract 8231 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	116.04	0.00	93.12	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	110.10	73.82	154
Soybeans	0.00	19.30	0
TOTAL	110.10	93.12	

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, public housing status, or receipt or nonreceipt for prior civil rights activity, in any program or activity conducted or funded by USDA (not all prohibitions apply to all programs). Remedies and complaint filing deadlines vary by program or activity.

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 <http://www.usda.gov/ProgramDiscriminationComplaint> and at any USDA office or write a letter addressed to USDA and provide it to the Director or the Assistant Secretary for Civil Rights. 1400 Independence Avenue SW Washington, DC 20250-9410. (2) Fax: (202) 690-7442 or (3) Email: usda.nondiscrimination@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Legend

- ☐ Non-Cropland
- ☐ Cropland
- ☐ CRP
- ☐ Tract Boundary
- ☐ Iowa FLEIS
- ☐ Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 209.16 acres

2025 Program Year

Map Created April 10, 2025

Farm 5406

Tract 8231

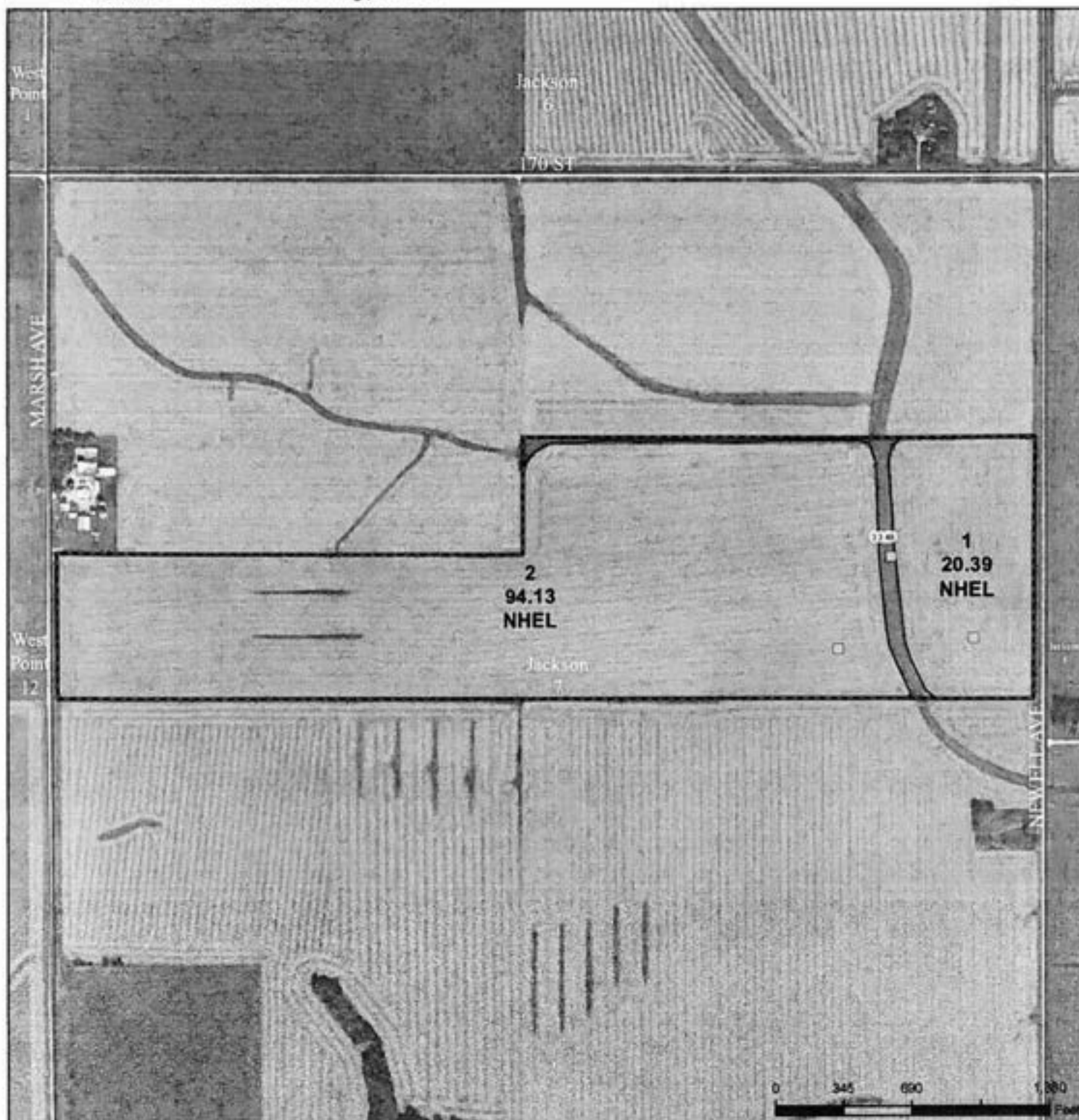
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CRA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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United States
Department of
Agriculture

Butler 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: 114.52 acres

2025 Program Year

Map Created April 10, 2025

Farm 5406

Tract 2154

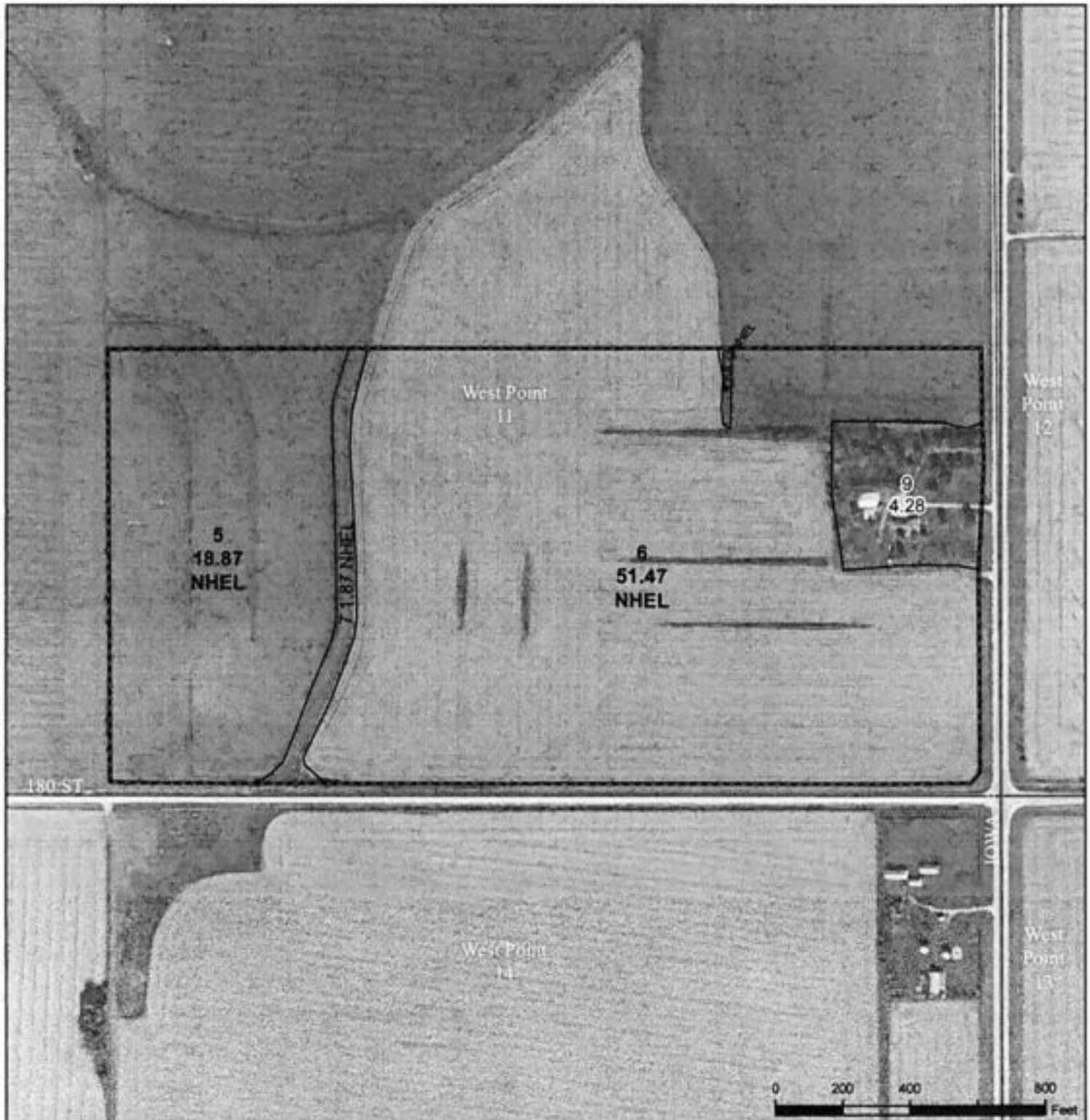
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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United States
Department of
Agriculture

Butler County, Iowa



Legend

- ☐ Non-Cropland
- ☐ CRP
- ☐ Iowa FLES
- ☐ Cropland
- ☐ Tract Boundary
- ☐ Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 72.34 acres

2025 Program Year

Map Created April 10, 2025

Farm 5406

Tract 2155

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CRP-1 (05-05-25)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 023	2. SIGN-UP NUMBER 50
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 12069	4. ACRES FOR ENROLLMENT 93.12
		6. TRACT NUMBER 8231	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BUTLER COUNTY FARM SERVICE AGENCY 310 ALLAN ST ALLISON, IA50602-7774		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2032	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 267-2777		8. SIGNUP TYPE: SAFE - Iowa Pheasant Recovery SAFE	

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 271.54	10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment	\$ 25,286.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment	\$	8231	0036	CP38E-12	5.00
(Item 9C is applicable only when the first year payment is prorated.)		8231	0040	CP38E-4D	88.12
		E. Total Estimated Cost-Share \$ 0.00			

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) P. J. BARNES, JR. C/O. FWS B. 42292 1121 S. ALLEN ST. CLARKE, IA50602-7774	(2) SHARE 75.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BARNES, P. J. C/O. FWS B. 42292 1121 S. ALLEN ST. CLARKE, IA50602-7774	(2) SHARE 25.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

Non-Discrimination Statement: 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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 <https://www.usda.gov/easerc/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, Mail Stop 9410, 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, title 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 September 26th, 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 held at the office of the sellers attorney(s).

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- Sellers to furnish notification to the tenant, and Farm shall be transferred free of lease and shall be open to farm or rent for the 2026 growing season. CRP contracts shall be succeeded by the buyers unless otherwise agreed upon.

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.

[illegible]

As a buyer you have two objectives to accomplish:

- ### AVOID OVER & UNDER BIDDING

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.



SCAN TO SEE
MY LISTINGS



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