

57 +/- ACRE

Prime Tillable Acreage

ONLINE ONLY AUCTION
NOVEMBER 12th • 1:00PM CST



Highway 52 North
Decorah, IA 52101



Midwest
Lifestyle
Properties



Midwest Lifestyle
Auctions

563.380.0510 • hameleauctions.com



CONTENTS:

1. Flyer
2. How to bid
- 3-10. Maps & Tax Report
- 11-14. Terms & Conditions
- 15-16. Addenda to T&C
17. Buyer registration

ONLINE AUCTION

AUCTION PREVIEW:
BY APPOINTMENT

TYPE

TILLABLE

ACRES

57+/-



56.92 +/- Acres

Hwy 52 North, Decorah, IA 52101

Tillable • Acreage • Potential

57± acres of productive farmland in Winneshiek County, conveniently located near Decorah. Featuring a 72.5 CSR2 rating, paved road access, and development potential.



How to Register & Bid

Your step-by-step guide to online auctions

START HERE:

hameleauctions.hibid.com

1



CREATE AN ACCOUNT OR LOG IN

Select "Create Account" at the top, enter your email and click continue follow the prompts to verify your email and create an account. Already have a Hibid account? Log in.

2



REGISTER TO BID

Select "Register to Bid". Complete the requested information, add a payment method and agree to auction terms. Submit your registration and make contact to sign the terms and conditions.

3



TERMS & CONDITIONS

Once you sign the terms & conditions you will be allowed to place your bids.

4



PLACE & CONFIRM YOUR BID

Click the bid button, enter your amount, review it carefully and confirm. Check your bid status to see whether you are winning or have been outbid.

5



WATCH THE CLOSE & CHECK YOUR EMAIL

Follow as bidding ends. Increase your bid as needed



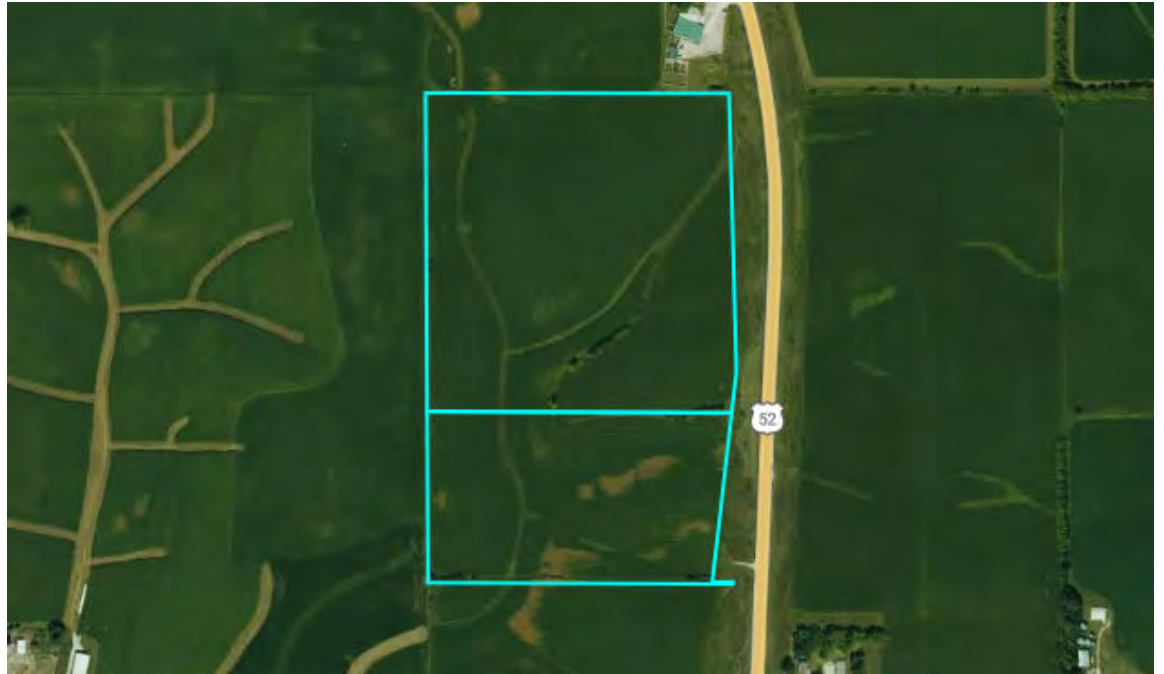
BIDDING TIP: SET A MAX BID

Enter the highest bid you are willing to place. Hibis bids automatically as needed, up to your limit. Budget for buyer's premium.

Register early • Review bids before confirming

Gpa Jack Farm Auction

Winneshiek County, IA



Property Overview

Winneshiek County, IA

57.2 Acres, 2 Boundaries



Property Overview - Parcel

Winneshiek County, IA

19.45 Acres, Boundary 1 of 2



Winneshiek County, IA Township: 099N	Locations 28 99N 8W	Courthouse Acres 19.24	Parcel # 072830000200
Owner 1 JOHN C HEADINGTON	Owner 2 KARA L HEADINGTON	Owner Address 510 WASHINGTON ST DECORAH IA 521012205	Property Address -
Total Assessed Value \$45,660	Assessed Land Value \$45,660	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL	Legal Description N 1/2 SW SW		

Property Overview - Parcel

Winneshiek County, IA

37.71 Acres, Boundary 2 of 2

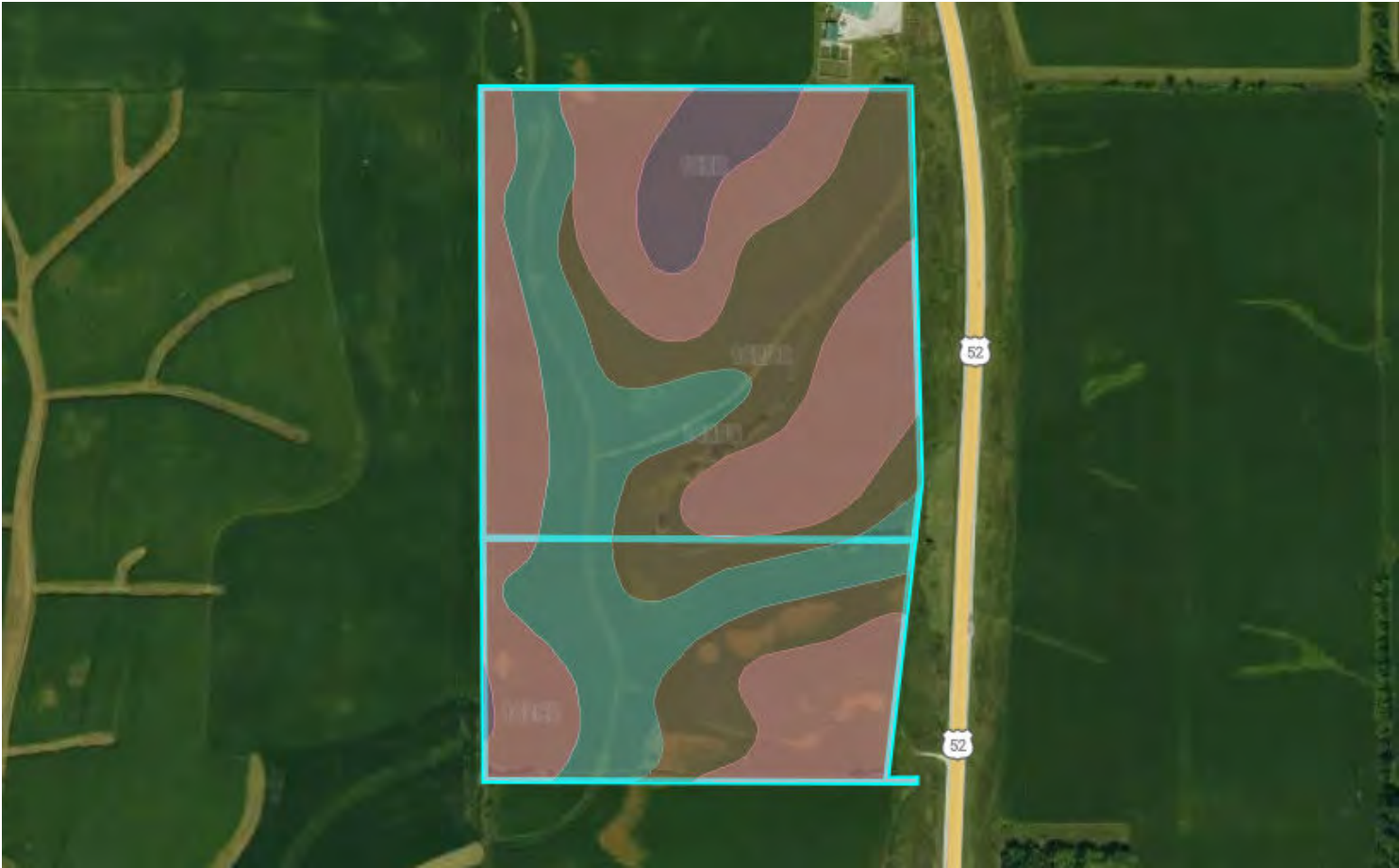


Winneshiek County, IA Township: 099N	Locations 28 99N 8W	Courthouse Acres 37.68	Parcel # 072830000100
Owner 1 JOHN C HEADINGTON	Owner 2 KARA L HEADINGTON	Owner Address 510 WASHINGTON ST DECORAH IA 521012205	Property Address -
Total Assessed Value \$90,550	Assessed Land Value \$90,550	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL		Legal Description NW SW	

Soils

Winneshiek County, IA

57.2 Acres, 2 Boundaries



81.7/100 NCCPI

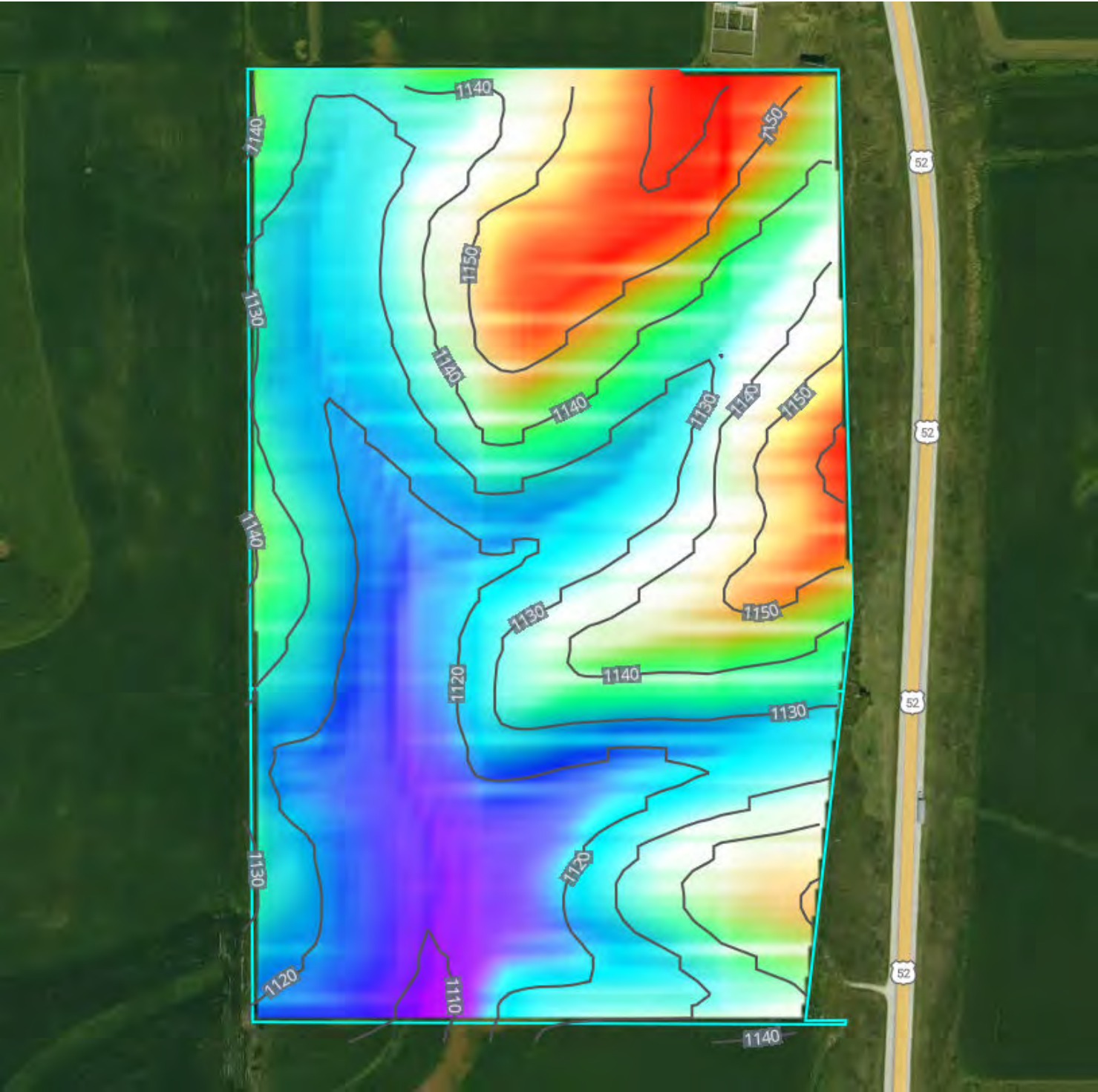
72.5/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	NCCPI
●	162...	Downs silt loam, 5 to 9 percent slopes, moderately eroded	41.7%	23.8	3e	--	80	85.2
●	162...	Downs silt loam, 9 to 14 percent slopes, moderately...	28.0%	16	3e	--	54	81.4
●	1489B	Lawson-Ossian complex, 0 to 4 percent slopes	24.6%	14.1	2w	--	77	74
●	162B	Downs silt loam, 2 to 6 percent slopes	5.7%	3.2	2e	--	90	90.3

Elevation

Winneshiek County, IA

57.2 Acres, 2 Boundaries

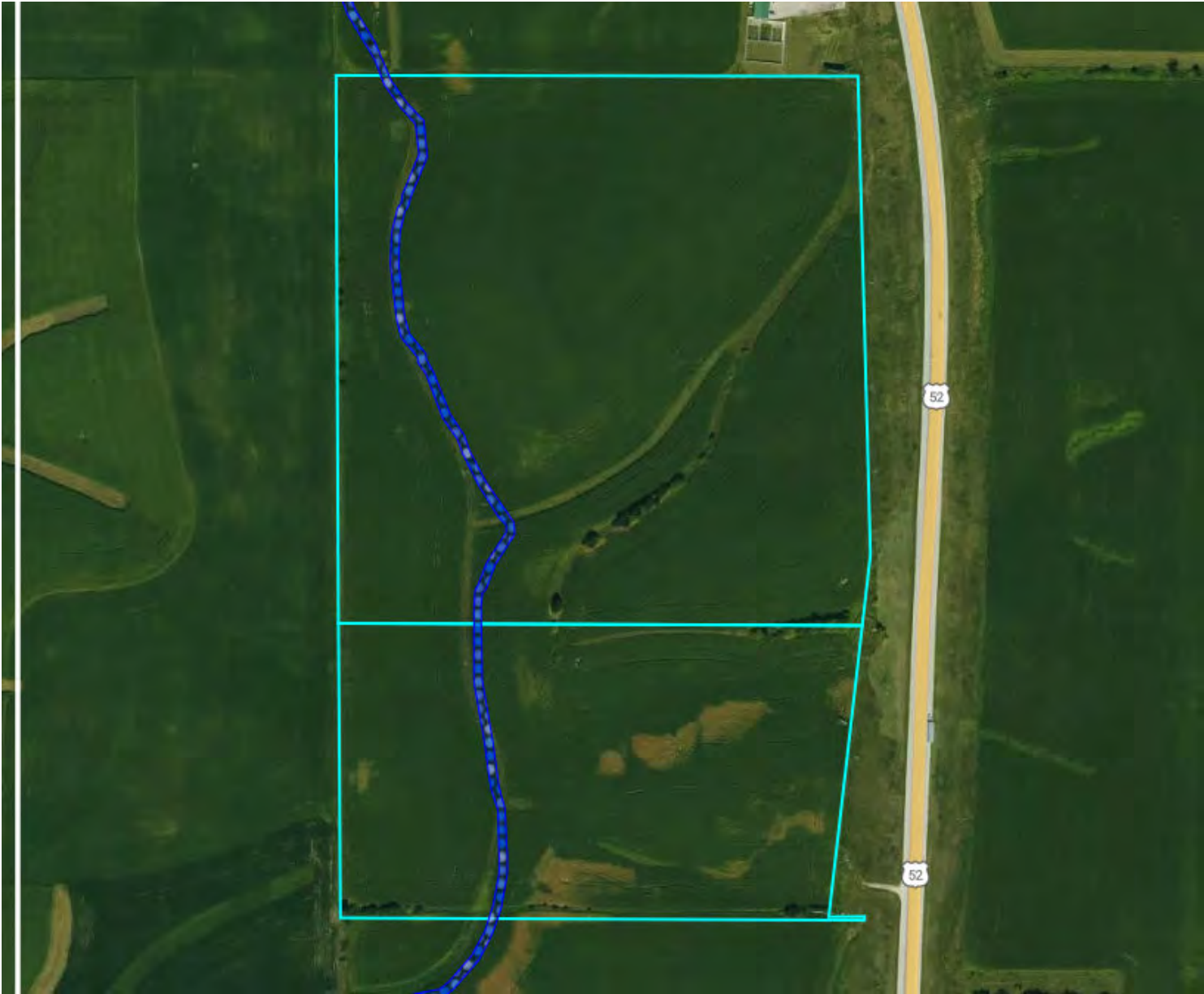


Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 55.2 feet	Min: 1108.1 feet	Max: 1163.3 feet
		Slope: 6%	Min: 0.1%	Max: 15.7%

Flood (FEMA Report)

Winneshiek County, IA

57.2 Acres, 2 Boundaries



Flood Zone Hazard

- 500-year flood plain (.2% annual chance)
- 100-year flood plain (1% annual chance)
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

Historical Imagery

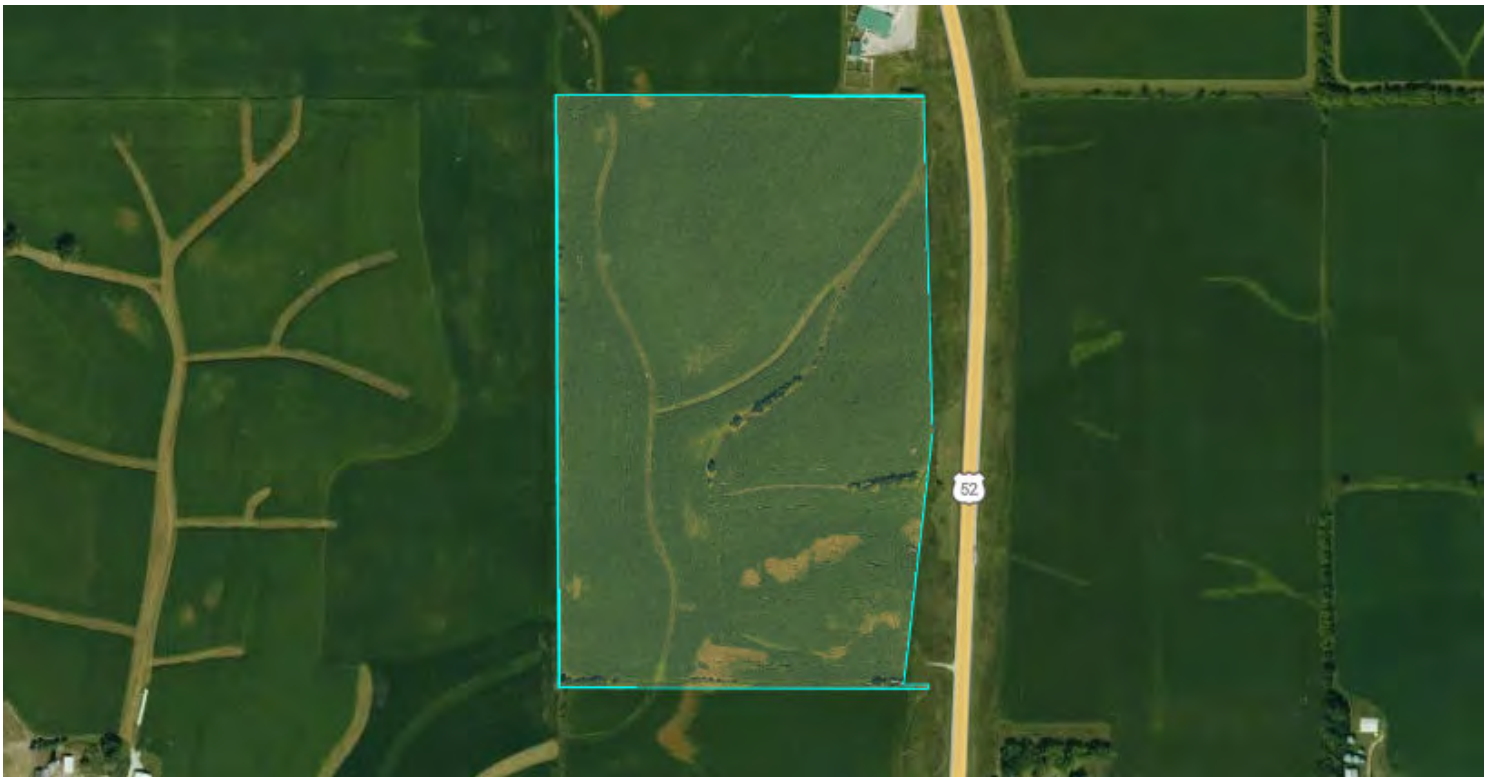
Winneshiek County, IA

57.2 Acres, 2 Boundaries

2025



2023



UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
Midwest Lifestyle Auctions
426 2nd Ave S Onalaska, WI 54650
608-399-1013

REAL ESTATE AUCTION TERMS AND CONDITIONS
Without Buyer's Premium

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 56.92+/- acres Town of Canoe Winneshiek County Iowa tax parcels 072830000200 and 07283000010 These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & Midwest Lifestyle Auctions ("Auctioneer") has been appointed by John C Headington Estate—Kara Headington PR("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of 10% of final bid per auction lot. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before December 14th 2026 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control.

Time is of the essence. The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & Midwest Lifestyle Auctions may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & Midwest Lifestyle Auctions or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Iowa. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Iowa. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Winneshiek County, Iowa.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: _____

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR
TITLE DEED**

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Online Only
Auction 56.92 acres Town of Canoe Winneshiek County IA.
Nov 12th 2026 1pm

To Register: Bidders will register, and purchase property(s) as follows:

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Personal Reps Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$5,000 nonrefundable down payment along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before December 14th 2026. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. 10% of High Bid Price nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice. Title Company will also hold the nonrefundable down payment.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close November 12th 2026 with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject

to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. 10% of High bid price nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before December 14th 2026.

- **Auction Lot**: 56.92+/- acres tax ids 072830000200 and 0728300001000

Tillable: Tenant has right to get crops off and no rent prorations. Open after crops are harvested.

Proration of Taxes: will be based off 2025 net tax bills.

Bidders with No Internet: Bidders can register with Auction Company for bidding on the property and Auction Company on the direction of the registered bidder will enter the bids for those bidders. Communication of bids can be done either by phone or in person.

Broker Participation: Auction Company to pay 1% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than November 10th 2026 12:00pm to curtheadington@uchuntingproperties.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. One registered buyer per agent.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated November 12th 2026.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Buyer's Registration Form for Co-Broking Agents

Online Auction Ending 11-12-26 1:00pm

56.92+/- Acres Town of Canoe Winneshiek County, IA

Terms: A 10% of High Bid per auction lot non-refundable down payment w/signed offer to purchase w/no contingencies from registered high bidder. High Bid subject to seller confirmation within 48hrs of auction ending. As Is No Warranties. Closing to be on or before December 14th 2026. For more info please email Curt Headington, Midwest Lifestyle Auctions Agent will receive a 1% Co-Broke commission of high bid for a successful closing for pre- registered bidders. One registered buyer per agent.

Name of Prospective buyer(s)_____

Agent's Name_____

Broker's Name_____

Type of Agency: Seller Buyer

Date(s) Buyer(s) viewed property_____

Buyer_____

Date_____

Buyer_____

Date_____

Agent_____

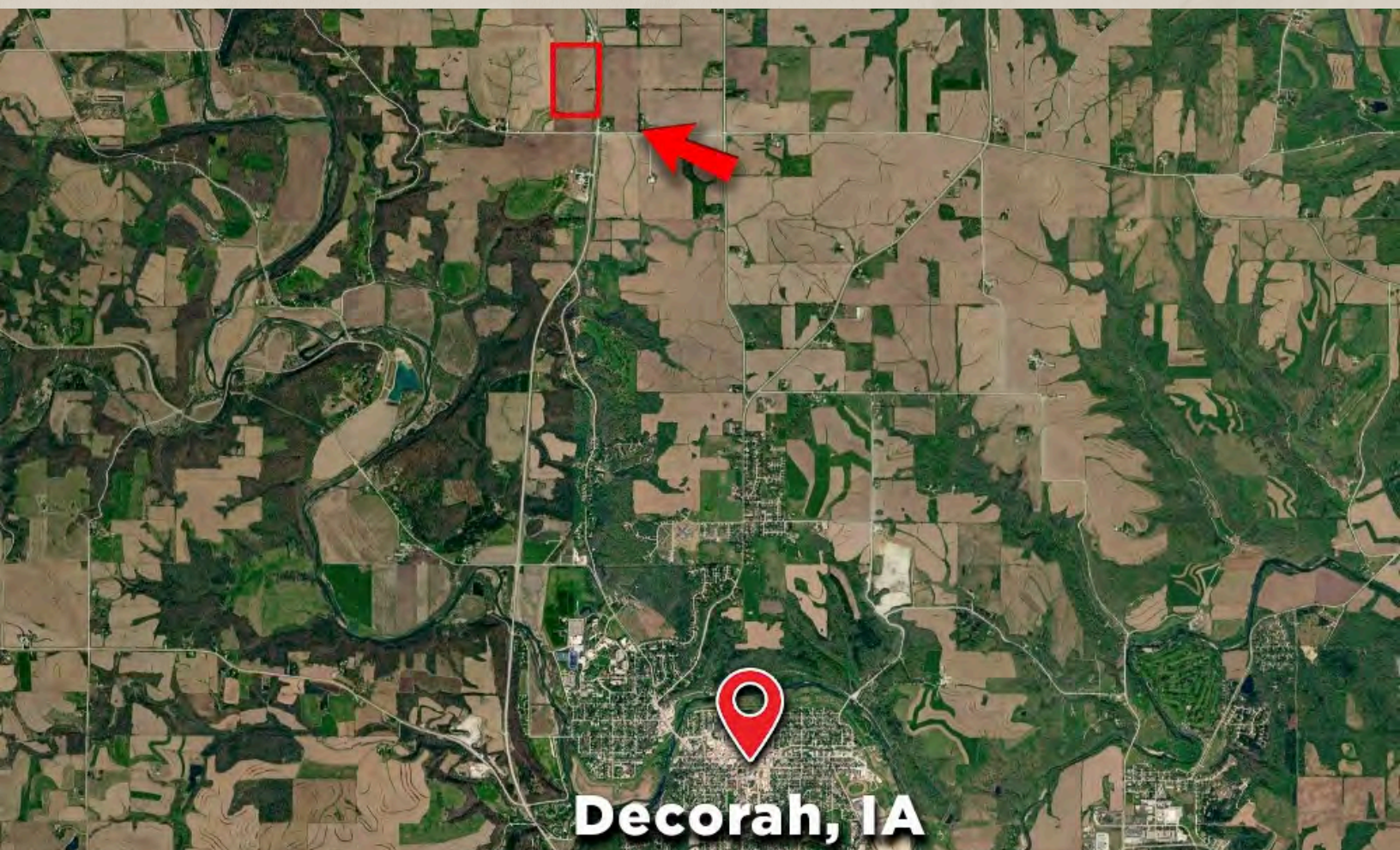
Date_____

Form must be completed and email to Midwest Lifestyle Auctions email
curtheadington@uchuntingproperties.com or by noon on Nov 10th 2026 by noon to receive your co-broke commission.



PROPERTY HIGHLIGHTS

- ✓ 57 +/- Acres in Winneshiek County
- ✓ Productive farm ground with 72.5 CSR2 rating
- ✓ 5 Miles from Decorah
- ✓ Developement potential
- ✓ Paved road access



ONLINE ONLY AUCTION

BID AT [HAMELEAUCTIONS.HIBID.COM](https://hameleauctions.hibid.com)