

LAND AUCTION

154 Acres Palo Alto County Section 26 Independence Township

Great looking gently rolling farm

Wednesday - December 14, 2022 - 10:00 am

Fenton Legion Community Center, 721 Maple Street, Fenton, Iowa

Legal: Northwest Quarter (NW1/4) of Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-one (31), Palo Alto County, Iowa, containing 154 acres, more or less.

Description: The Gappa farm is a mostly tillable, highly productive farm in northeast Palo Alto County. The farm contains 143.67 FSA crop acres in one large field. A 5.02-acre grove with older buildings is located on the west side of the farm. The farm is located in Joint Drainage District #1 with several tile providing drainage outlets. The farm is bordered on the west by 560th Avenue and on the north by 310th Street.

Soils: Canisteo, Clarion, Okoboji, Nicollet **CSR2 81.3**

FSA Information		Cropland acres	143.67
Corn Base acres	76.39	Soybean Base acres	67.28
Corn PLC Yield	151	Soybean PLC Yield	45

RE Taxes: \$4642 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day with signing of the contract.
The balance will be due at close January 25, 2023.

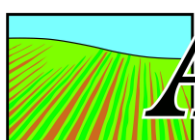
Possession: At close, subject to balance of the 2022 lease.

The Gappa farm is available for the 2023 season.

Broker's Note: The ACRE Co. is pleased to be selling the Gappa family farm at public auction. This attractive farm would be a great addition to any farming operation. The farm has been tilled and is ready for the new operator for the 2023 season. We look forward to seeing you in Fenton on sale day!

To arrange to bid by phone, contact The ACRE Co.

*For more information
call Chuck Sikora 712-260-2788*



ACRE CO
Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com



Seller:

Bernadine Gappa Family

Attorney: Chris Bjornstad
Cornwall, Avery, Bjornstad & Scott,
Spencer, IA

Jon Hjelm, ALC 712-240-3529

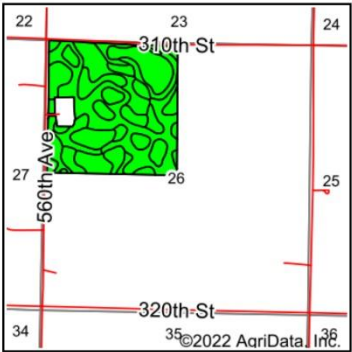
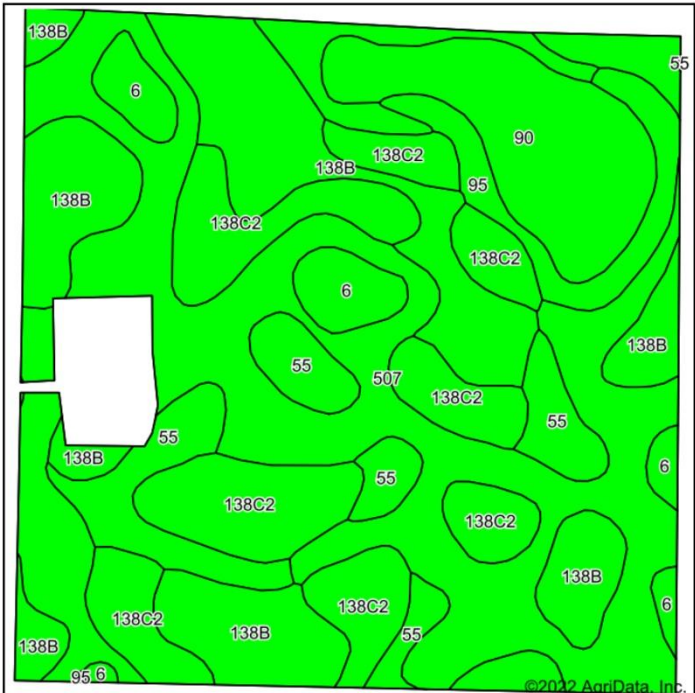
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best !

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

Soils Map

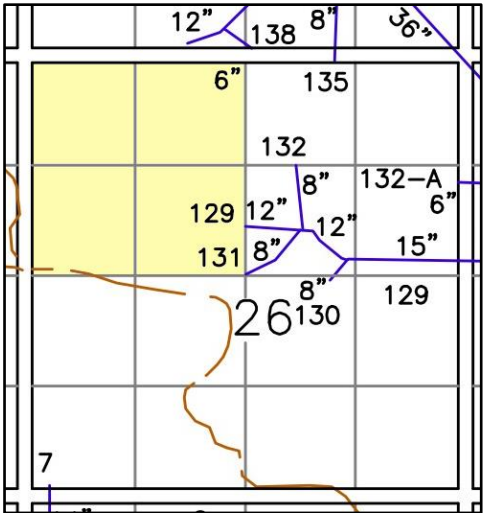
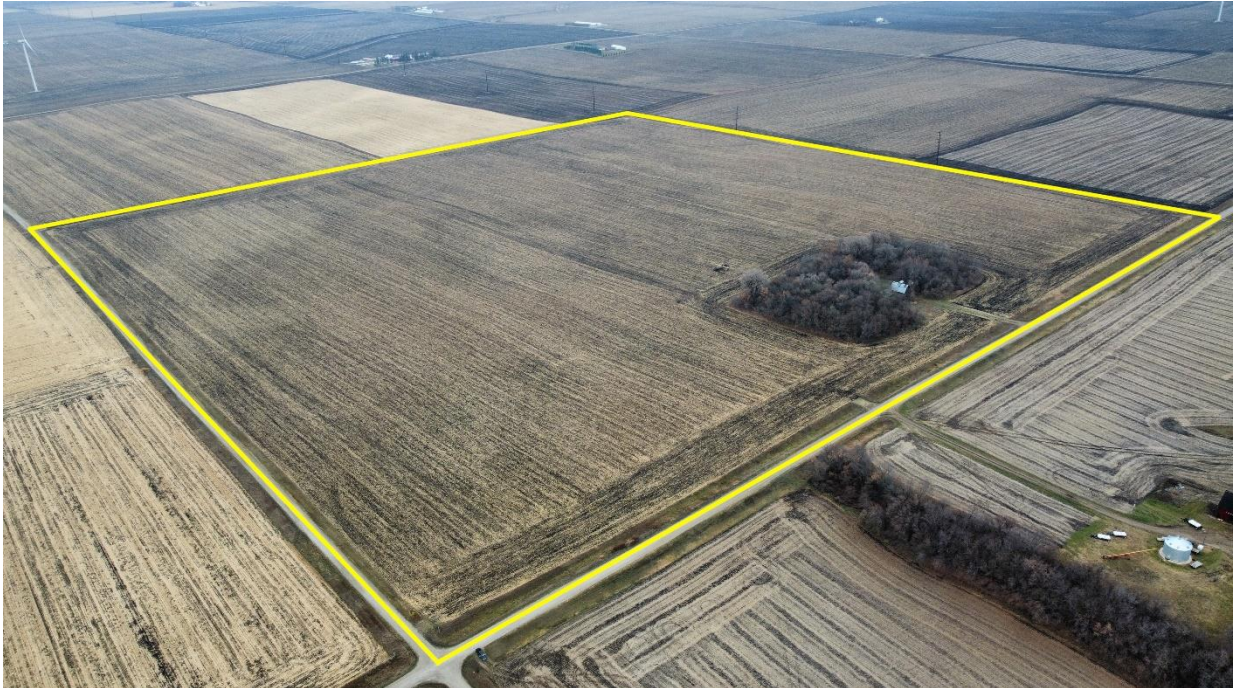


State: Iowa
County: Palo Alto
Location: 26-97N-31W
Township: Independence
Acres: 143.67
Date: 11/9/2022



Soils data provided by USDA and NRCS.							
Area Symbol: IA147, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	48.29	33.6%		IIw	84	74
138B	Clarion loam, 2 to 6 percent slopes	32.03	22.3%		Ile	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	27.22	18.9%		IIle	83	58
90	Okoboji mucky silt loam, 0 to 1 percent slopes	12.93	9.0%		IIlw	55	59
55	Nicollet clay loam, 1 to 3 percent slopes	12.39	8.6%		Iw	89	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.59	3.9%		IIlw	59	54
95	Harpis clay loam, 0 to 2 percent slopes	5.22	3.6%		IIw	72	59
Weighted Average					2.23	81.3	69.6

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



District Tile Map
Joint District #1
Palo Alto/Kossuth County

Selling Iowa's Best
Farmland

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