LAND AUCTION

Wednesday - August 27, 2025 - 10:00 am

American Legion Post 162, 212 West Robins Avenue, Graettinger, IA

Tract 1 - 40 Acres m/l Section 33 Walnut Township

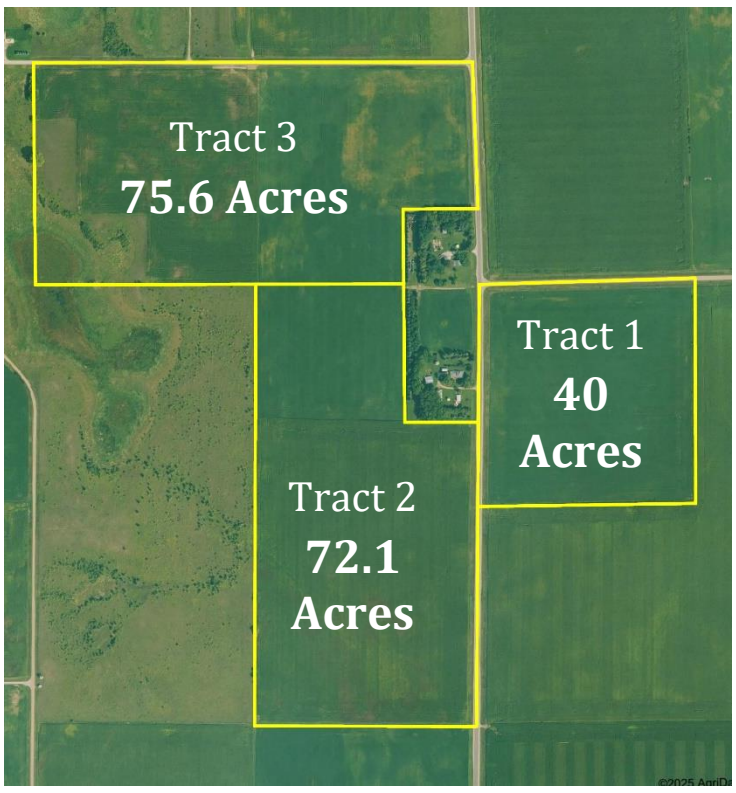
Legal Description: NW1/4 NW1/4 Section 33-97-33.
Description: A great looking, all tillable, nearly level farm with 36.08 crop acres in one field. A district tile crosses the farm. A district tile improvement project has been proposed and is pending. The farm is bordered by Highway 4 on the west and 320th Street on the north.
Soils: Nicollet, Clarion, Wester, Canisteo **CSR2 88.1**
RE Taxes: $1264 annually

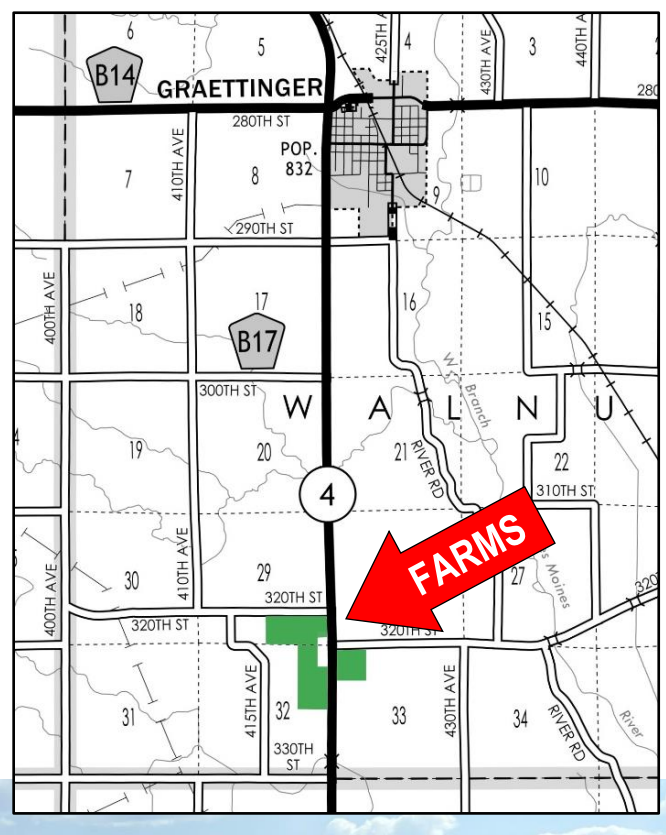
Tract 2 - 72.1 Acres m/l Section 32 Walnut Township

Legal Description: E1/2 NE1/4 Section 32-97-33, except two tracts.
Description: An attractive, all tillable, nearly level farm with 70.1 crop acres (est) in one field. A 12" district tile crosses the southwest part of the farm providing a drainage outlet. Highway 4 borders the east side of the farm.
Soils: Clarion, Nicollet, Webster, Rolfe **CSR2 86.6**
RE Taxes: $2402 annually (est)

Tract 3 - 75.6 Acres m/l Section 29 Walnut Township

Legal Description: S1/2 SE1/4 Section 29-97-33, except an acreage.
Description: A good looking, all tillable farm with 72.9 (est) crop acres in one field, including 30.92 acres of CRP in 2 contracts from 2025-2035. The farm is bordered by 320th Street on the north and Hwy 4 on the east.
Soils: Nicollet, Clarion, Clarion-Estherville, Rolfe, Webster, Canisteo **CSR2 73.5**
RE Taxes: $2084 annually





Method of Sale: Successful bidder will have the choice of the three tracts or a combination of the tracts. The auction will continue until all tracts are sold.
Terms: Ten percent down sale day, balance due at close November 12, 2025. Real Estate taxes will be prorated to January 1, 2026. The Sellers will keep the rent for this crop season. The Buyer of Tract 3 will receive 100% of the October 2026 CRP payment and all future CRP payments. All three tracts are subject to a Wind Lease Agreement. Contact The ACRE Co. for details.
Possession: At close, subject to a cash lease for the 2025 crop season.
The farm is available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling these three quality tracts of farmland for Dobbins family at public auction. Land Buyers, here is a great opportunity to purchase a small tract or add a larger number of acres to your land holdings. These three tracts have a great location south of Graettinger on Hwy 4, close to grain and ethanol markets in Graettinger, Emmetsburg, or Estherville.
We look forward to seeing you in Graettinger on sale day!

ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529

Chuck Sikora 712-260-2788
Jon Hjelm, ALC 712-240-3529
Joe Laubenthal 515-368-3815

Seller: Dobbins Family
Attorney: Michael Gabor
Buchanan, Bibler, Gabor & Meis, Emmetsburg, IA

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.

PALO ALTO COUNTY LAND AUCTION

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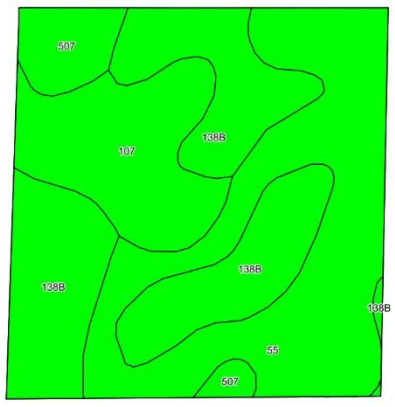
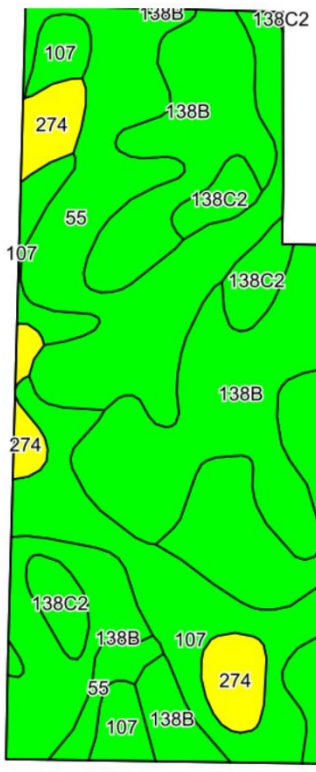


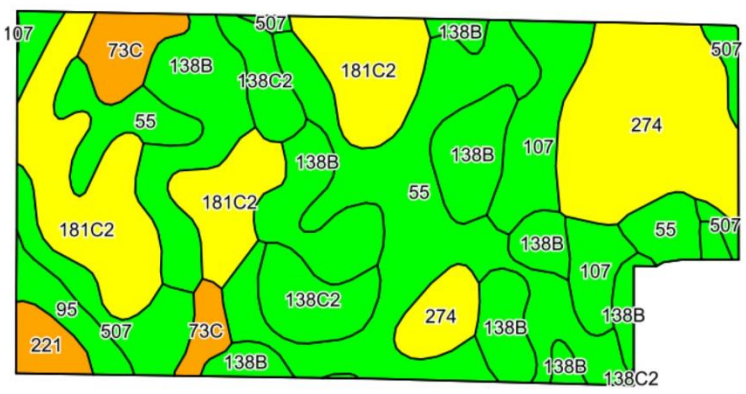
Tract 1 - 40 Acres Section 33 Walnut Township

Code	Soil	Acres	CSR2
55	Nicollet clay loam, 1 to 3 percent slopes	13.85	89
138B	Clarion loam, 2 to 6 percent slopes	13.27	89
107	Webster clay loam, 0 to 2 percent slopes	6.65	86
507	Canisteo clay loam, 0 to 2 percent slopes	2.31	84
	Weighted Average		**88.1**



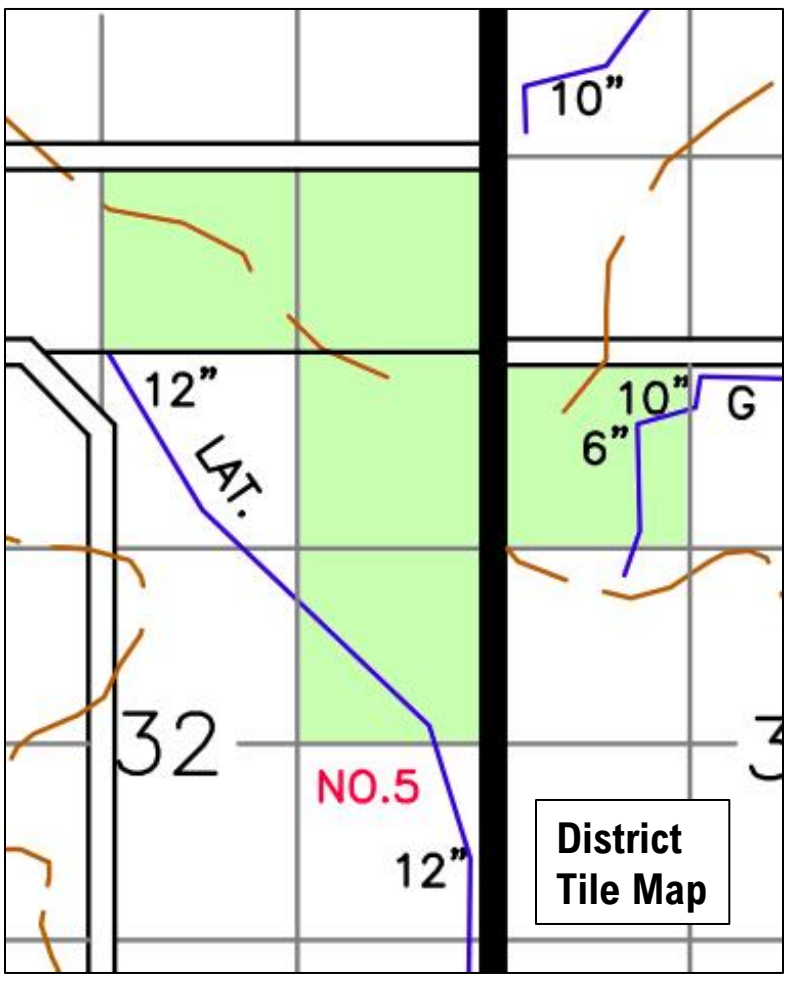
Tract 2 - 72.1 Acres Section 32 Walnut Township

Code	Soil	Acres	CSR2
138B	Clarion loam, 2 to 6 percent slopes	27.79	89
55	Nicollet clay loam, 1 to 3 percent slopes	23.28	89
107	Webster clay loam, 0 to 2 percent slopes	12.05	86
274	Rolfe silt loam, 0 to 1 percent slopes	3.59	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.39	83
	Weighted Average		**86.6**



Tract 3 - 75.6 Acres Section 29 Walnut Township

Code	Soil	Acres	CSR2
55	Nicollet clay loam	17.66	89
138B	Clarion loam, 2 to 6 percent slopes	14.72	89
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	12.44	49
274	Rolfe silt loam, 0 to 1 percent slopes	10.43	57
107	Webster clay loam, 0 to 2 percent slopes	4.84	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.96	83
507	Canisteo clay loam, 0 to 2 percent slopes	3.62	84
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	2.66	31
95	Harps clay loam, 0 to 2 percent slopes	1.42	72
221	Klossner muck, 0 to 1 percent slopes	1.15	32
	Weighted Average		**73.5**



Additional private tile maps available to view on The ACRE Co. website

FSA Information
Tracts Combined

Cropland Acres	182.42*
Corn Base Acres	118.1
Corn PLC Yield	140.0
Soybean Base Acres	54.2
Soybean PLC Yield	37.0
CRP: 10.1 acres @ $291.60/acre	2025-2035
20.82 acres @ $243/acre	2025-2035

**includes a small tract not included in sale*

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