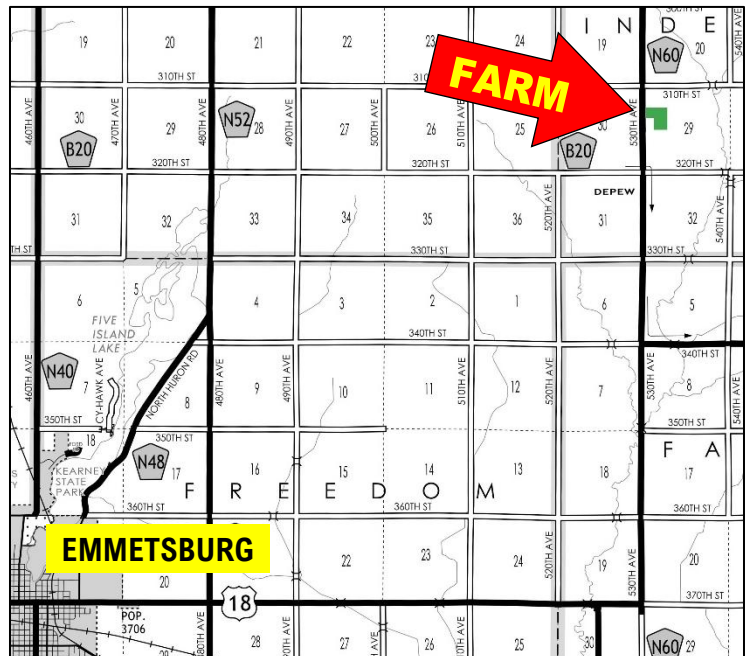


LAND FOR SALE BY BID

31.2 Acres Palo Alto Co. Section 29 Independence Township

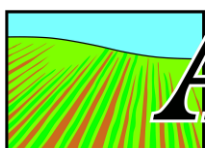


BID BY WEDNESDAY, SEPTEMBER 16



Top quality very gently rolling inside all tillable farm
30 crop acres - Nicollet, Webster, Canisteo, Clarion soils - Average CSR2 87.4
Land Buyers, here is a chance to purchase a high-quality smaller farm to add to your operation, or great opportunity for a young farmer to get started.

Contact The ACRE Co. for more information and to place your bid!



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com

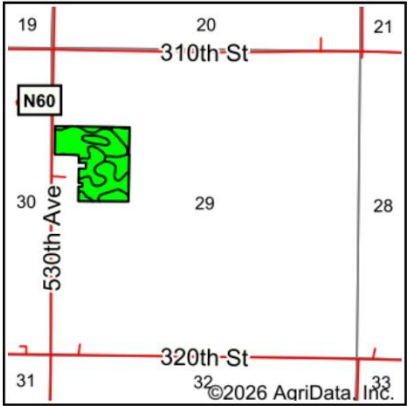
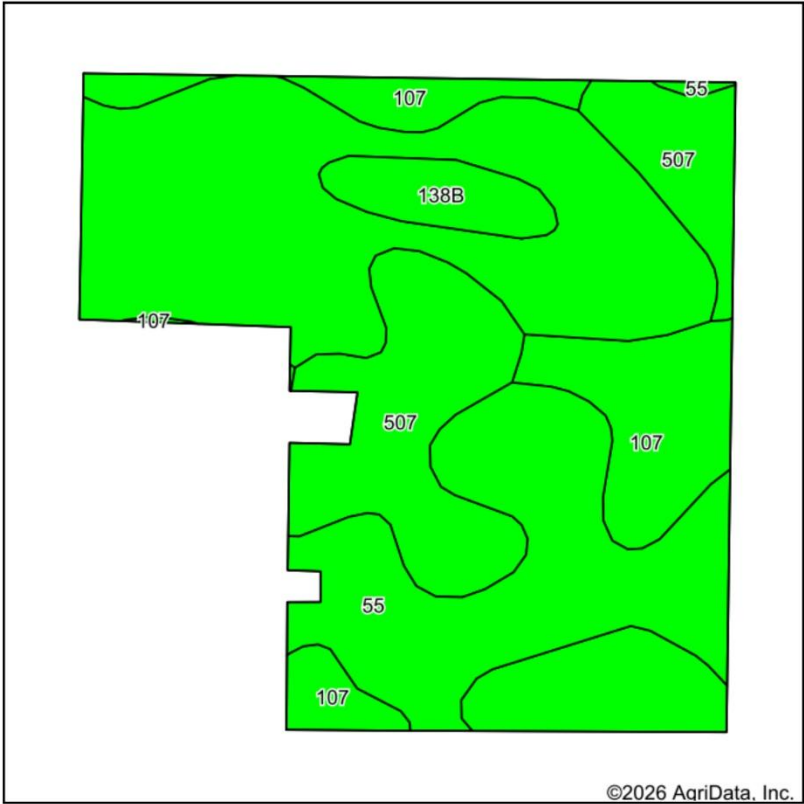
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

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: 29-97N-31W
Township: Independence
Acres: 30
Date: 8/25/2026



Area Symbol: IA147, Soil Area Version: 32							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	16.91	56.4%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	6.18	20.6%		Ilw	86	79
507	Canisteo clay loam, 0 to 2 percent slopes	5.73	19.1%		Ilw	84	74
138B	Clarion loam, 2 to 6 percent slopes	1.18	3.9%		Ile	89	76
Weighted Average					1.44	87.4	80.7



FSA Information (combined with adjoining land)

Crop acres 31
Corn Base acres 18.28 Corn PLC Yield 183
Soybean Base acres 10.29 Soybean PLC Yield 46

RE Taxes: \$1028 annually

Terms: Bids must be submitted by September 16, 2026. The bidding process will be determined by the auctioneers. Successful Bidder will pay 10 percent down. Balance due at close October 20, 2026.

Possession: At close. Possession is subject to a cash lease through the 2027 crop season.



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