

LAND AUCTION

225 Acres Hardin County Section 16 Etna Township



Wednesday - October 28, 2026 - 10:00 am

Sale Site: Ackley Recreation Club, 902 8th Avenue, Ackley, IA

Legal: A tract in S1/2 N1/2 and N1/2 S1/2 Section 16-89-19, Hardin County, Iowa. Exact legal will be taken from the abstract and is available upon request.

Description: The Petty farm is an attractive very gently rolling all tillable farm. The farm contains 222.77 FSA crop acres including 1.9 acres in CRP. The farm contains reputation soils with top ratings. The farm is in 3 drainage districts with multiple outlets. U Avenue borders the farm on the east. The west part of the farm is bordered on the north by County Hwy D15 and on the west by T Avenue.

Soils: Nicollet, Clarion, Webster-Nicollet, Canisteo, Webster, Harps-Okoboji, Coland-Terril **CSR2 87.9**



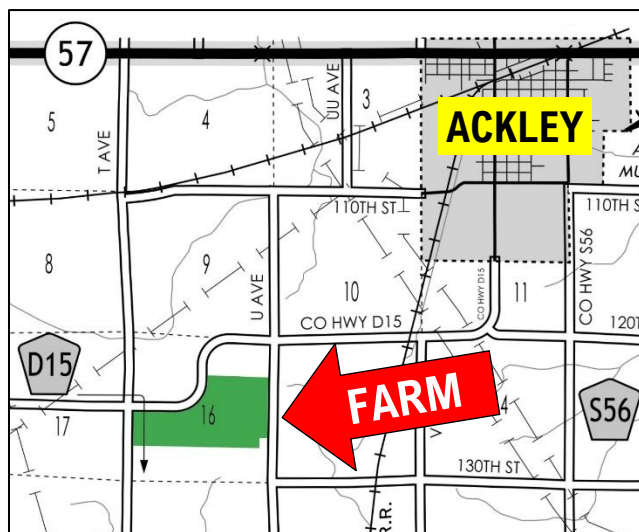
FSA Information

Cropland Acres	222.77
Corn Base Acres	168.1
Corn PLC Yield	176
Soybean Base Acres	35.1
Soybean PLC Yield	50
CRP: 1.9 acres @ \$213/ac 2020-2030	

RE Taxes: \$8968 annually. Real Estate Taxes will be prorated to January 1, 2027.

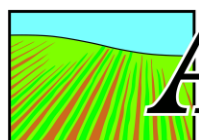
Terms: 10 percent down sale day, the balance will be due at close on or before December 9, 2026.

Possession: At close, subject to the balance of the 2026 lease. The Petty farm is available for 2027.



Broker's Note: The ACRE Co. is pleased to be selling this top caliber Hardin County farm for the W.M. Petty Trust. Land Buyers, check out this prime 87.9 CSR2-rated farm. Large contiguous all tillable tracts like this are hard to find. This farm will make an outstanding ag land investment.

See you in Ackley on sale day!



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com

Seller:

W.M. Petty Testamentary Trust

Attorney: Brett Redenbaugh
Redenbaugh & Mohr Law Offices
Storm Lake, IA

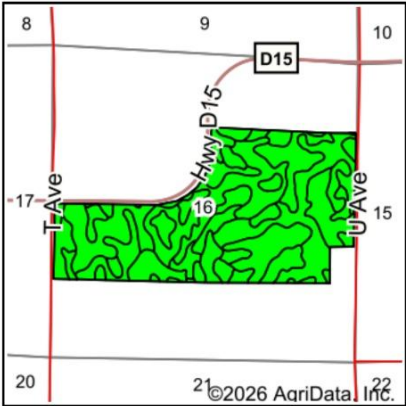
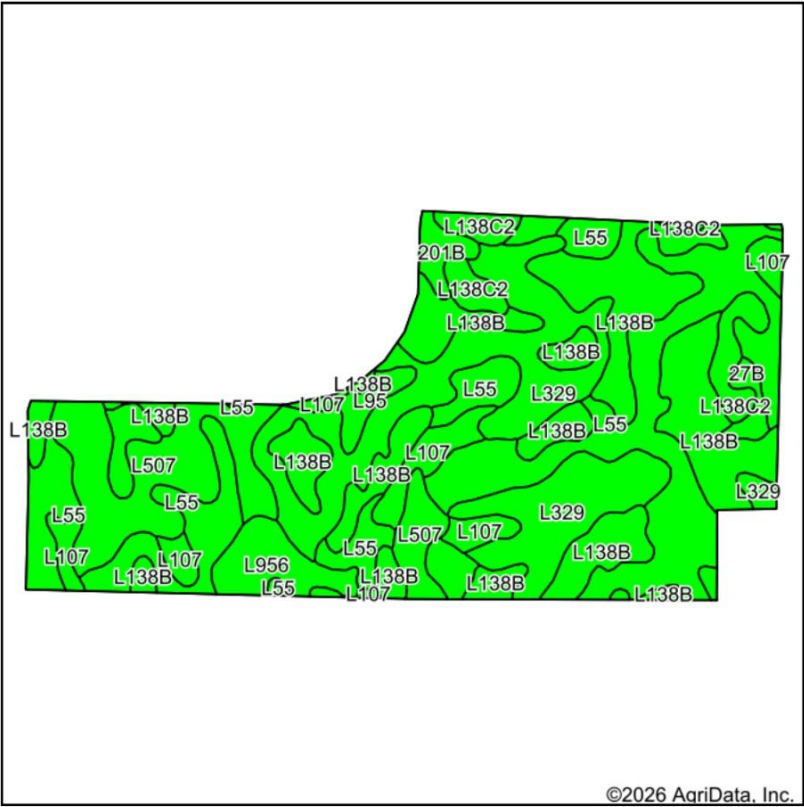
Auctioneers

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788

Watch the auction LIVE on our website.
Phone bidding available.

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: **Hardin**
Location: **16-89N-19W**
Township: **Etna**
Acres: **222.76**
Date: **9/10/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 32							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	62.99	28.2%		Ie	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	55.39	24.9%		Ile	88	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	44.52	20.0%		Ilw	89	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	24.91	11.2%		Ilw	87	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.87	5.3%		Ilw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.62	3.9%		Ille	83	
L956	Harps-Okoboiji complex, Bemis moraine, 0 to 2 percent slopes	7.03	3.2%		Ilw	69	
201B	Coland-Terril complex, 2 to 5 percent slopes	2.75	1.2%		Ilw	80	69
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.66	1.2%		Ilw	75	
27B	Terril loam, 2 to 6 percent slopes	2.02	0.9%		Ile	87	84
Weighted Average					1.76	87.9	*_



Selling Iowa's Best !

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