

THURSDAY, AUGUST 10TH, 2023 • 1:00PM  
MAC CENTER • MANSON, IA

# LAND AUCTION

POCAHONTAS COUNTY, IA • 113.92 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)



# LAND AUCTION

**POCAHONTAS COUNTY, IA • 113.92 ± ACRES**

Iowa Land Company is proud to represent the Beth Ann Petti farmland auction in Pocahontas County, Iowa. The farm consists of 113.92 +/- net acres, located 3 miles east of Palmer, Iowa. The farm will be offered at a public auction on August 10th, 2023 at 1:00PM at the MAC Center in Manson, Iowa. The farm will be offered in one tract. The farm has 113.08 +/- acres considered FSA cropland acres. The farm carries an 83.8 CSR2 value throughout the cropland acres with good productive soils for the area. The farm will be sold with an open lease for the 2024 growing season. The new buyer will be able to obtain full possession and access to the cropland immediately after the current 2023 crop is harvested.

## LAND AGENTS

**Matt Skinner** 515-443-5004

**Luke Skinner** 515-468-3610

### SALE METHOD

Farm will be offered as one tract.

### FARM LOCATION

Lizard Township, Section 8

### FARM LEASE

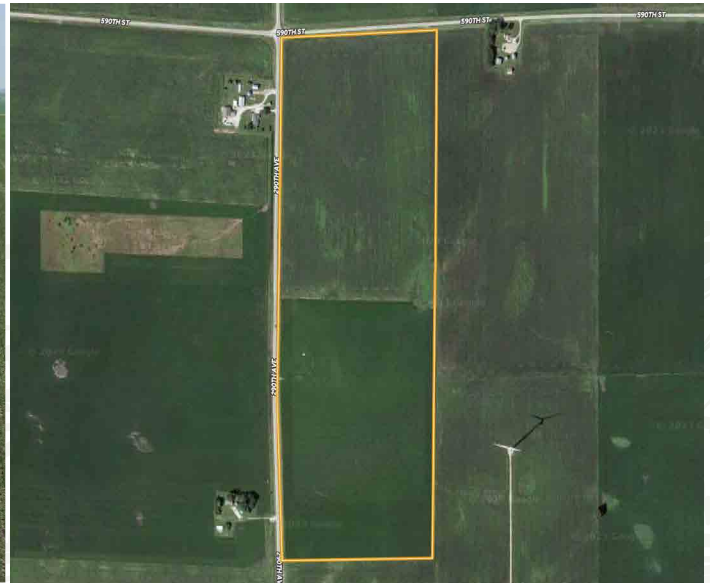
The farm is currently leased for 2023. Farm lease for 2024 will be open to the new buyer.

### FARM CLOSING

Closing will be on October 3rd, 2023.

### FARM POSSESSION

Buyer will receive real estate possession at closing. The new buyer will obtain full possession to cropland acres once current crop is harvested.



**LEGAL TERMS** Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.



# FARM INFO

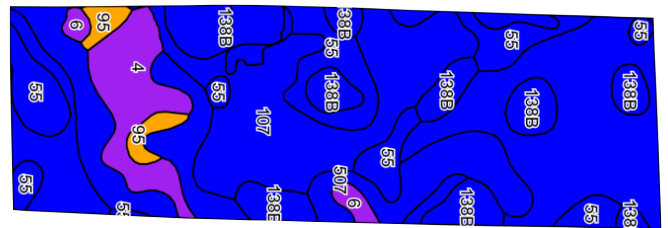
# 113.92 ACRES

## AGRICULTURAL INFORMATION

- 113.92 +/- Acres
- 113.08 +/- Cropland Acres
- 83.8 CSR2
- 3/4 Mile Rows
- Gently Rolling Farmland
- Competitive Cash Rent Area
- 3 Miles East of Palmer

## LOCATION

Lizard TWP  
Section 8

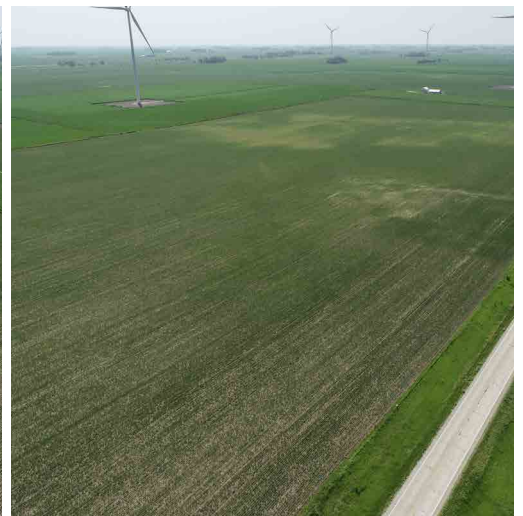


## Area Symbol: IA151, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	49.96	44.2%	[Blue]	IIw	86	81
507	Canisteo clay loam, 0 to 2 percent slopes	18.33	16.2%	[Blue]	IIw	84	76
138B	Clarion loam, 2 to 6 percent slopes	16.89	14.9%	[Blue]	Ile	89	78
55	Nicollet clay loam, 1 to 3 percent slopes	16.17	14.3%	[Blue]	Iw	89	86
4	Knoke silty clay loam, 0 to 1 percent slopes	8.12	7.2%	[Purple]	IIIw	56	51
95	Harps clay loam, 0 to 2 percent slopes	2.15	1.9%	[Orange]	IIw	72	60
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.46	1.3%	[Purple]	IIIw	59	55
<b>Weighted Average</b>						<b>83.8</b>	<b>77.6</b>

\*\*IA has updated the CSR values for each county to CSR2

\*c: Using Capabilities Class Dominant Condition Aggregation Method





# ABOUT US

320 A STREET  
FORT DODGE, IA 50501



Over the past 6 years, Iowa Land Company has assisted in selling 450 Iowa farms. Our focus is Iowa farmland with a strong digital presence in all 99 counties. Both local farmland buyers and farmland investors view our website over 500,000 times per year seeking Iowa farmland.

Our farmland auction platform has provided great success for selling clients over the years. Over the past two years, we have sold 200 farms totaling \$200,000,000 in volume. We are a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. Our team of land brokers combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



**BRANDED IN LAND**

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LAND BROKER  
AUCTION CONTACT



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