LAND AUCTION



160 Acres Buena Vista County

Section 35 Coon Township

Tuesday - November 24, 2026 - 10:00 am

Allee Memorial American Legion, 108 S. Fulton St., Newell, IA

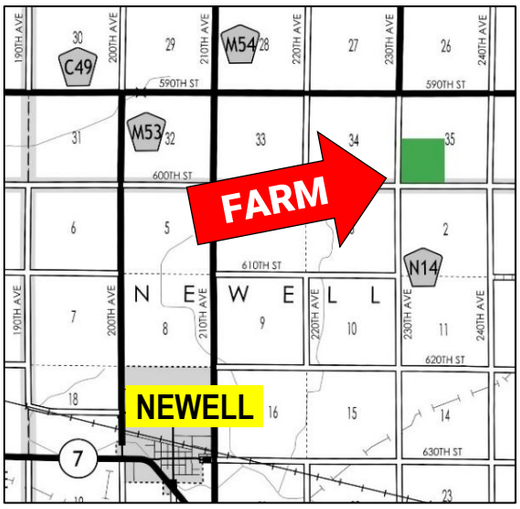
Legal: Southwest Quarter (SW1/4) Section Thirty-five (35), Township Ninety-one (91) North, Range Thirty-five (35) West of the 5th PM, Buena Vista County, Iowa.

Description: The Petty farm is an all tillable blend of cropland and CRP. The farm contains 156 FSA crop acres, including 38 acres enrolled in the CRP program. The farm is located in 3 drainage districts. Contact The ACRE Co. for additional tile information and maps.

Soils: Canisteo, Nicollet, Clarion, Blue Earth, Wacousta, Spillville, Okoboji, Webster **CSR2 83.2**

FSA Information	
Cropland Acres	156
Corn Base Acres	95.1
Corn PLC Yield	164
Soybean Base Acres	22.9
Soybean PLC Yield	45
CRP: 38 acres @ $300/ac	2021-2031





RE Taxes: $6008 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 January 14, 2027.
Possession: The farm is leased for the 2027 crop season. The Buyer will receive all the rent for 2027.

Broker's Note: The ACRE Co. is pleased to be selling this Buena Vista County farm for the W.M. Petty Trust. Land Buyers, check out this all-tillable productive farm in the Newell area that will make an outstanding addition to your farming operation or ag land holdings.

We look forward to seeing you in Newell on sale day!

Seller:
W.M. Petty Testamentary Trust
Attorney: Brett Redenbaugh
Redenbaugh & Mohr Law Offices
Storm Lake, IA

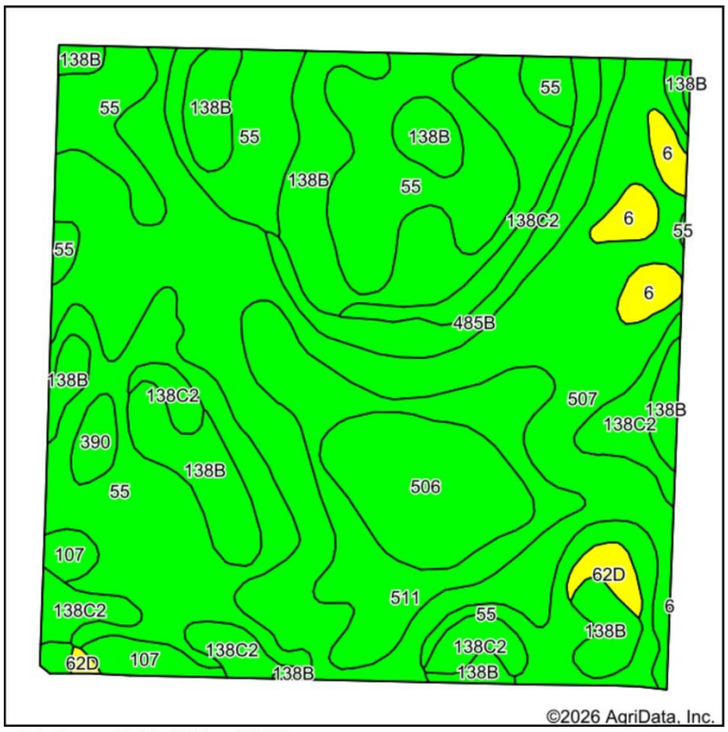
ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

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

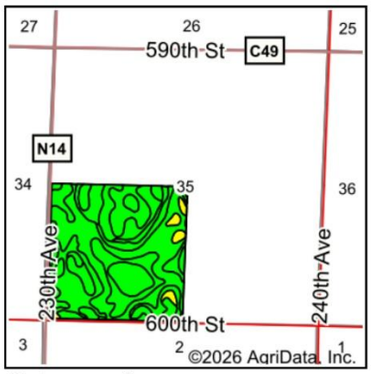
Watch the auction LIVE on our website.
Phone bidding available.

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



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Buena Vista**
Location: **35-91N-35W**
Township: **Coon**
Acres: **156**
Date: **9/25/2026**

ACRE CO
712-262-3529 • theacreco.com

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA021, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	43.53	27.9%		IIw	84	74
55	Nicollet clay loam, 1 to 3 percent slopes	42.24	27.1%		Iw	89	84
138B	Clarion loam, 2 to 6 percent slopes	24.53	15.7%		IIe	89	76
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	13.04	8.4%		IIIw	66	51
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.66	6.8%		IIIe	83	60
506	Wacousta mucky silt loam, 0 to 1 percent slopes	9.07	5.8%		IIIw	74	56
485B	Spillville loam, 2 to 5 percent slopes	5.05	3.2%		IIe	88	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.96	1.9%		IIIw	59	54
107	Webster clay loam, 0 to 2 percent slopes	2.38	1.5%		IIw	86	79
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	1.35	0.9%		IVe	41	39
390	Waldorf silty clay loam, 0 to 2 percent slopes	1.19	0.8%		IIw	69	64
				Weighted Average	**1.98**	**83.2**	**72.5**



Selling Iowa's Best !

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