



Farmland Auction
PALO ALTO COUNTY
TUESDAY, JUNE 23, 2026, AT 10:00 AM CST



Auction Location

GRAETTINGER AMERICAN LEGION
212 WEST ROBINS AVENUE | GRAETTINGER, IA 51342

Contact

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Peoples Company is pleased to represent the Pauline Neilson Family in the sale of 239.90 gross surveyed acres m/l in Palo Alto County, Iowa. The farm consists of two productive, tillable farmland tracts located southwest and southeast of Graettinger, Iowa in Section 21 of Lost Island Township and Section 13 of Walnut Township in Palo Alto County, Iowa.

Tract 01

Farm Details

79.98 Acres M/L
Net Taxes: \$2,530.00
CSR2: 80.3

Tract 1 consists of 79.98 gross surveyed acres m/l with an estimated 78.31 FSA cropland acres. The tillable acres carry an average CSR2 rating of 80.3 with primary soil types of highly productive Clarion loam, Canisteo clay loam, and Nicollet clay loam. The cropland acres are classified as NHEL (Non-Highly Erodible Land).

Tract 1 sits just outside Drainage District 89 in Palo Alto County, Iowa. A 16" tile line from Drainage District 89 outlets into Tract 1 with tile extending through Tract 1 before draining into the open creek on the neighboring parcel to the south.

Tract 1 Farm Lease: The farm is leased for the 2026 farming season with the terms of the lease ending on February 28th, 2027. The second half rental payment is due to the new Buyer on or before September 1st, 2026. Please reach out to the Listing Agents for more details.

Located in Section 21 of Lost Island Township, Palo Alto County, Iowa.



Tract 02

Farm Details

159.92 Acres M/L
Net Taxes: \$5,410.00
CSR2: 87.7

Tract 2 consists of 159.92 gross surveyed acres m/l with 149.38 FSA cropland acres. The tillable acres carry an average CSR2 rating of 87.7, exceeding the Palo Alto County, Iowa average CSR2 soil rating of 77. Prominent soil types include highly productive Clarion loam, Nicollet clay loam, and Webster clay loam. The cropland acres are classified as NHEL (Non-Highly Erodible Land). Tract 2 contains an acreage site of 5.36 surveyed acres, which could be cleared to add more tillable acres into production or could be cleaned up for a new build site opportunity.

Tract 2 Farm Lease: The farm is leased for the 2026 farming season with the terms of the lease ending on February 28th, 2027. The second half rental payment is due to the new Buyer on or before September 1st, 2026. Please reach out to the Listing Agents for more details.

Located in Section 13 of Walnut Township, Palo Alto County, Iowa.



Auction Terms & Conditions

239.90 Gross Surveyed Acres M/L

227.69 Total Estimated FSA Cropland Acres

Offered as Two Tracts

Tuesday, June 23rd, 2026, at 10:00 AM CST

Seller: The Pauline Neilson Family

Auction Location:

Graettinger American Legion
212 West Robins Avenue
Graettinger, IA 51342

Tract 1: 79.98 Surveyed Acres | Estimated 78.31 FSA Cropland Acres | CSR2 of 80.3

Tract 2: 159.92 Surveyed Acres | 149.38 FSA Cropland Acres | CSR2 of 87.7

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The tracts will be sold via Public Auction on Tuesday, June 23rd, 2026, at 10:00 AM at the Graettinger American Legion in Graettinger, Iowa. All tracts will be offered on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, any or all tracts for their high bid. The "Buyer's Choice" auction will continue until all Tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Agency: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Palo Alto County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Palo Alto County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Hendricks Law Office Trust Account.

Tillable Soils Maps

Tract
01

80.3
CSR2

Tract
02

87.7
CSR2



Code	Soil Description	Acres	% of Field	Legend	CSR2
138C2	Clarion loam	19.25	24.58 %		83
507	Canisteo clay loam	13.84	17.67 %		84
55	Nicolley clay loam	13.35	17.04 %		89
138B	Clarion loam	9.80	12.51 %		89
95	Harps clay loam	9.17	11.71 %		72
6	Okoboji silty clay loam	7.40	9.45 %		59
585B	Colo-Spillville complex	2.24	2.86 %		77
274	Rolfe silt loam	1.42	1.81 %		57
62D	Storden loam	0.95	1.21 %		41
107	Webster clay loam	0.91	1.16 %		86
AVERAGE CSR2: 80.3					



Code	Soil Description	Acres	% of Field	Legend	CSR2
138B	Clarion loam	51.26	34.32 %		89
55	Nicolley clay loam	46.74	31.29 %		89
107	Webster clay loam	41.51	27.79 %		86
138C2	Clarion loam	7.04	4.71 %		83
507	Canisteo clay loam	2.06	1.38 %		84
6	Okoboji silty clay loam	0.77	0.52 %		59
AVERAGE CSR2: 87.7					

Closing: Closing will occur on or before Friday, August 7th, 2026, under the direction of Colin Hendricks at Hendricks Law Office in Rockwell City, Iowa. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farms are leased for the 2026 farming season with the terms of the lease ending on February 28th, 2027. The second half rental payment is due to the new Buyer(s) on or before September 1st, 2026. Please reach out to the Listing Agents for more details.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Hendricks Law Office Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a "Price Per Acre" amount. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.

Seller reserves the right to accept or reject any and all bids.

239.90 ACRES M/L

PeoplesCompany.com



1108 S. 44th Street, Suite 102
 Cumming, IA 50061



PeoplesCompany.com
 Listing #19361



Scan the QR code to view
 this Listing online!

<i>JUNE</i>						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

10:00 AM

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PALO ALTO COUNTY

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Not able to make it to the live auction but still want to bid? No problem!
 Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



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