Palo Alto

COUNTY, IOWA

LAND AVAILABLE

161.03 ACRES M/L

LISTING #19651

113.78 ACRES M/L

LISTING #19652

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PEOPLES COMPANY™
INTEGRATED LAND SOLUTIONS

LISTING #19651 161.03 ACRES M/L

SCAN THE QR CODE WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

Listed at

$2,334,935

Peoples Company is pleased to offer 161.03 gross acres m/l of high-quality Palo Alto County farmland located approximately five miles west of Graettinger, Iowa, in Section 10 of Lost Island Township. This productive tract offers a strong combination of proven soils, drainage improvements, and a desirable location in one of Palo Alto County's most well-regarded farming areas.

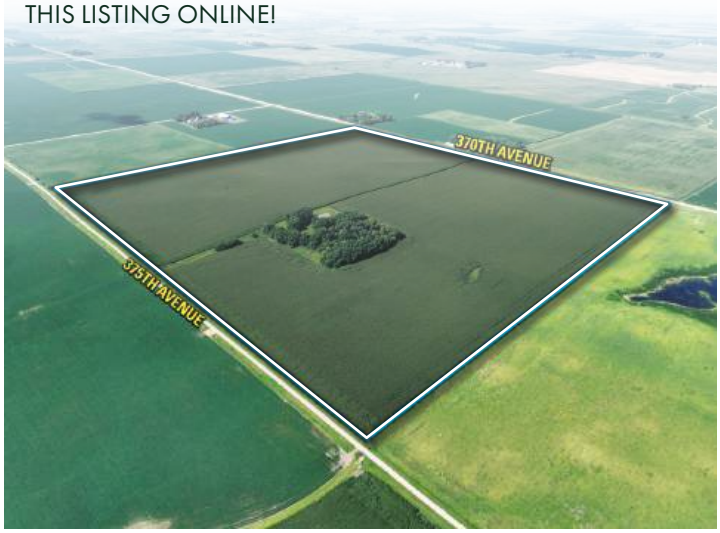
The farm includes 149.72 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). The tillable acres carry an impressive CSR2 soil rating of 84.6, including high producing soil types of Clarion loam, Nicollet clay loam, and Webster clay loam. The farm's favorable topography promotes strong natural drainage, carrying water off the property without taking on runoff from neighboring fields. The farm falls just outside and to the north of Drainage District 89 and just outside and to the west of Drainage District 147. No county tile is found on the farm, but private tile has been installed. Contact the Listing Agents for more details.

Also included within the sale of this farm is an approximately 6-acre wooded acreage site that includes a 48' x 72' steel utility shed in good condition.

Access to the farm is provided from the west off paved 370th Avenue/County Highway N26, from the east off 375th Avenue, and also through a private field road labeled as 290th Street, which bisects the farm into a north and south half. Local grain markets are located nearby with Pro Cooperatives in Wallingford and Terril, and a POET Bioprocessing Plant in Emmetsburg.

The current farm lease has been terminated, and the farm is available for the 2027 growing season.

Whether you are an investor seeking a dependable land asset, a buyer completing a 1031 exchange, or a producer looking to expand your operation, this tract presents an excellent opportunity to acquire productive farmland with established improvements in a sought-after Palo Alto County location.



DIRECTIONS

From Graettinger, Iowa: Travel west on 280th Street / County Highway B14 for 5 miles until reaching 370th Avenue/County Highway N26. Turn left (south) onto 370th Avenue/County Highway N26 and travel south for 1 mile. Listing #19651 will be on the east side of the road and Listing #19652 will be on the west side of the road. Look for Peoples Company signage.

LISTING #19652 113.78 ACRES M/L

SCAN THE QR CODE WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

Listed at

$1,763,590

Peoples Company is pleased to offer 113.78 gross acres m/l of high-quality Palo Alto County farmland located approximately five miles west of Graettinger, Iowa, in Section 9 of Lost Island Township. This productive tract offers a strong combination of proven soils, drainage improvements, and a desirable location in one of Palo Alto County's most well-regarded farming areas.

The farm includes 110.84 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). The tillable acres carry an impressive CSR2 soil rating of 87.6, exceeding the Palo Alto County, Iowa average CSR2 soil rating of 77. Primary soil types include high-quality Nicollet clay loam, Clarion loam, and Webster clay loam. The farm's favorable topography promotes strong natural drainage, carrying water off the property without taking on runoff from neighboring fields. The farm falls just within Drainage District 89 and lies at the very top of the district. No county tile is found on the farm, but private tile lines have been installed. Contact the Listing Agents for more details.

Access to the farm is provided from the east off paved 370th Avenue / County Highway N26, allowing for convenient transportation of grain, equipment, and farm inputs. Local grain markets are located nearby with Pro Cooperatives in Wallingford and Terril, and a POET Bioprocessing Plant in Emmetsburg.

The current farm lease has been terminated, and the farm is available for the 2027 growing season.

This farm would make a great opportunity for the beginning farmer, an investor looking to diversify their portfolio, or an existing farm operation looking to add on. Don't miss this opportunity to acquire a nearly all tillable, investment grade farm that a new owner would be proud to own long term!

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

1108 S. 44th Street, Suite 102
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PeoplesCompany.com
Listing #19651 & #19652

Palo Alto

COUNTY, IOWA

LAND AVAILABLE

161.03 ACRES M/L

LISTING #19651

113.78 ACRES M/L

LISTING #19652

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