

Midwest Land Management and Clinton Jones

LAND AUCTION

Online Only - Bidding Ends November 10, 2026 at 4:00 PM

40 Acres m/l Palo Alto County, IA



Farm Location: 4.25 miles west of Mallard, Iowa on 490th Street.

Legal Description: The Northwest Quarter of the Northwest Quarter (NW¹/₄ NW¹/₄) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 78.3

Surety/AgriData Avg. CSRI: 68.5

Soils: Clarion, Wadena, Colo-Spillville, Nicollet

Annual Real Estate Taxes: \$1,104

FSA Cropland Acres: 35.36

The following FSA Information is combined with adjoining tract:

Corn Base: 56.12 acres PLC Yield: 142

Soybean Base: 56.39 acres PLC Yield: 47



To bid online visit www.midwestlandmanagement.com

Auctioneer's Note: Midwest Land Management is pleased to offer this attractive Palo Alto County farm at an ONLINE-ONLY AUCTION! Located just 4.25 miles west of Mallard, IA, this is an excellent opportunity to purchase a highly desirable, smaller tract of productive Iowa farmland. The farm features 35.36 cropland acres with a strong 78.3 CSR2 average and a quality mix of Clarion, Nicollet, Webster, and other productive area soils. This tract offers something for a variety of buyers. It would make an excellent addition to an existing farming operation, a quality land investment, or a great opportunity for a first-time land buyer looking to get started in farmland ownership. Smaller, highly tillable tracts like this don't come to market every day and offer an attractive opportunity to own farmland in a strong agricultural area. Mark your calendar, register early, and be prepared to bid!

For more information call Ben Hollesen • 712-253-5779

Terms: 10% down day of sale. Balance due at closing on or before Dec. 16, 2026. Farm to have an open lease for the 2027 crop year. Real estate taxes to be prorated to Dec. 31, 2026. All final bids are subject to seller approval.

Mark and Ann Neppel Family Trust, Owner

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522

Attorney: Kevin Sander • Fitzgibbons Law Firm, LLC • Estherville, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.