FARM & HOME SERVICES
REAL ESTATE • INSURANCE • APPRAISAL

220 East State Street • Algona, Iowa 50511
Business: 515-295-2401 • Fax: 515-295-5402

Terms: 10% down day of sale. Buyer to sign a real estate purchase agreement on the day of the sale.
Balance due on or before November 3, 2026.

Leroy Hoffman Thomas C. Geelan Jimmy Geelan Matthew Muller

Kossuth & Palo Alto County Land Auction

Live & Online Bidding Available

Tuesday August 18th, 2026 @ 10:00 am

Auction location:
West Bend Golf & Country Club
West Bend, IA

Leroy Hoffman
Cell: (515) 341-0874
Office: 515-295-2401
Jay Bargman
Cell: (515) 341-5418
Web site:
www.farmhomeservices.com

This information while believed to be accurate is not warranted or guaranteed by the Listing Agents of Farm & Home Services.

Tract #1

80 Acres M/L
78.48 Tillable
CSR-2: 85.7
Base Acres: 78.4
Corn Yield: 149
Est Taxes: $2,394/ year

Tract #2

80 Acres M/L
78.07 Tillable
CSR-2: 79.7
Corn Base: 57.89
Soybean Base: 19.31
Corn Yield: 165
Soybean Yield: 46
Est Taxes: $2,226/ year

Tract #3

69 Acres M/L
66.77 Tillable
CSR-2: 82.9
Corn Base: 64.9
PLC Yield: 149
Est Taxes: $2,058/ year

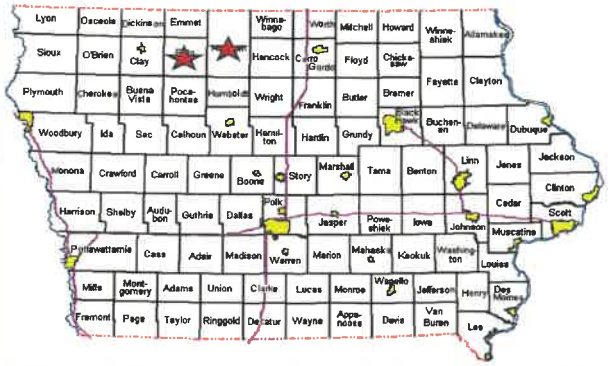
Owners: GREENMAR LLC

***Current leases have been terminated**

Auctioneers Note: Here is an excellent opportunity to own high quality land in Kossuth & Palo Alto Counties. Contact us for more information. Disclosure: Farm & Home Services is representing the seller.

Method of Sale: Farm land will be offered as "Buyers Choice" for Tract #1, Tract #2 or Tract #3 or any combination. Whereas the high bidder may purchase any combination of the 3 Tracts for their high bid. Once a tract/tracts have been selected, those tracts are no longer available. Purchase price will be dollars/acre per total acres of tract.

ONLINE BIDDING: To register & bid on this auction, go to: https://farmhomeservices.nextlot.com



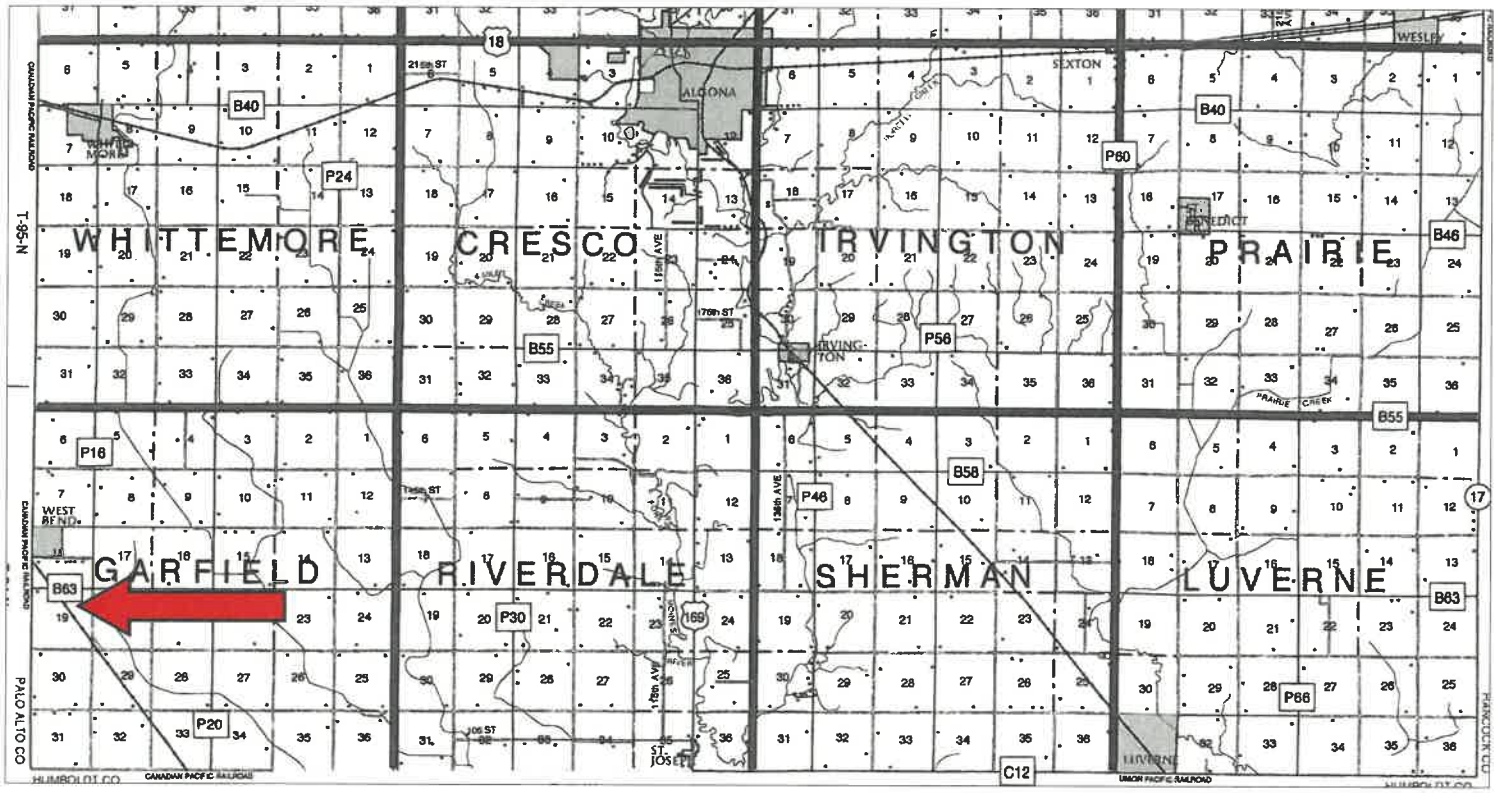
Tract #1: 80 Acres M/L Sect. 22 West Bend Twp, Palo Alto Co
Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co

We're here to serve you.

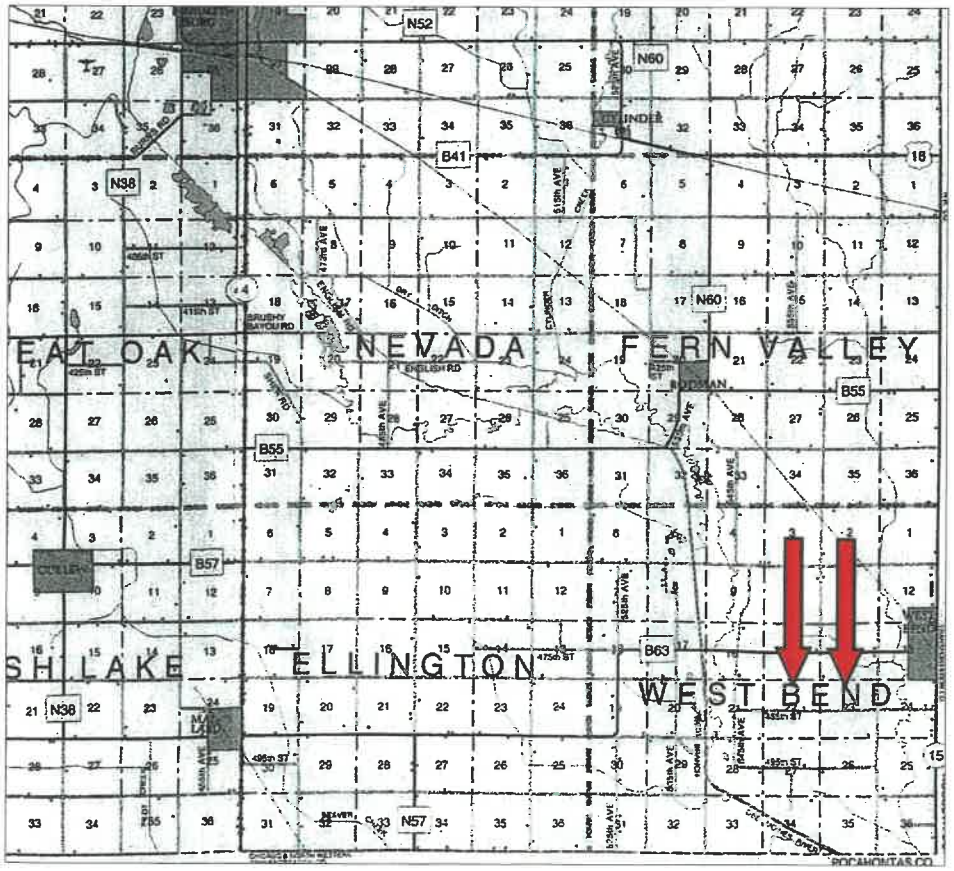
County Map

Tract #1: 80 Acres M/L Sect. 22 West Bend Twp, Palo Alto Co
Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co

KOSSUTH

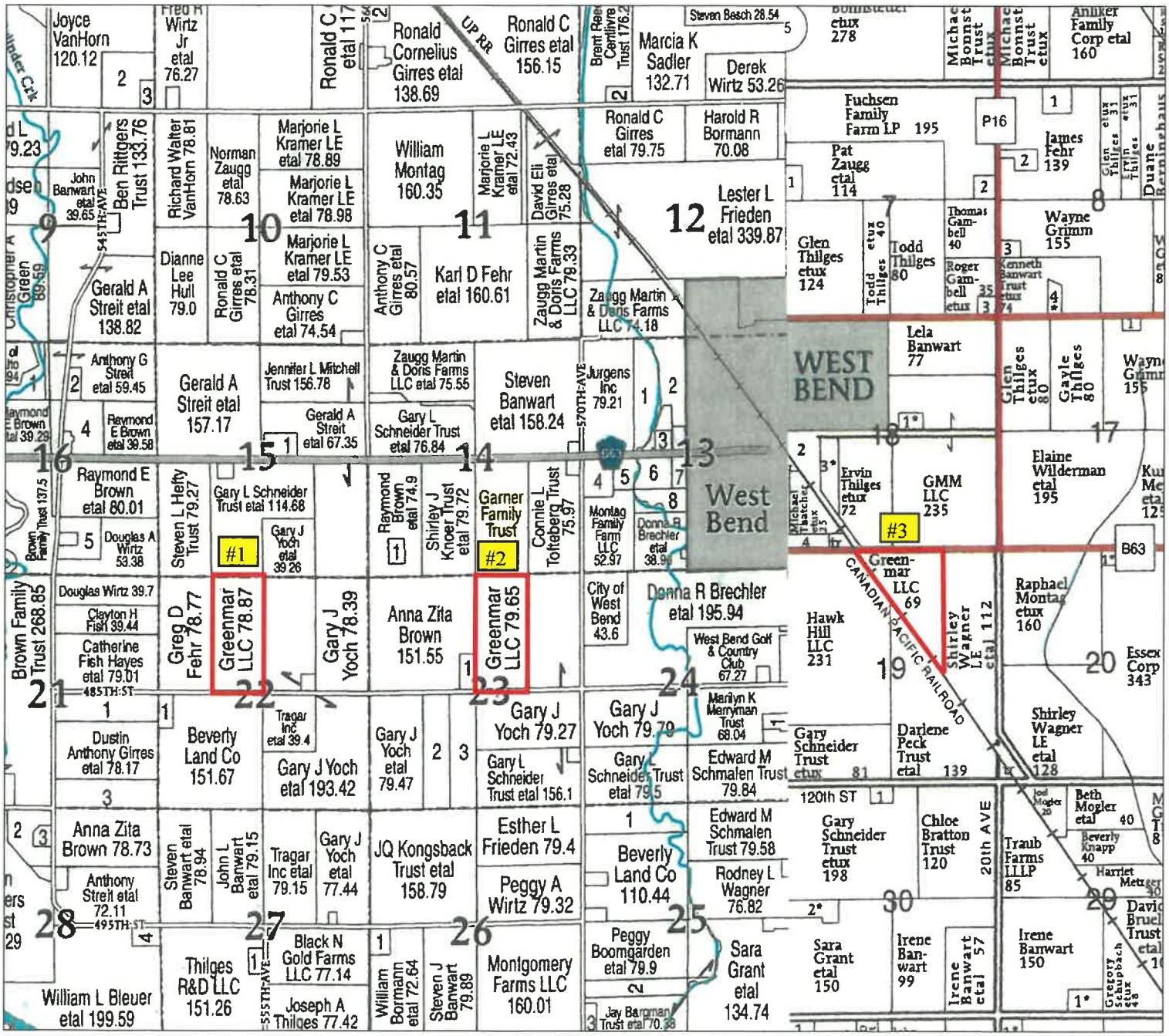


PALO ALTO



Plat Map

Tract #1: 80 Acres M/L Sect. 22 West Bend Twp, Palo Alto Co
Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co

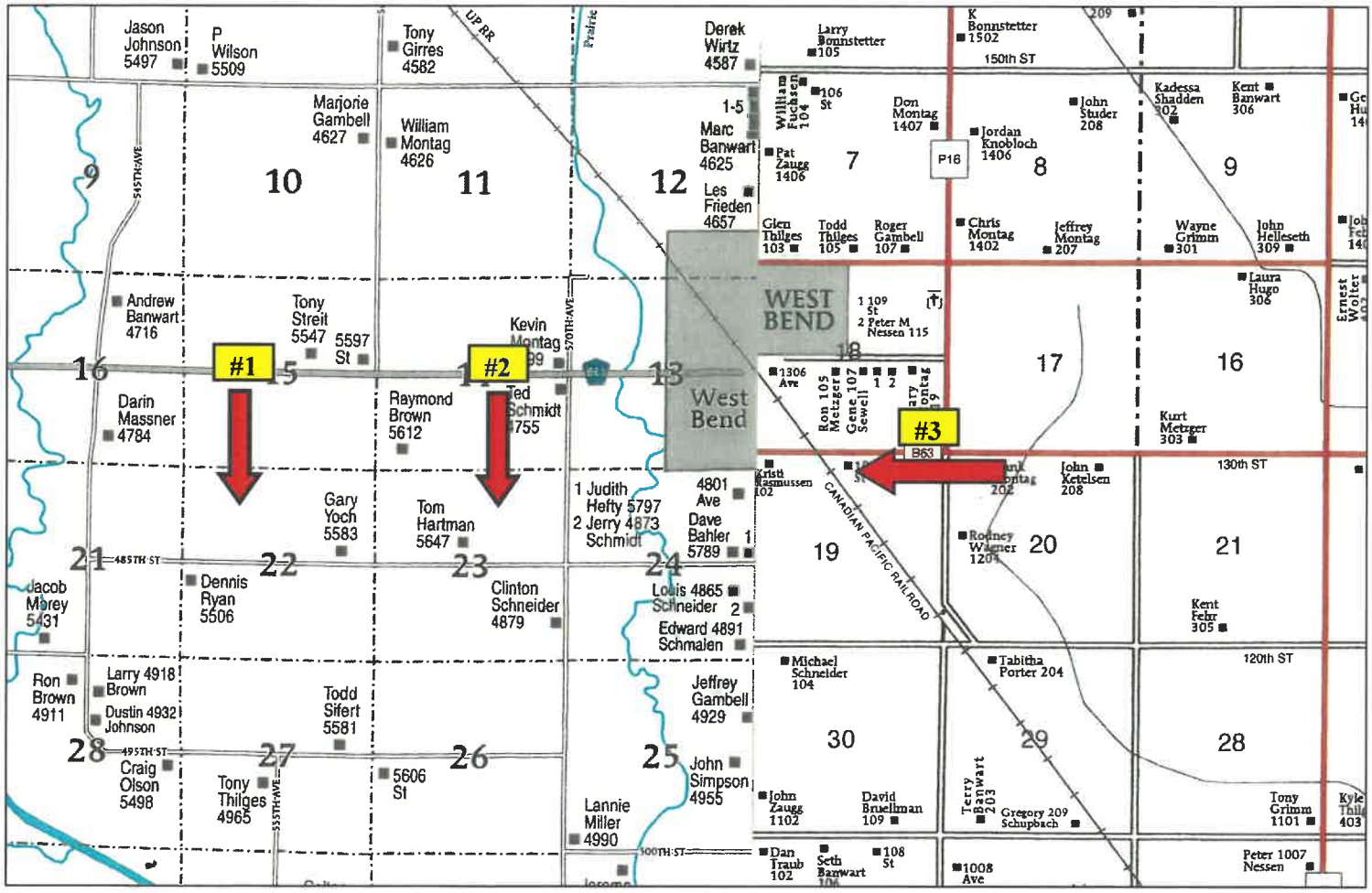


Directory Map

Tract #1: 80 Acres M/L Sect. 22 West Bend Twp, Palo Alto Co

Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co

Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co

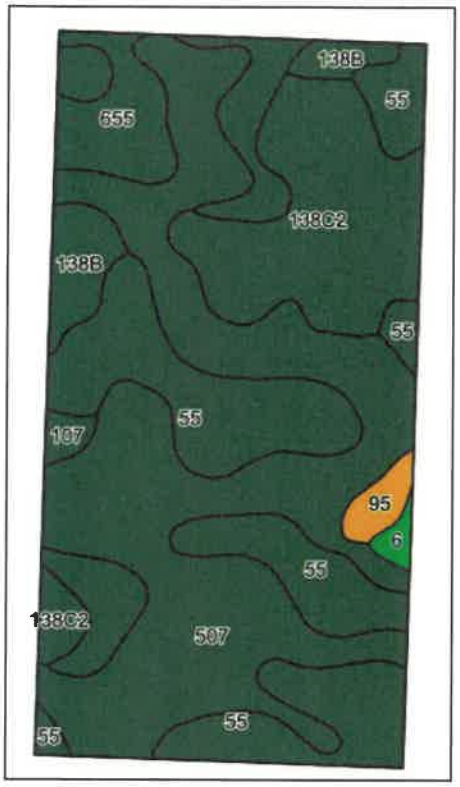


Aerial Photo

Tract #1: 80 Acres M/L Sect. 22 West Bend Twp, Palo Alto Co
E1/2 NW1/4 Section 22 T-94-N R-31-W
West Bend Township, Palo Alto County, IA

Soil Map

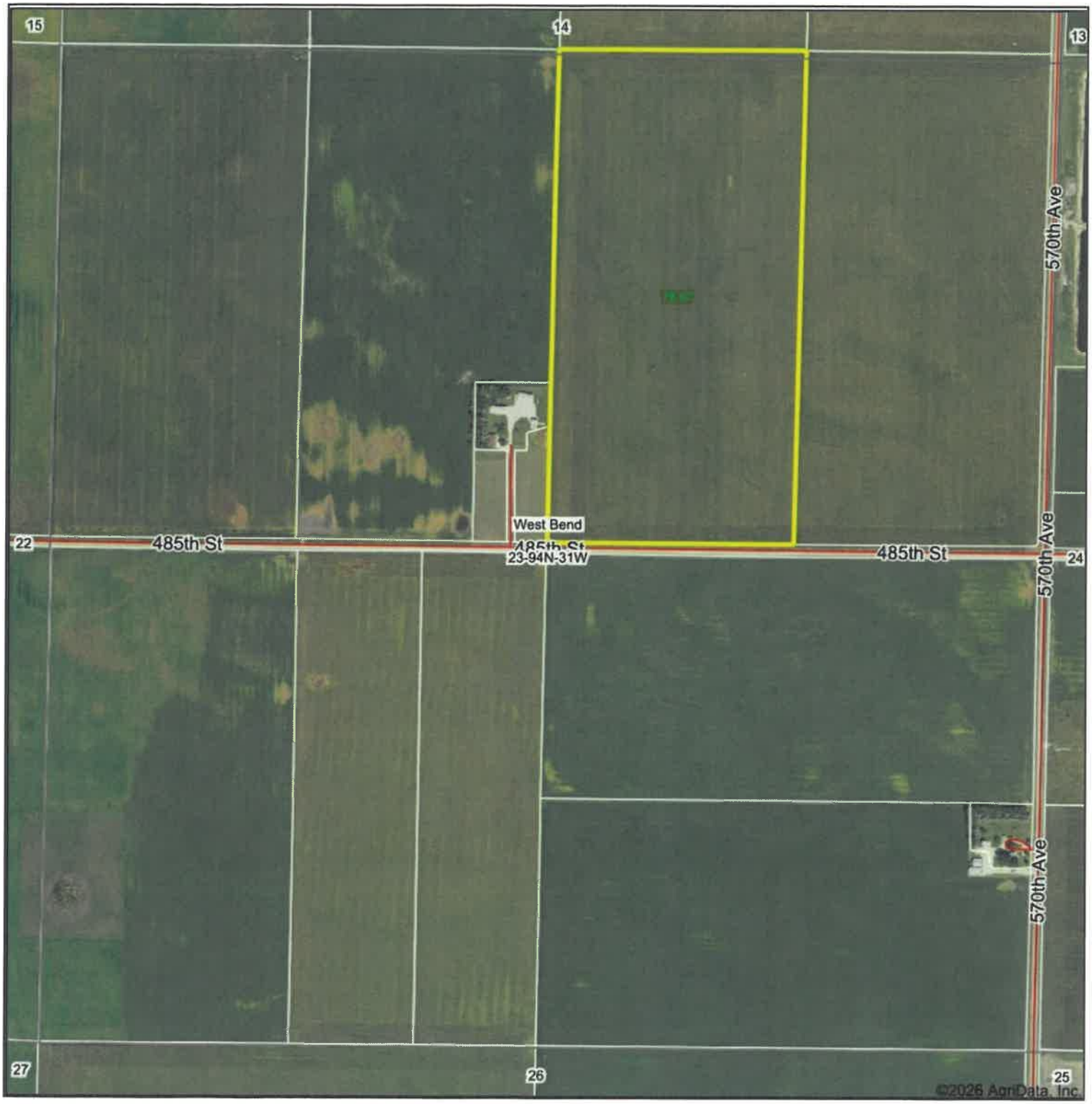
Tract #1: 80 Acres M/L Sect. 22 West Bend Twp, Palo Alto Co
E1/2 NW1/4 Section 22 T-94-N R-31-W
West Bend Township, Palo Alto County, IA



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	31.69	40.5%		IIw	224.0	4.7	65.0	84	74	81
55	Nicollet clay loam, 1 to 3 percent slopes	21.69	27.6%		Iw	233.6	6.1	67.7	89	84	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.90	16.4%		IIIe	204.8	5.7	59.4	83	58	70
655	Crippin loam, 1 to 3 percent slopes	6.21	7.9%		Ie	233.6	6.1	67.7	91	79	86
138B	Clarion loam, 2 to 6 percent slopes	3.88	4.9%		IIe	225.6	6.3	65.4	89	76	83
95	Harps clay loam, 0 to 2 percent slopes	1.05	1.3%		IIw	198.4	4.2	57.5	72	59	82
107	Webster clay loam, 0 to 2 percent slopes	0.60	0.8%		IIw	224.0	4.7	65.0	86	79	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.46	0.6%		IIIw	177.6	3.7	51.5	59	54	74
			Weighted Average		1.81	223.7	5.4	64.9	85.7	74.3	*n 79.7

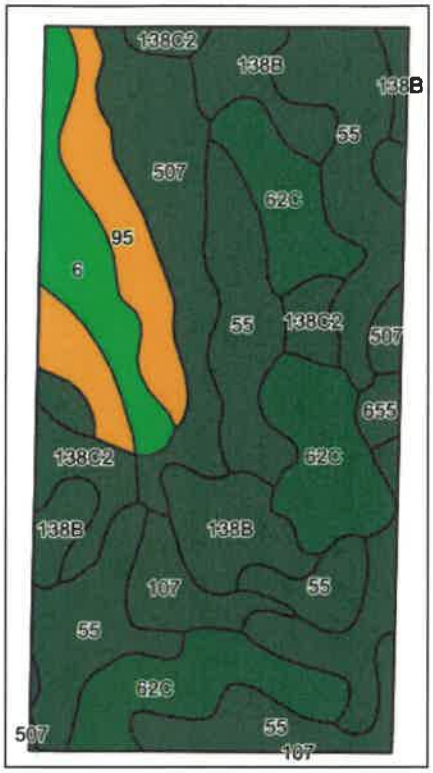
Aerial Photo

Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
W1/2 NE1/4 Section 23 T-92-N R-31-W
West Bend Township, Palo Alto County, IA



Soil Map

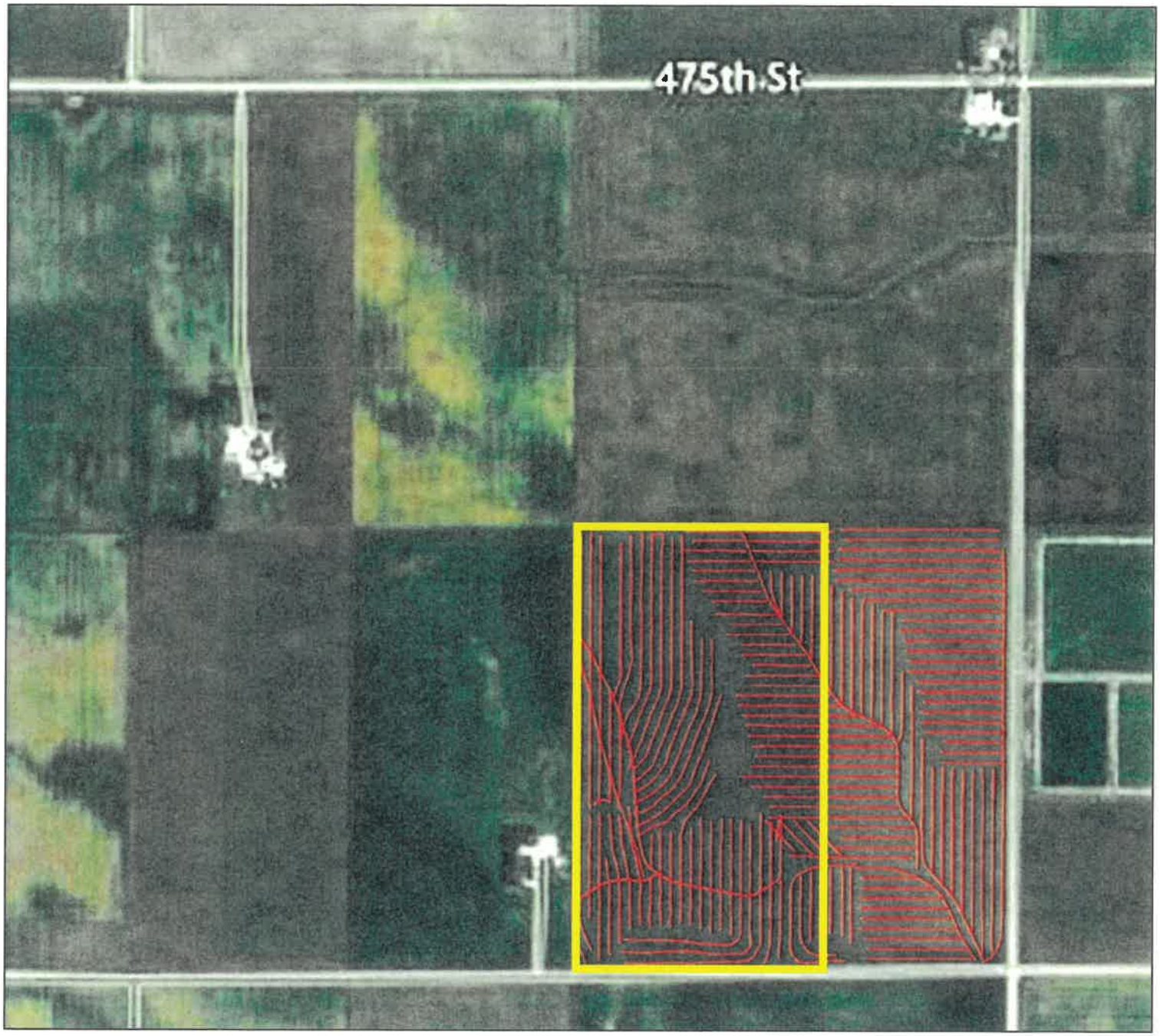
Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
W1/2 NE1/4 Section 23 T-92-N R-31-W
West Bend Township, Palo Alto County, IA



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	22.16	28.4%		Iw	233.6	6.1	67.7	89	84	81
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	14.25	18.3%		IIIe	177.6	5.0	51.5	64	48	68
507	Canisteo clay loam, 0 to 2 percent slopes	13.62	17.4%		IIw	224.0	4.7	65.0	84	74	81
138B	Clarion loam, 2 to 6 percent slopes	8.47	10.8%		IIe	225.6	6.3	65.4	89	76	83
95	Harps clay loam, 0 to 2 percent slopes	6.77	8.7%		IIw	198.4	4.2	57.5	72	59	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.17	6.6%		IIIw	177.6	3.7	51.5	59	54	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.26	5.5%		IIIe	204.8	5.7	59.4	83	58	70
107	Webster clay loam, 0 to 2 percent slopes	2.58	3.3%		IIw	224.0	4.7	65.0	86	79	82
655	Crippin loam, 1 to 3 percent slopes	0.79	1.0%		Ie	233.6	6.1	67.7	91	79	86
				Weighted Average	**2.01**	**212.2**	**5.3**	**61.5**	**79.7**	**69**	***n 78**

Tile Map

Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
W1/2 NE1/4 Section 23 T-92-N R-31-W
West Bend Township, Palo Alto County, IA

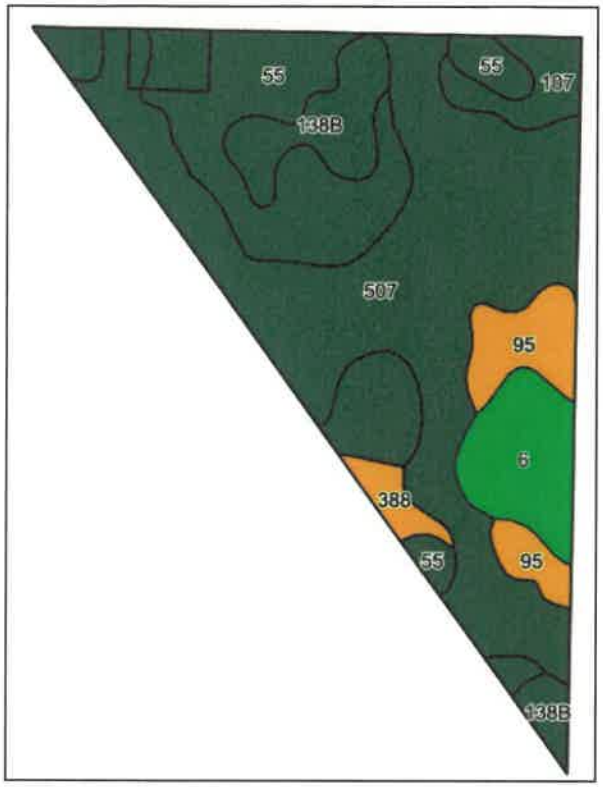


Aerial Photo

Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co
Pt of NE1/4 NW1/4 & W1/2 NE1/4 Section 19 T-94-N R-30-W
Lying N & E of RR Right of Way
Garfield Township, Kossuth County, IA

Soil Map

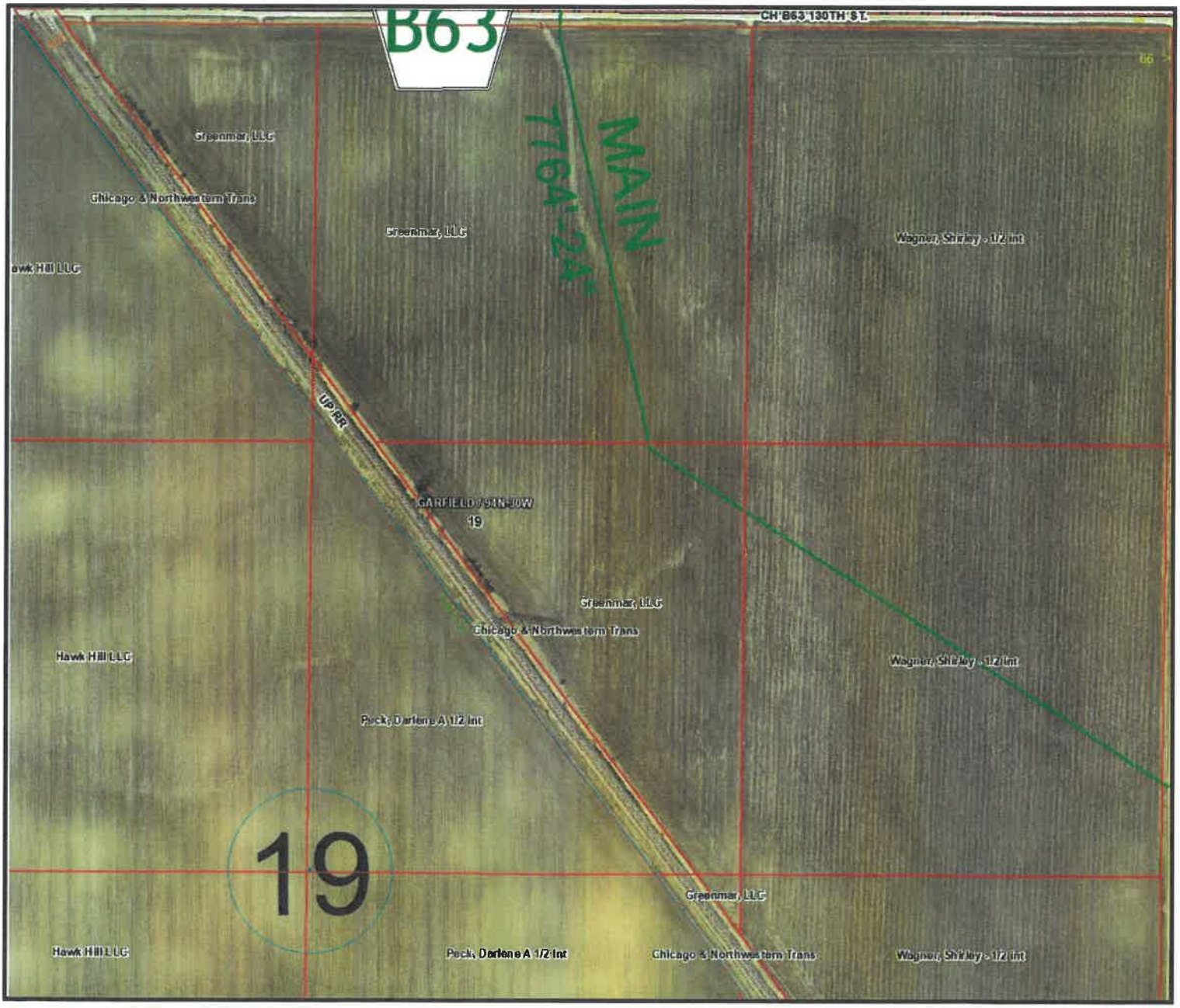
Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co
Pt of NE1/4 NW1/4 & W1/2 NE1/4 Section 19 T-94-N R-30-W
Lying N & E of RR Right of Way
Garfield Township, Kossuth County, IA



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	30.53	45.7%		IIw	224.0	4.7	65.0	84	75	81
55	Nicollet clay loam, 1 to 3 percent slopes	17.84	26.7%		Iw	233.6	6.1	67.7	89	85	81
138B	Clarion loam, 2 to 6 percent slopes	5.15	7.7%		IIe	225.6	6.3	65.4	89	77	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.12	7.7%		IIIw	177.6	3.7	51.5	59	54	74
95	Harps clay loam, 0 to 2 percent slopes	4.36	6.5%		IIw	198.4	4.2	57.5	72	60	82
107	Webster clay loam, 0 to 2 percent slopes	2.53	3.8%		IIw	224.0	4.7	65.0	86	80	82
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.24	1.9%		IIw	224.0	4.7	65.0	72	75	65
				Weighted Average	1.81	221.5	5.1	64.2	82.9	75.4	*n 80.4

Drain Map

Tract #3: 69 Acres M/L Sect. 19 Garfield Twp, Kossuth Co
Pt of NE1/4 NW1/4 & W1/2 NE1/4 Section 19 T-94-N R-30-W
Lying N & E of RR Right of Way
Garfield Township, Kossuth County, IA



Drainage Map

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Tract #2: 80 Acres M/L Sect. 23 West Bend Twp, Palo Alto Co
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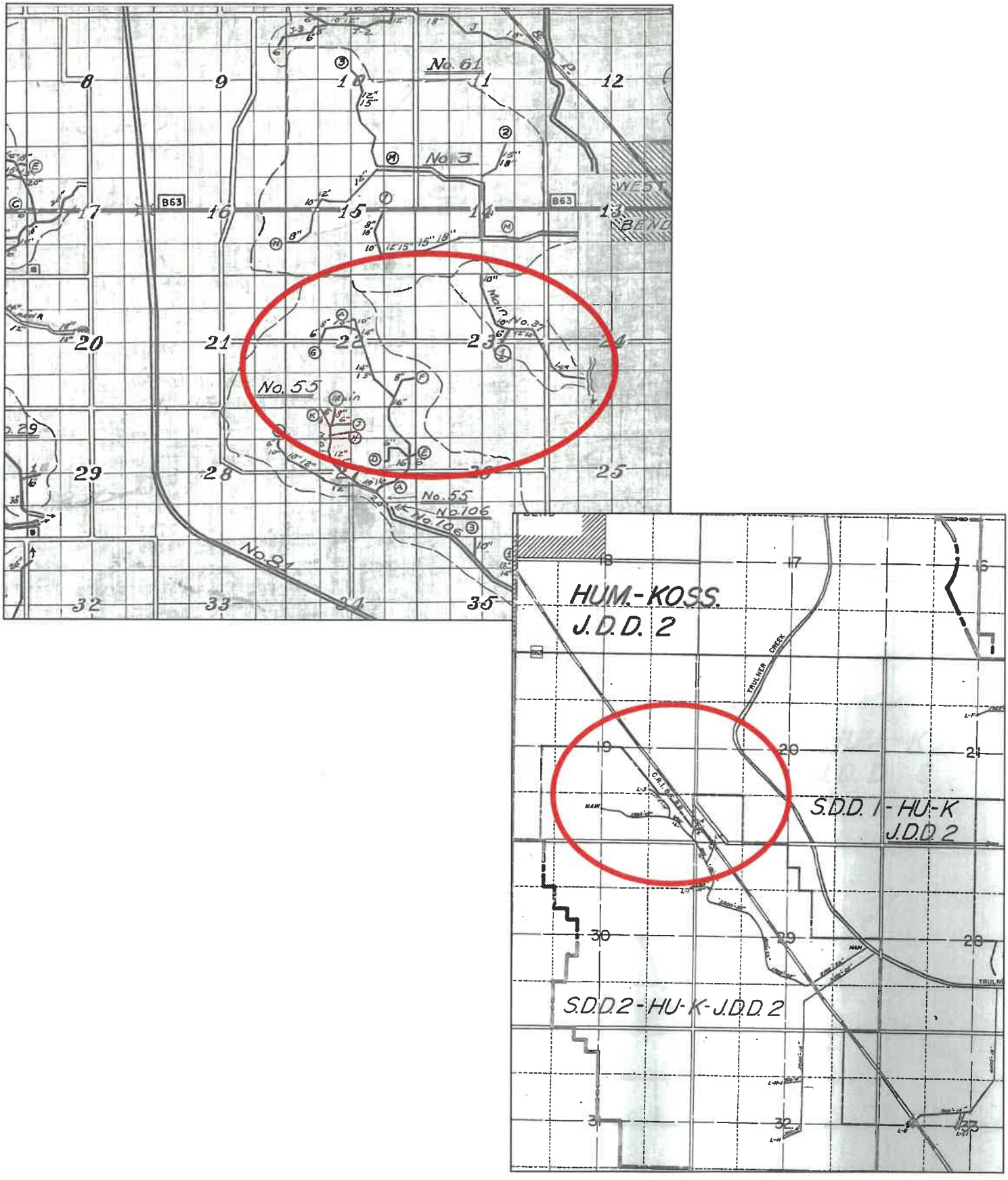
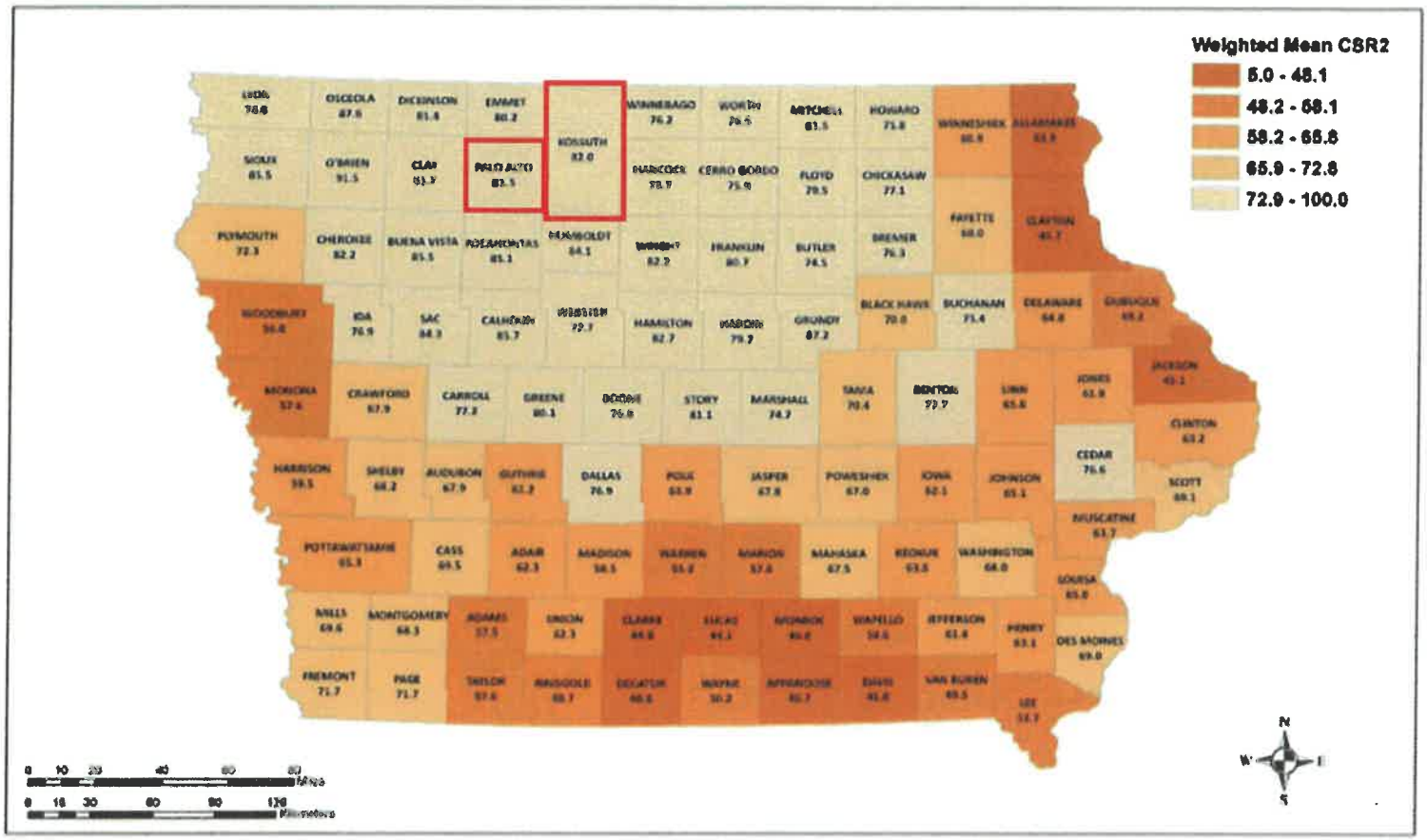


Iowa CSR2 Weighted Means by County



Prepared by Aaron Sassman, C. Lee Burras and Gerald Miller
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Iowa State University
Ames, IA 50011

Calculated from NRCS acreages and CSR2 values contained in ISPAID (Iowa Soil Properties and Interpretations Database) version 8.0 as of April 2015