

LAND AUCTION

Dickinson County, Iowa

Section 11 Excelsior Township

Wednesday, May 25, 2022 - 10:00 am

Lake Park Community Center, Lake Park, IA

98.22 ACRES - ALL TILLABLE CROPLAND



- Good looking gently rolling farm
- 95 crop acres w/ CSR2 85.3
- RE Taxes: \$2170 (est)

61.68 ACRES - CRP & CREEK LAND

Top building site plus recreational land

- Blend of CRP and grassy sidehills
- Gateway to over 1200 acres of public land
- On M34 five miles west of the Lakes
- RE Taxes: \$550 (est)

Method of Sale: The two tracts will be offered and sold separately.

Terms: 10 percent down sale day, balance due at close June 29, 2022. Buyer to receive one half of the cash rent for the 2022 crop season. The buyer will receive all of the 2022 CRP payment. Real Estate taxes will be prorated to July 1, 2022.

Possession: At close, subject to the lease for the 2022 crop season.

Call The ACRE Co. for more details.

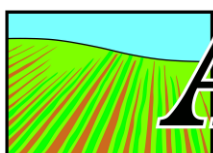
Broker's Note: The ACRE Co. is pleased to be selling the Heerde Trust farm at public auction. Land Buyers, here is your chance to buy two outstanding tracts of land. One tract consists of productive all tillable gently rolling farmland. The other tract offers CRP income plus outstanding recreational opportunities. Take a drive and check out these two farms, you won't be disappointed.

See you in Lake Park sale day!

Seller: Heerde Trust

Attorney: Lisa Steffen

Goosmann Law Firm, Spirit Lake, IA



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com

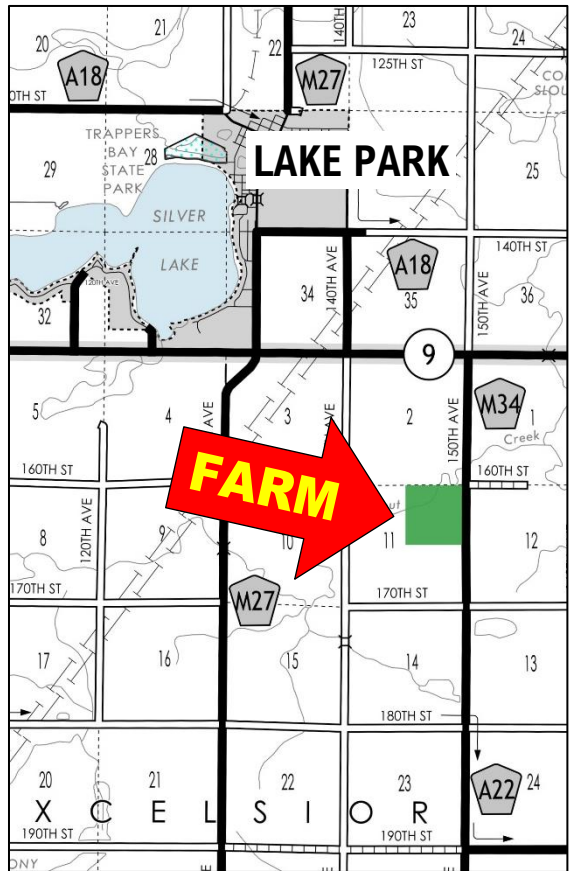
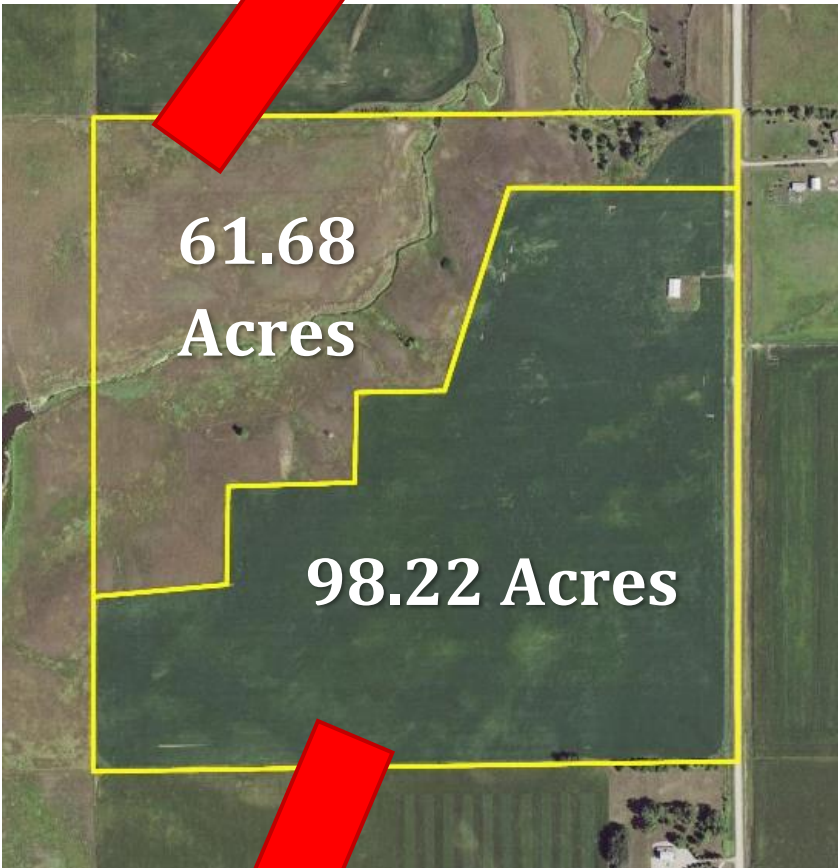
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best!

CRP & Grassland



LAND AUCTION
WED. MAY 25th
10:00 AM
Auctioneer
Jon Hjelm
712-240-3529
The ACRE Company
712-262-3529 theacrec.com

Selling Iowa's Best Farmland!

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.