

LAND AUCTION

Wednesday, March 15, 2023 - 10 am

Milford Community Center, Milford, IA

228.2 Acres Dickinson County *Section 35 Excelsior Township*

Farmland with 3 Wind Generators

- 217.9 crop acres (estimated)
- Highly rated productive soils CSR2 84.1
- RE Taxes: \$4842 annually (estimated)

79.9 Acres Dickinson County *Section 36 Excelsior Township*

All Tillable Farm on M34

- 75.38 FSA crop acres
- Highly rated productive soils CSR2 85.1
- RE Taxes: \$1674 annually



Method of Sale: The two Heerde Trust farms will be offered and sold separately. The farms have been surveyed and will be sold times surveyed acres.

Terms: 10 percent down sale day, balance due at close on June 21, 2023. Buyer will receive the second half of the cash rent for the 2023 crop season, paid November 1. The wind income rent will be prorated to closing date. Real Estate taxes will be prorated to July 1, 2023.

Possession: At close, subject to the cash farm lease for the 2023 crop season. Both Heerde farms are subject to wind leases.

Call The ACRE Co. for more details.

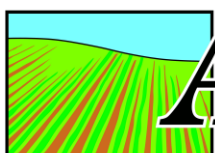
Broker's Note: The ACRE Co. is pleased to be selling these two Heerde Trust farms at public auction. Land Buyers, here is your chance to buy two attractive farms west of Milford. The West Farm is a big productive all tillable farm with three large wind turbines providing additional income. The East Farm is a top opportunity to buy a high quality all tillable eighty with hard road access on M34. Take a drive and check out these two outstanding Heerde Trust farms.

We look forward to seeing you in Milford on sale day!

Seller: Heerde Trust

Attorney: Lisa Steffen

Goosmann Law Firm, Spirit Lake, IA



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacrecoco.com

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best!

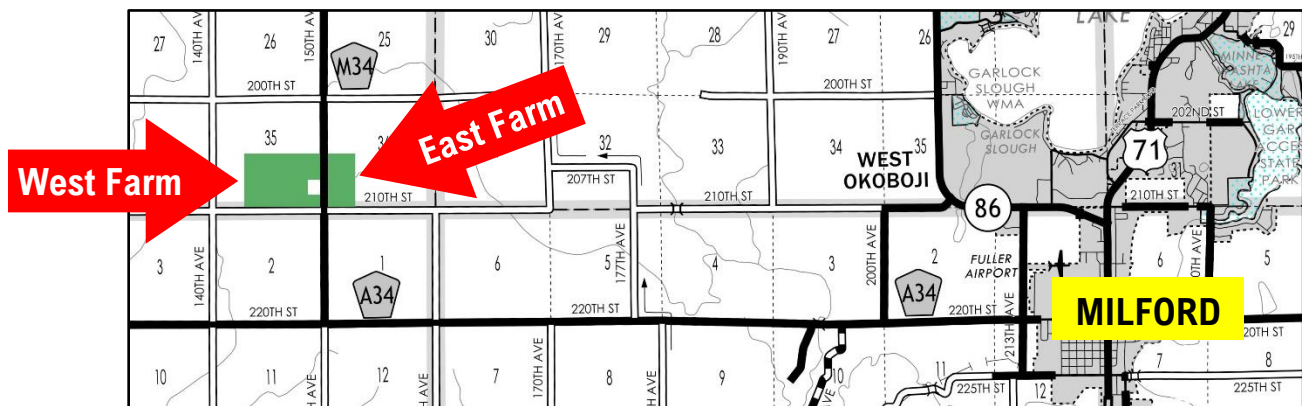
HEERDE TRUST LAND AUCTION

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FSA Information - West Farm	
<i>Combined with land in acreage</i>	
Cropland acres	222.9
Corn Base acres	121.1
Corn PLC Yield	159
Soybean Base acres	99.1
Soybean PLC Yield	46

FSA Information - East Farm	
Cropland acres	75.38
Corn Base acres	47.8
Corn PLC Yield	142
Soybean Base acres	18.1
Soybean PLC Yield	44



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.