

LAND AUCTION

148.4 Acres Dickinson County Section 35 Silver Lake Township



Big rolling NW Iowa farm

Wednesday - August 11, 2021 - 10:00 am
Lake Park Community Center, Lake Park, IA

Legal: The Southeast Quarter (SE1/4) of Section Thirty-five (35), Township One Hundred (100) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa, minus a 6-acre tract.

Description: The Heerde farm is a gently rolling to rolling nearly all tillable farm. The farm contains 144.1 FSA crop acres all in one large field. The West Branch of the Little Sioux River cuts through the northwest corner of the farm. The west part of the farm is in Drainage District #16 with several tile providing outlet. The farm is bordered on the south by Hwy 9 and on the east by M34 (150th Avenue).

Soils: Clarion, Nicollet, Webster, Omsrud-Storden, Canisteo, Waldorf, Crippin, Clarion-Storden **CSR2 82.1**

FSA Information		Cropland acres	144.1
Corn Base acres	91.7	Soybean Base acres	52.1
Corn PLC Yield	154	Soybean PLC Yield	49

RE Taxes: \$3142 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close
November 17, 2021. Sellers to keep 2021 cash rent.

Possession: At close, subject to the current lease for 2021.

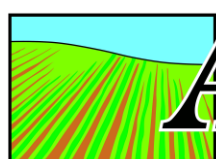
Broker's Note: The ACRE Co. is pleased to be selling the Heerde Trust farm at public auction. Land Buyers, here is your chance to purchase a large, attractive, rolling Dickinson County farm right on Hwy 9. This high-profile farm will make an excellent addition to your farming operation or an addition to your land investments. See you in Lake Park sale day!

For more information, contact The ACRE Company.



Seller: Heerde Trust

Attorney: Lisa Steffen
Goosmann Law Firm, Spirit Lake, IA



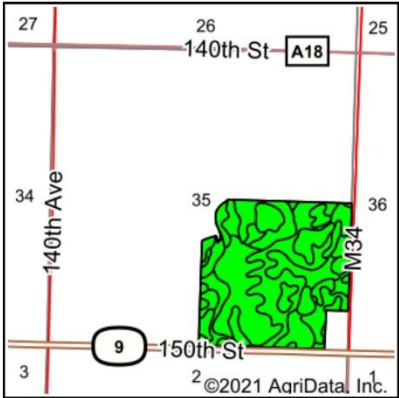
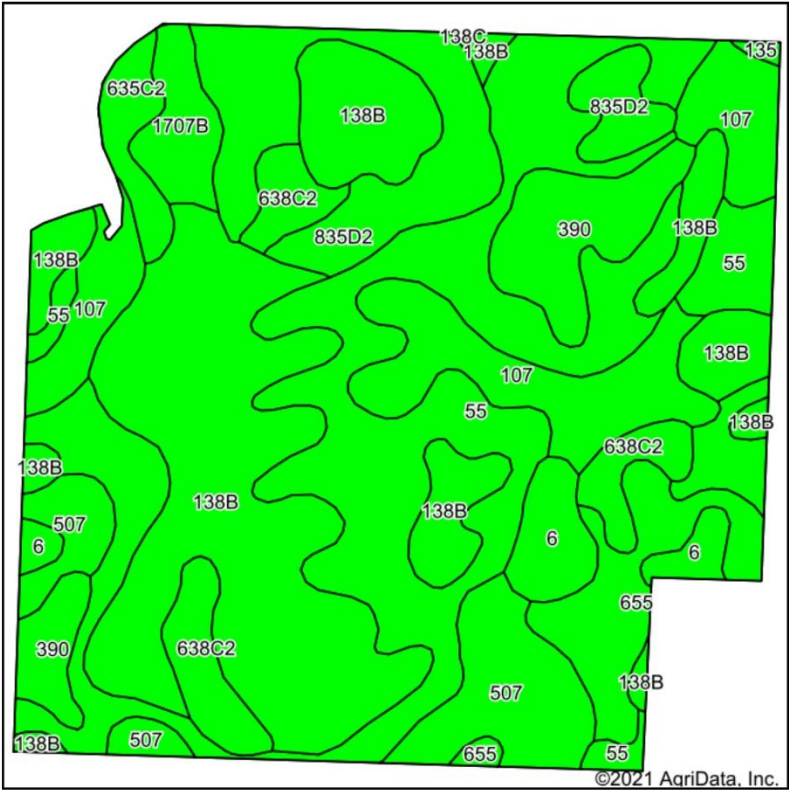
ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Selling Iowa's Best !

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.

Soils Map



State: Iowa
County: Dickinson
Location: 35-100N-38W
Township: Silver Lake
Acres: 143.82
Date: 6/29/2021



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	39.76	27.6%		Ile	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	38.11	26.5%		Iw	89	73
107	Webster clay loam, 0 to 2 percent slopes	14.00	9.7%		Ilw	86	70
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	12.61	8.8%		IVe	53	35
507	Canisteo clay loam, 0 to 2 percent slopes	8.99	6.3%		Ilw	84	71
390	Waldorf silty clay loam, 0 to 2 percent slopes	7.60	5.3%		Ilw	69	59
655	Crippin loam, 1 to 3 percent slopes	6.54	4.5%		Ie	91	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.47	4.5%		Ille	75	52
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.14	2.9%		Illw	59	43
1707B	Delft-Terril complex, 1 to 5 percent slopes	2.98	2.1%		Ilw	78	59
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	2.40	1.7%		Ille	66	18
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.22	0.2%		Ilw	76	58
Weighted Average						82.1	65.4

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



The ACRE Co. can sell your farm !

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