

LAND AUCTION

39.6 Acres Dickinson County Section 2 Lakeville Township

Prime Hwy 9 Location in the Heart of the Lakes

Wednesday - June 29, 2022 - 10:00 am

Arrowwood Resort & Conference Center, 1405 Hwy 71, Okoboji, IA

Legal Description: The West 151 feet of the North 1275.45 feet of the E1/2 NW1/4 lying west of the roadway, and the north 1275.45 feet of the W1/2 NW1/4 of Section 2-99-37, Dickinson County, Iowa. Farm contains 39.62 surveyed acres.

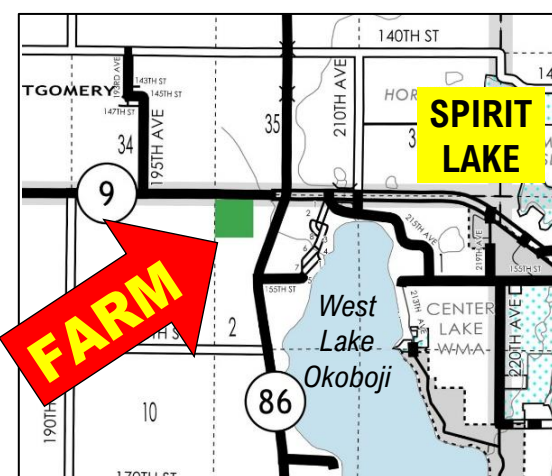
Description: The Goodell farm is a high profile, inside, attractive, gently rolling all tillable farm. The farm is 100% crop acres with zero acres of road right-of-way. The farm contains 40.4 FSA crop acres, all in corn base. The property has 1470 feet of frontage along Highway 9 just west of Vick's Corner. Osceola Rural Water services the property along the east and north side. The property is bordered on the north by Highway 9.

Soils: Clarion, Nicollet, Webster, Crippin **CSR2 86.9**

RE Taxes: \$858 annually. Taxes prorated to July 1, 2022.

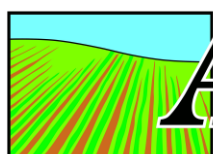
Terms: 10 percent down sale day, balance due at close August 1, 2022. Buyer will receive one half the cash rent for the 2022 crop season

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



Broker's Note: The ACRE Co. is pleased to be selling the Goodell Trust farm at public auction. Land Buyers, here is your opportunity to buy a great looking 100% tillable tract with a high-profile Hwy 9 location. Rarely do these transitional tracts sell. Here is your best choice for a development site, business location, future campground, shouse project, expansive acreage, or just a great farmland investment. We look forward to seeing you on sale day!

Call Jon Hjelm for more information 712-240-3529



ACRE CO

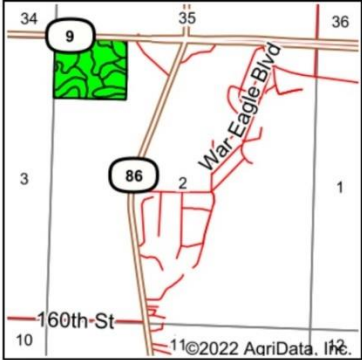
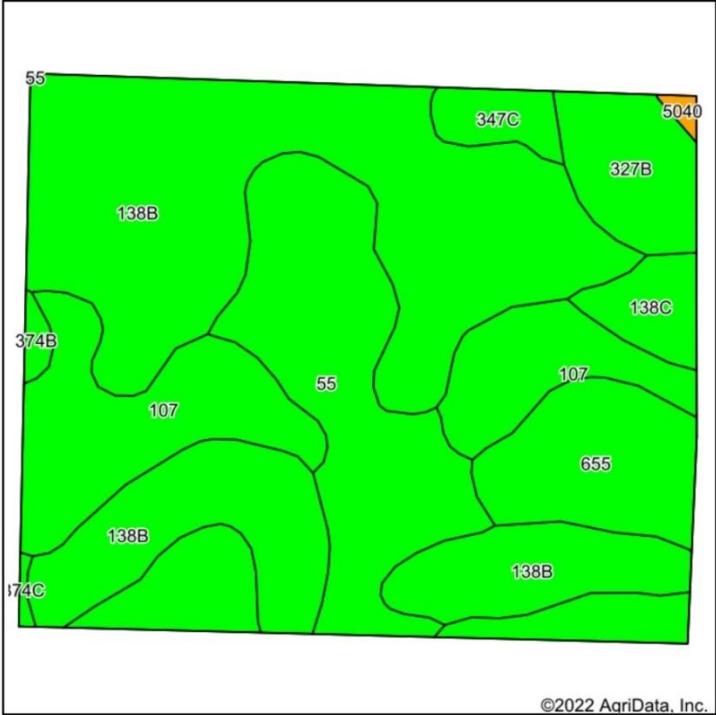
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

Seller: Brian Goodell Family Trust

Attorney: Michael Bovee
Montgomery, Barry, Bovee & Davis
Spencer, IA

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678
Call us to sell your farm !

Soils Map



State: Iowa
County: Dickinson
Location: 2-99N-37W
Township: Lakeville
Acres: 40.4
Date: 5/12/2022



Area Symbol: 1A059, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	18.17	45.0%		Ile	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	7.89	19.5%		Iw	89	73
107	Webster clay loam, 0 to 2 percent slopes	6.14	15.2%		Ilw	86	70
655	Crippin loam, 1 to 3 percent slopes	4.01	9.9%		Ie	91	71
327B	Wadena-Augusta Lake-Clarion complex, 2 to 5 percent slopes	2.00	5.0%		Ile	70	55
138C	Clarion loam, 6 to 10 percent slopes	1.01	2.5%		IIle	84	67
347C	Augusta Lake loam, 5 to 9 percent slopes	0.79	2.0%		IIle	62	48
374B	Okabena silty clay loam, 1 to 5 percent slopes	0.20	0.5%		Iw	91	73
5040	Udorthents, loamy	0.11	0.3%			5	5
374C	Okabena silty clay loam, 5 to 9 percent slopes	0.08	0.2%		IIle	86	69
Weighted Average					1.74	86.9	70.6



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.