

LAND AUCTION

159.7 Acres Dickinson County Section 34 Excelsior Township



Wednesday - July 27, 2022 - 10:00 am
Milford Community Center, 806 N Avenue, Milford, Iowa

Legal: The Northeast Quarter (NE1/4) of Section Thirty-four (34), Township Ninety-nine (99) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa. The farm has recently been surveyed and contains 159.74 surveyed acres.

Description: The Heerde farm is an outstanding tillable farm. The farm contains 149.51 FSA crop acres in one large field. An older grove and open grass meadow of 6.7 acres in the southeast corner could be added to the tillable land. The farm is located in Drainage District #19 with large district tile located west and north of the farm. The farm is bordered on the north by 200th Street and on the east by 140th Avenue.

Soils: Nicollet, Webster, Clarion, Okobojo, Waldorf **CSR2 87.6**

FSA Information		Cropland acres	149.51
Corn Base acres	124.4	Soybean Base acres	25.1
Corn PLC Yield	154	Soybean PLC Yield	49

RE Taxes: \$3488 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close
November 16, 2022. Sellers will keep the 2022 rent.

Possession: At close, subject to balance of the 2022 lease.

Broker's Note: The ACRE Co. is pleased to be selling another great Heerde Trust farm. Land Buyers, here is your chance to buy quality tillable farmland that looks good and lays excellent. The entire farm slopes from south to north. Take a drive and check out this farm. You'll be glad you did.

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

For more information, contact The ACRE Co.

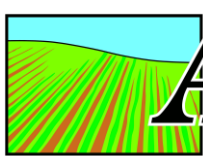


Seller: Heerde Trust

Attorney: Lisa Steffen

Goosmann Law Firm, Spirit Lake, IA



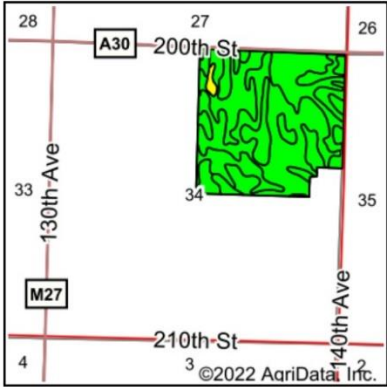
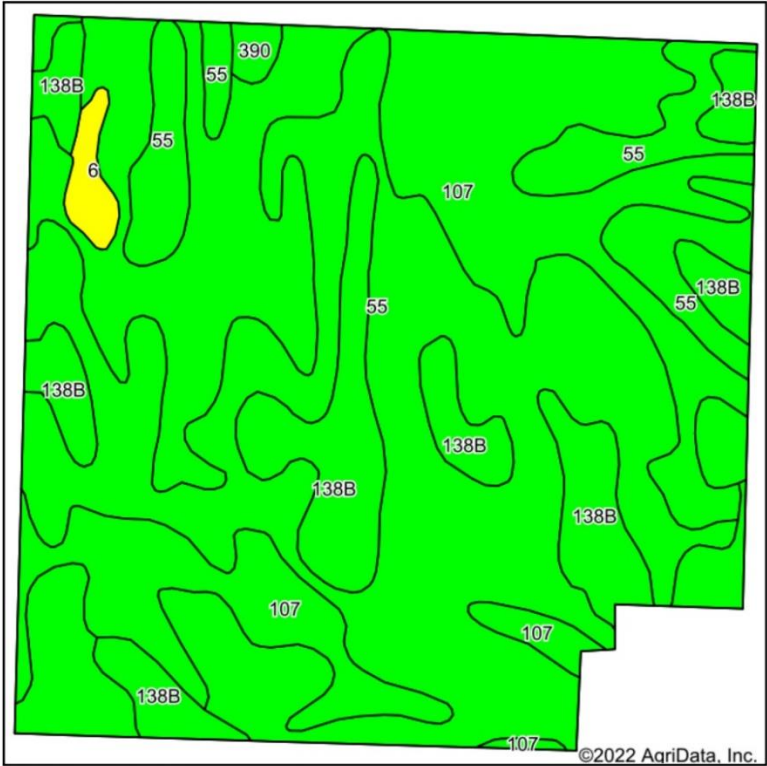
**ACRE CO**
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

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

Selling Iowa's Best !

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



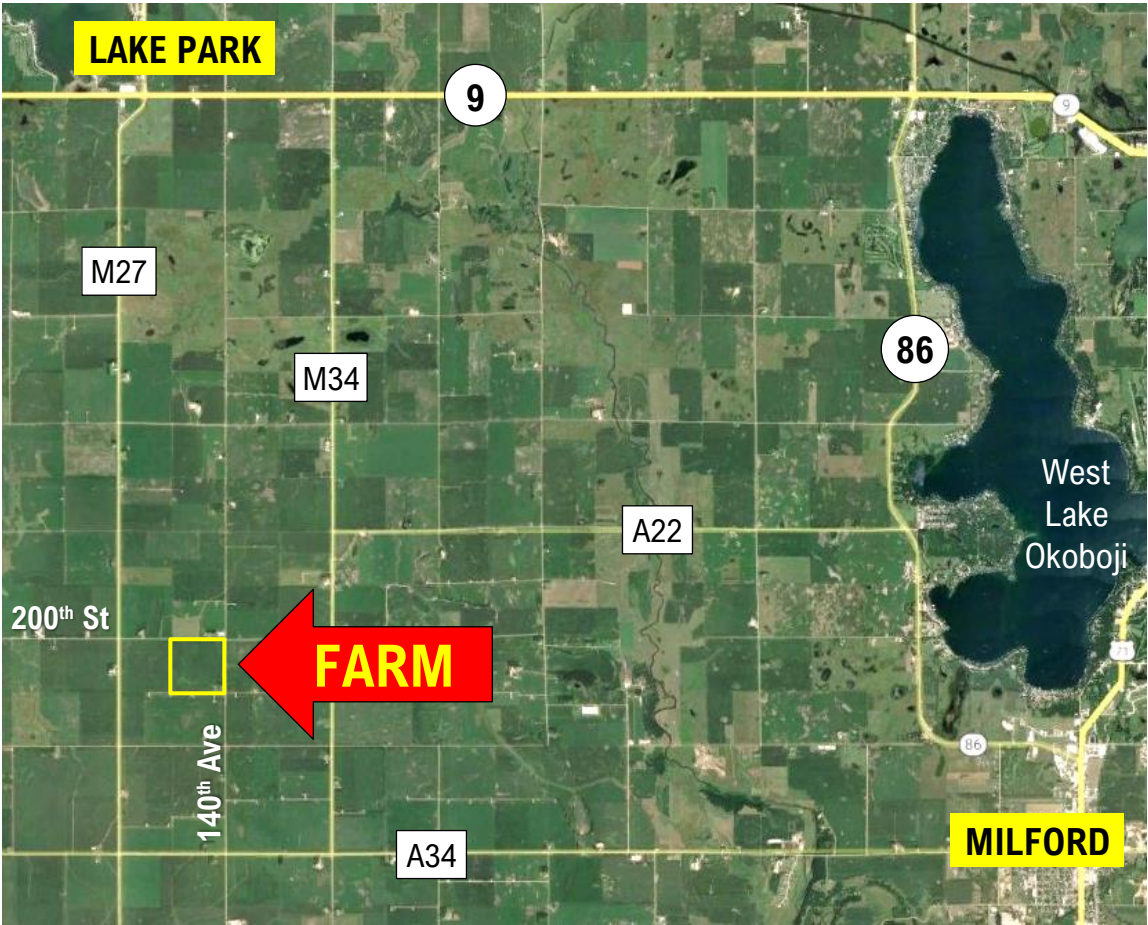
State: Iowa
County: Dickinson
Location: 34-99N-38W
Township: Excelsior
Acres: 149.51
Date: 6/10/2022



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	72.94	48.8%		Iw	89	73
107	Webster clay loam, 0 to 2 percent slopes	52.01	34.8%		Ilw	86	70
138B	Clarion loam, 2 to 6 percent slopes	22.30	14.9%		Ile	89	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.50	1.0%		Illw	59	43
390	Waldorf silty clay loam, 0 to 2 percent slopes	0.76	0.5%		Ilw	69	59
Weighted Average					1.52	87.6	71.6

**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.



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