

LAND AUCTION

Thursday, January 26, 2023 - 10:00 am

Milford Community Center, Milford, IA

160.8 Acres Dickinson County

NE1/4 Section 1 Westport Township



Farmland with 2 Wind Generators

- 154.6 FSA crop acres
- Clarion, Nicollet, Webster soils CSR2 85.3
- RE Taxes: \$3500 annually

40.5 Acres Dickinson County

Tract in S1/2 S1/2 SE1/4 Section 1 Westport Township

Farmland with A34 Frontage

- 38.05 FSA crop acres
- Nicollet, Clarion, Waldorf soils CSR2 86
- On A34 five miles west of Milford
- RE Taxes: \$818 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 March 1, 2023. Buyer will receive 100% of the cash rent for the 2023 crop season. The wind income rent will be prorated to closing date. Real Estate taxes will be prorated to January 1, 2023.

Possession: At close, subject to the cash lease for the 2023 crop season.

Call The ACRE Co. for more details.

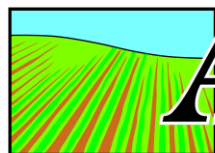
Broker's Note: The ACRE Co. is pleased to be selling these two Heerde Trust farms at public auction. Land Buyers, here is your chance to buy two attractive farms west of Milford. The North Farm is an all tillable productive quarter section plus two wind turbines providing additional income. The South Farm is a prime opportunity to buy a small, high profile tract of top caliber farmland right on A34. Check out these two outstanding Heerde Trust farms.

See 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

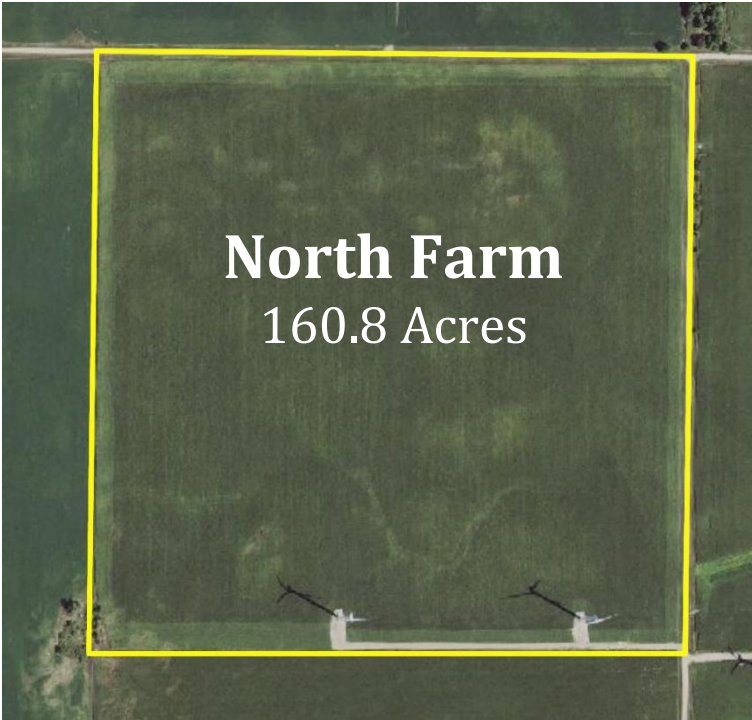
Austin Peterson 712-260-3678

Selling Iowa's Best !

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.

HEERDE TRUST LAND AUCTION

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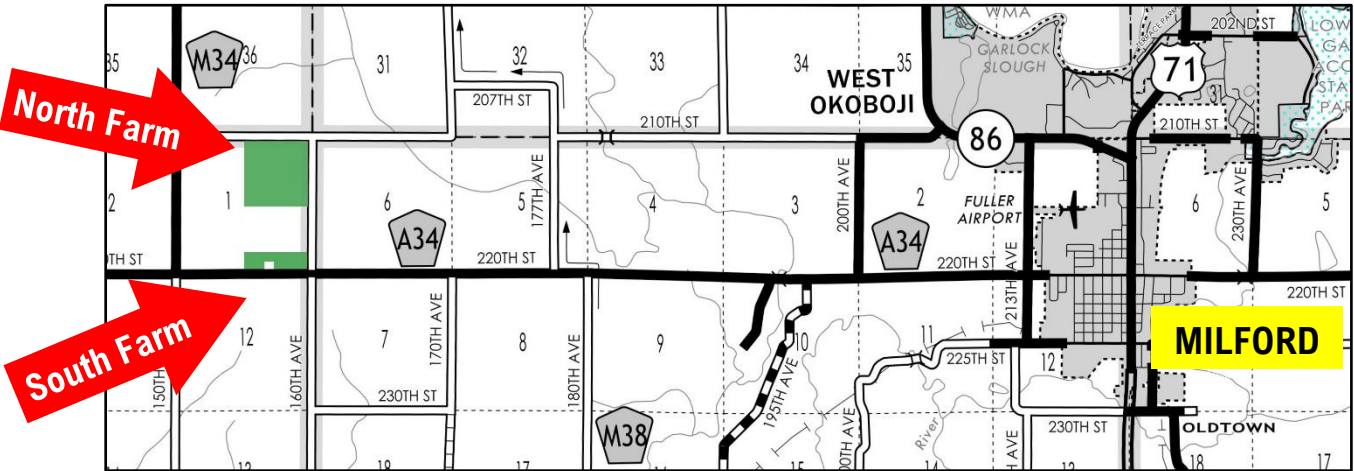
North Farm
160.8 Acres

FSA Information – North Farm	
Cropland acres	154.6
Corn Base acres	82.6
Soybean Base acres	71.5
Corn PLC Yield	159
Soybean PLC Yield	46



South Farm
40.5 Acres

FSA Information – South Farm	
Cropland acres	38.05
Corn Base acres	26.87
Soybean Base acres	10.78
Corn PLC Yield	156
Soybean PLC Yield	47



South Heerde Trust Farm



North Heerde Trust Farm

Selling Iowa's Best Farmland!

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