

LAND AUCTION

162 Acres Dickinson County Section 2 Westport Township



Wednesday - October 26, 2022 - 10:00 am
Milford Community Center, 806 N Avenue, Milford, Iowa

Legal: The Southeast Quarter (SE1/4) of Section Two (2), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa. The farm has been surveyed and contains 162.07 surveyed acres.

Description: The Heerde farm is an outstanding all tillable farm. The farm contains 154.99 FSA crop acres in one large field. The farm is located in Drainage District #41 with multiple district tiles providing outlet. The farm is bordered on the south by 220th Street and on the east by 150th Avenue.

Soils: Nicollet, Clarion, Webster, Waldorf **CSR2 86.4**

FSA Information		Cropland acres	154.99
Corn Base acres	109.44	Soybean Base acres	43.9
Corn PLC Yield	156	Soybean PLC Yield	47

RE Taxes: \$3482 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close
December 8, 2022. Sellers will keep the 2022 rent.

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

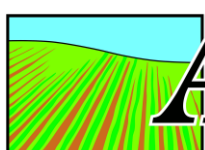
Broker's Note: The ACRE Co. is pleased to be selling this long-time family owned Heerde Trust farm at auction. Land Buyers, here is your opportunity to purchase an outstanding all tillable farm located west of Milford on the corner of A34 and M34. With desirable soils and a top location, this farm will make an excellent land investment or addition to your family farming operation. We look forward to seeing you 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

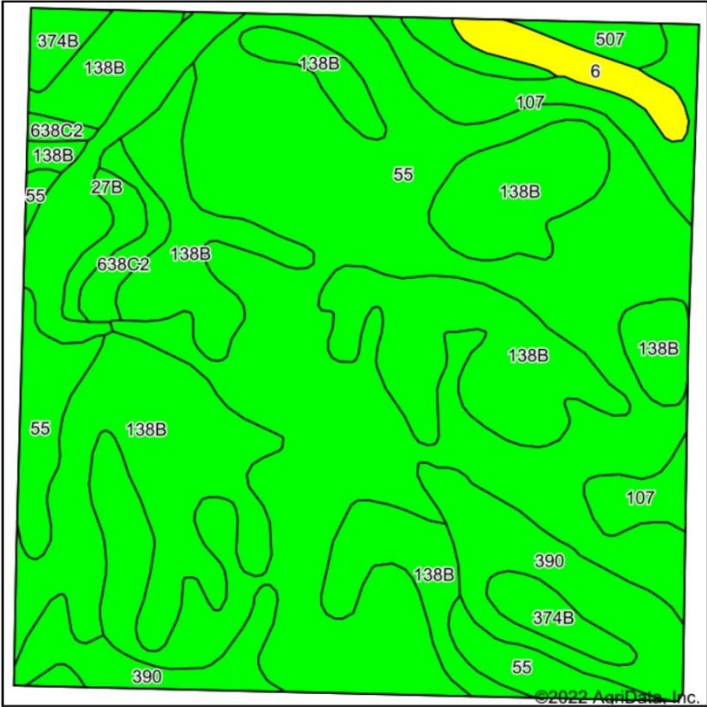
theacreco.com

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

Selling Iowa's Best !

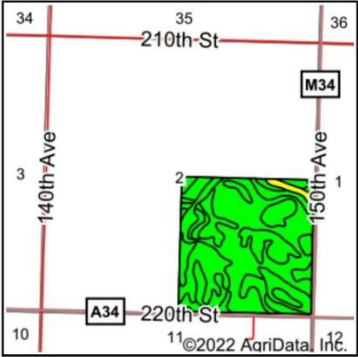
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

Soils Map

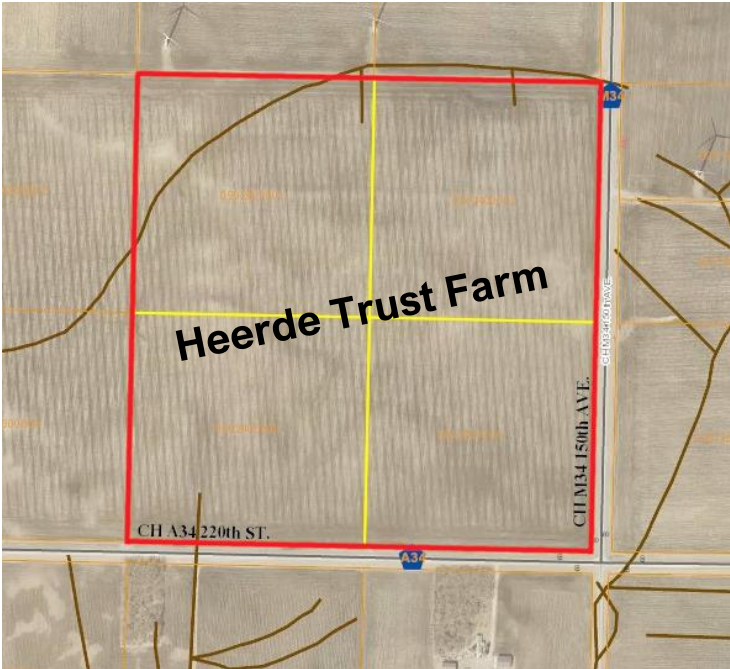


Soils data provided by USDA and NRCS.

Area Symbol: 1A059, 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	68.77	44.4%		Iw	89	73
138B	Clarion loam, 2 to 6 percent slopes	49.08	31.7%		Ile	89	73
107	Webster clay loam, 0 to 2 percent slopes	13.00	8.4%		IIw	86	70
390	Waldorf silty clay loam, 0 to 2 percent slopes	11.61	7.5%		IIw	69	59
374B	Okabena silty clay loam, 1 to 5 percent slopes	3.38	2.2%		Iw	91	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.84	1.8%		IIIw	59	43
507	Canisteo clay loam, 0 to 2 percent slopes	2.59	1.7%		IIw	84	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.29	1.5%		IIIle	75	52
27B	Terril loam, 2 to 6 percent slopes	1.43	0.9%		Ile	87	71
Weighted Average					1.57	86.4	70.8



State: Iowa
County: Dickinson
Location: 2-98N-38W
Township: Westport
Acres: 154.99
Date: 8/18/2022



District #41
Tile Map

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.