

LAND AUCTION

160 Acres Dickinson County Section 10 Westport Township



Great soils and top location

Thursday - December 9, 2021 - 10:00 am
Milford Community Center, Milford, IA

Legal: Southeast Quarter (SE1/4) of Section Ten (10),
Township Ninety-eight (98) North, Range Thirty-eight (38)
West of the 5th PM, Dickinson County, Iowa.

Description: Selling will be a great productive quarter section.
The farm includes 142.03 FSA crop acres and an improved
acreage with a 54' x 108' Morton building. The farm has several
shallow shaped grass waterways. The farm is in Drainage
District #41 with a ton of district tile providing outlet. The farm
is bordered by 230th St. on the south and 140th Ave. on the east.

Soils: Fostoria, Ocheyedan, Spicer, Cylinder, Crippin, Talcot,
Gillett Grove, McCreath, Everly **CSR2 85.8**

FSA Information		Cropland acres	142.03
Corn Base acres	106.5	Soybean Base acres	35.5
Corn PLC Yield	159	Soybean PLC Yield	49

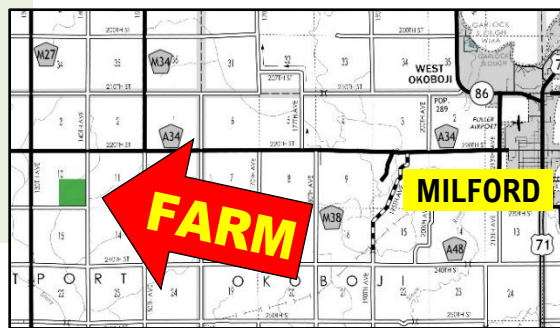
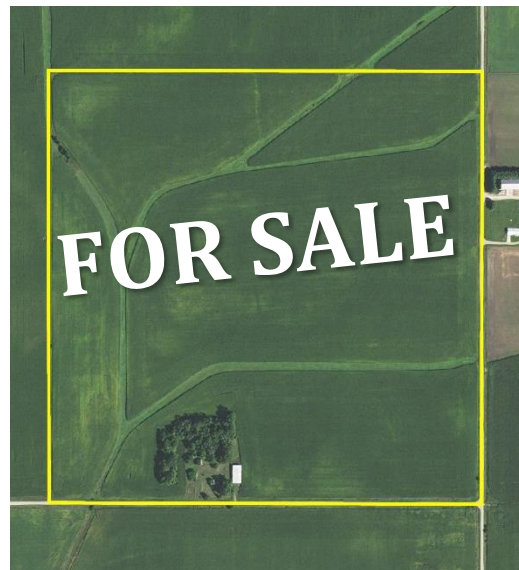
RE Taxes: \$3494 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close
January 26, 2022.

Possession: At close, subject to a lease for the 2022 season.
The Buyer will receive the rent for the 2022 crop season.

Broker's Note: The ACRE Co. is pleased to be selling this
Dickinson County farm at public auction. Land Buyers, here is
a great tract of land with top caliber soils and a large Morton
machine shed. This farm, with the attractive grass waterways,
is what I think of when I think of Iowa farmland. This farm has
had excellent care and it shows. See you in Milford on sale day!

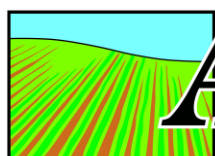
For more information, contact The ACRE Company.



Sellers:

Darwin Wilson, Duane Wilson,
Renae VanBockel & Deloy King

Attorney: John Bjornstad
Bjornstad Law Firm, Spirit Lake, IA



ACRE CO

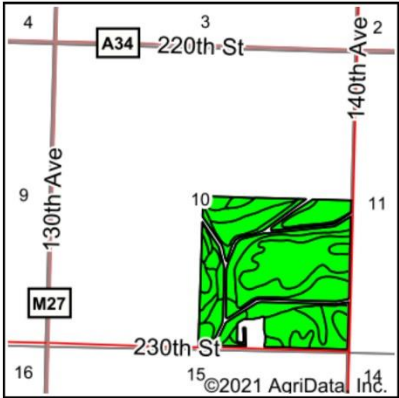
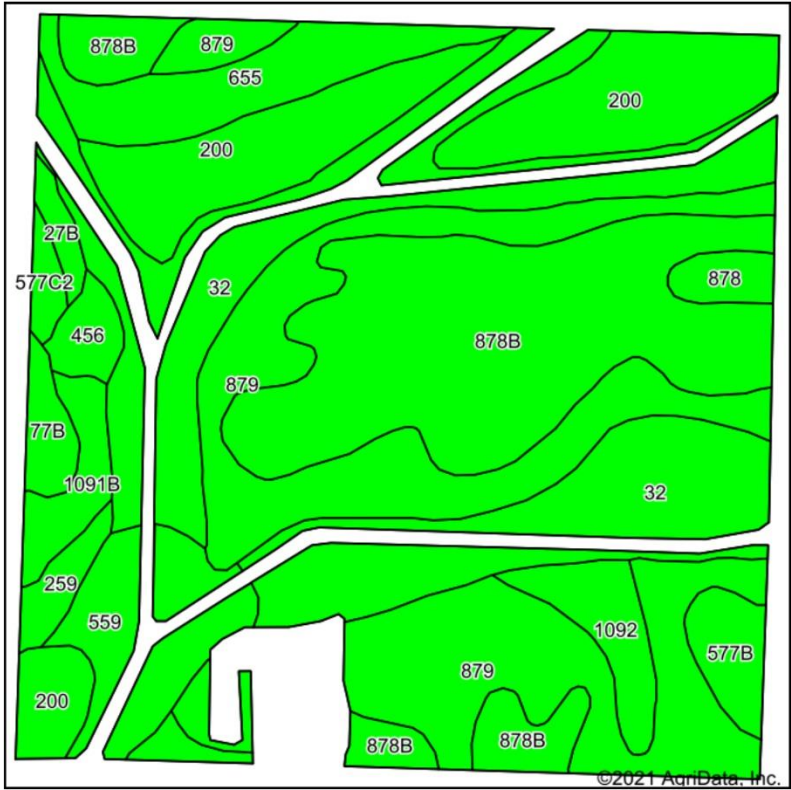
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

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: **10-98N-38W**
Township: **Westport**
Acres: **141.97**
Date: **11/8/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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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	Corn Bu	Soybeans Bu
879	Fostoria loam, 1 to 3 percent slopes	33.11	23.3%		I	91	73		
878B	Ocheyedan loam, 2 to 5 percent slopes	31.39	22.1%		Ile	92	74		
32	Spicer silty clay loam, MLRA 107, 0 to 2 percent slopes	29.41	20.7%		Ilw	94	77		
200	Cylinder complex, 0 to 2 percent slopes	18.44	13.0%		Ils	59	45		
655	Crippin loam, 1 to 3 percent slopes	6.87	4.8%		Ie	91	71		
559	Talcot silty clay loam, 0 to 2 percent slopes	6.45	4.5%		Ilw	54	40		
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	3.35	2.4%		Ilw	94	79		
1091B	McCreath silty clay loam, 2 to 5 percent slopes	2.61	1.8%		Iw	95	77		
577B	Everly clay loam, 2 to 5 percent slopes	2.38	1.7%		Ile	91	73		
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	1.65	1.2%		Ile	95	76		
456	Wilmington silty clay loam, 1 to 3 percent slopes	1.56	1.1%		Iw	91	73		
259	Biscay clay loam, 0 to 2 percent slopes	1.49	1.0%		Ilw	52	41		
878	Ocheyedan loam, 0 to 2 percent slopes	1.41	1.0%		I	96	78		
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	0.93	0.7%		Ille	85	67	23	7
27B	Terril loam, 2 to 6 percent slopes	0.92	0.6%		Ile	87	71		
Weighted Average					1.69	85.8	68.7	0.2	*-

Selling Iowa's Best Farmland



LAND AUCTION

THURS. DEC. 9th
10:00 AM

Contact

Jon Hjelm ALC Chuck Sikora
712-240-3529 712-260-2788

The ACRE Company
712-262-3529 theacreco.com

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