

LAND AUCTION

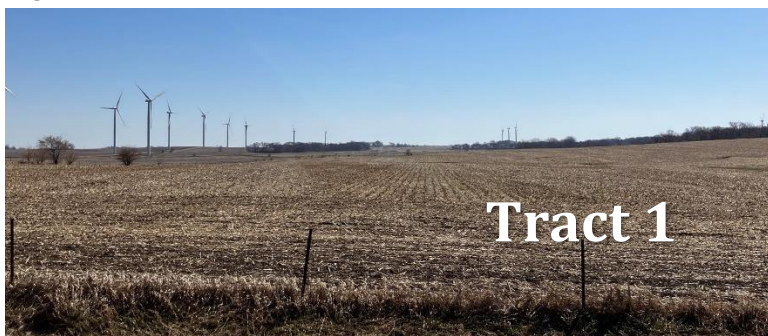
3 Farms Dickinson County

Wednesday, May 24, 2023 - 10:00 am

Milford Community Center, Milford, IA

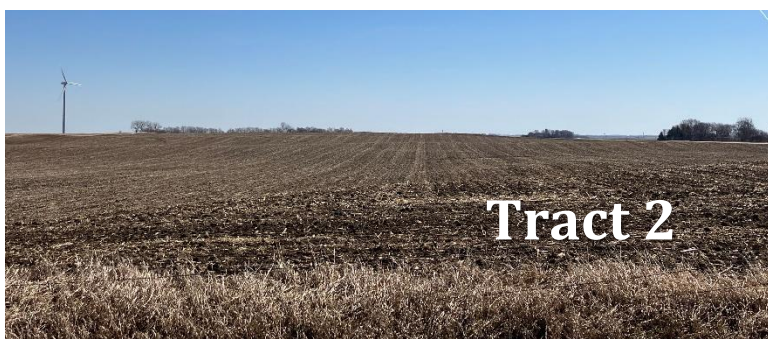
Tract 1 - 67.67 Surveyed Acres **Section 25 Excelsior Township**

- Attractive productive all tillable farm
- 65.4 surveyed crop acres CSR2 87.1
- Soils: Nicollet, Webster, Clarion
- RE Taxes: \$1438 annually



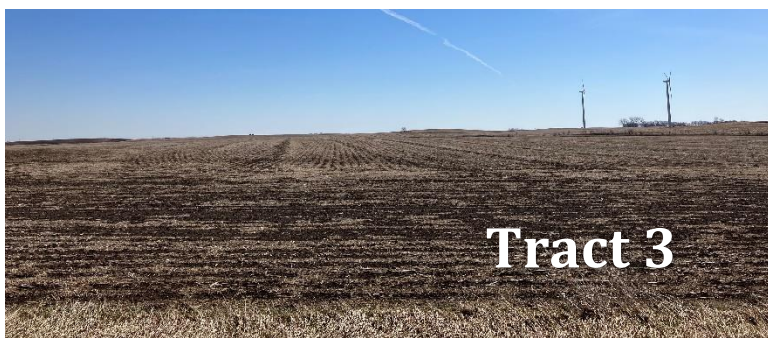
Tract 2 - 72.79 Surveyed Acres **Section 19 Lakeville Township**

- Good looking all tillable tract
- 69.35 FSA crop acres CSR2 84.8
- Soils: Crippin, Nicollet, Clarion
- RE Taxes: \$1512 annually



Tract 3 - 67.26 Surveyed Acres **Section 19 Lakeville Township**

- Nearly level all tillable farm
- 65.27 surveyed crop acres CSR2 72.7
- Soils: Okoboji, Waldorf, Canisteo
- RE Taxes: \$1226 annually



Method of Sale: The farms will be offered and sold separately in order: Tract 1, Tract 2, then Tract 3.

Terms: 10 percent down sale day, balance due at close on July 5, 2023. Buyer will receive the second half of the cash rent, paid November 1. Real Estate Taxes will be prorated to July 1, 2023.

Possession: Possession is subject to a cash farm lease for the 2023 crop season.

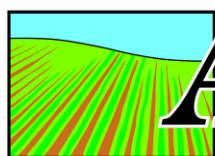
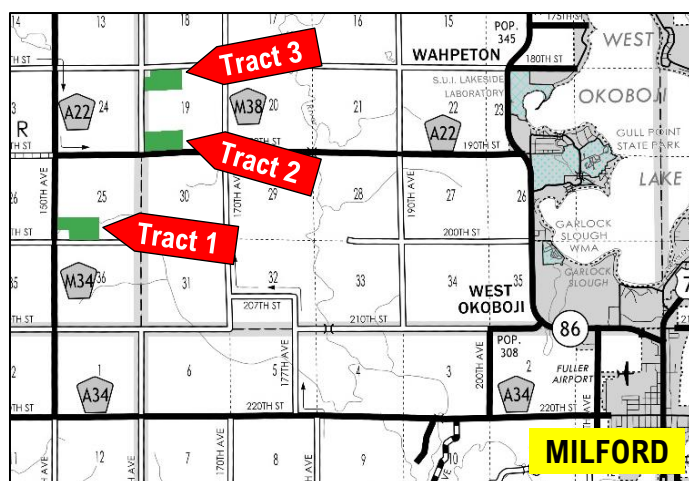
Broker's Note: The ACRE Co. is please to be selling these three Heerde Trust farms at public auction. Land Buyers, here is your chance to buy one or more of these three mid-sized Dickinson County farms. Take a drive and check out these last farms offered from the Heerde Trust. Contact The ACRE Co. for more details.

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

theacreco.com

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

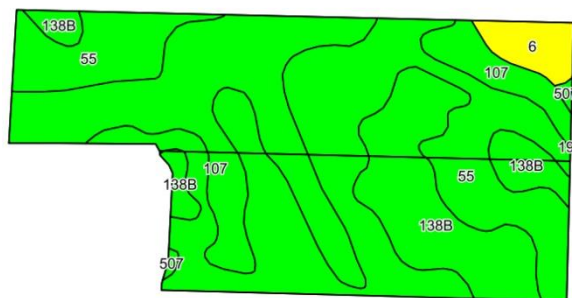
Austin Peterson 712-260-3678

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.

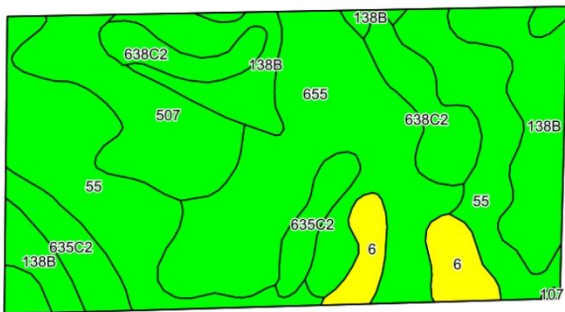
HEERDE TRUST LAND AUCTION

Wednesday, May 24, 2023 - 10:00 am



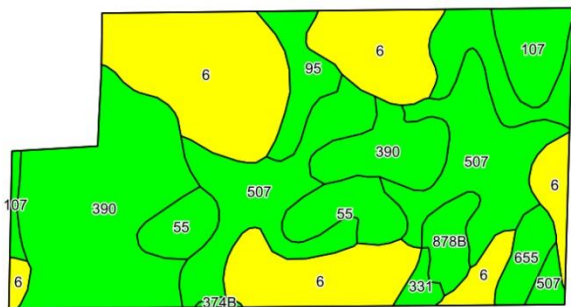
Soils Map – Tract 1

Code	Soil	Acres	% of Field	CSR2
55	Nicollet clay loam, 1 to 3 percent slopes	13.44	47.7%	89
107	Webster clay loam, 0 to 2 percent slopes	19.16	29.1%	86
138B	Clarion loam, 2 to 6 percent slopes	12.84	19.5%	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.17	3.3%	59
507	Canisteo clay loam, 0 to 2 percent slopes	0.28	0.4%	84
Weighted Average				87.1



Soils Map – Tract 2

Code	Soil	Acres	% of Field	CSR2
655	Crippin loam, 1 to 3 percent slopes	18.46	26.6%	91
55	Nicollet clay loam, 1 to 3 percent slopes	17.20	24.8%	89
138B	Clarion loam, 2 to 6 percent slopes	12.23	17.6%	89
507	Canisteo clay loam, 0 to 2 percent slopes	7.81	11.3%	84
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.55	8.0%	75
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	4.54	6.5%	66
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.49	5.0%	59
107	Webster clay loam, 0 to 2 percent slopes	0.07	0.1%	86
Weighted Average				84.8



Soils Map – Tract 3

Code	Soil	Acres	% of Field	CSR2
6	Okoboji silty clay loam, 0 to 1 percent slopes	20.46	31.3%	59
390	Waldorf silty clay loam, 0 to 2 percent slopes	14.82	22.7%	69
507	Canisteo clay loam, 0 to 2 percent slopes	13.79	21.1%	84
95	Harps clay loam, 0 to 2 percent slopes	5.32	8.2%	72
55	Nicollet clay loam, 1 to 3 percent slopes	4.16	6.4%	89
107	Webster clay loam, 0 to 2 percent slopes	2.86	4.4%	86
878B	Ocheyedan loam, 2 to 5 percent slopes	1.59	2.4%	92
655	Crippin loam, 1 to 3 percent slopes	1.49	2.3%	91
331	Madelia silty clay loam, 0 to 2 percent slopes	0.62	0.9%	94
374B	Okabena silty clay loam, 1 to 5 percent slopes	0.16	0.2%	91
Weighted Average				72.7

Selling Iowa's Best Farmland !

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