

LAND AUCTION

138 Acres Dickinson County Section 15 Richland Township



Check Out This Landmark Farm

Thursday - July 14, 2022 - 10:00 am
Terril Library, 115 North State Street, Terril, Iowa

Legal: Parcel D in the N1/2 of Section 15-99-35, Dickinson County, Iowa. Farm contains 138.03 surveyed acres.

Description: Selling will be an attractive, gently rolling, all tillable farm. The farm contains 130.69 crop acres, including a large 121.69 acre field of row crop plus 9 acres of CRP. A bin site with 3 grain bins is located on A22 along the north side of the farm. Attractive CRP wind breaks of 3.6 acres are located along the roads on the north and west sides of the farm. A county drainage ditch borders the farm on the east side providing excellent access for outlet. A 5.4 acre CRP filter strip adjoins the drainage ditch. The farm is bordered on the west by N14 and on the north by A22.

See the terms below regarding the proposed pipeline easement.

Soils: Nicollet, Clarion, Canisteo, Clarion-Storden, Wadena, Webster, Delft-Terril, Cylinder, Talcot **CSR2 79**

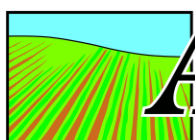
FSA Information		Cropland acres	130.69
Corn Base acres	63.53	Soybean Base acres	57.57
Corn PLC Yield	157	Soybean PLC Yield	41
CRP 3.6 acres @ \$377.58/acre		2015-2025	
CRP 5.4 acres @ \$264/acre		2013-2023	

RE Taxes: \$3304 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close on or before December 1. Seller will keep the 2022 rent. The Buyer will receive the October 2023 CRP payment. The Buyer will have the opportunity to negotiate the proposed pipeline easement and receive all the pipeline easement payment.

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

Broker's Note: The ACRE Co. is pleased to be offering this outstanding Dickinson County farm at public auction. Land Buyers, here is an all tillable 79 CSR2 farm with a top location on two hard roads in the Terril-Spirit Lake-Estherville farming community. It's a short drive to the ethanol plant in Superior. A big bonus—you can negotiate your own deal with the pipeline people. See you in Terril on sale day!

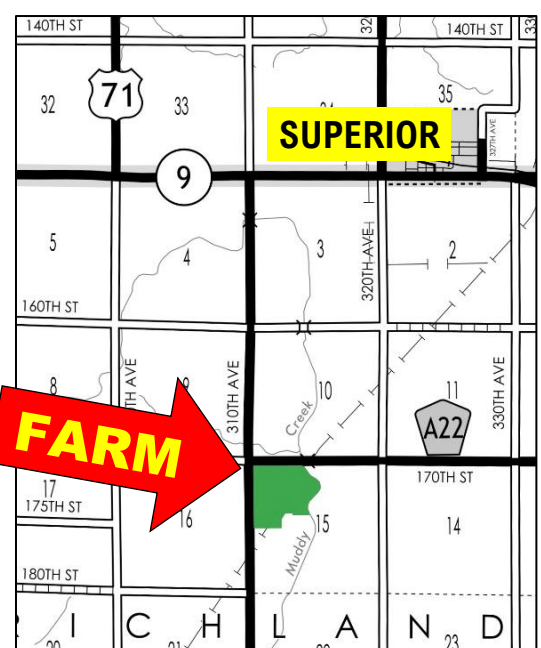


ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

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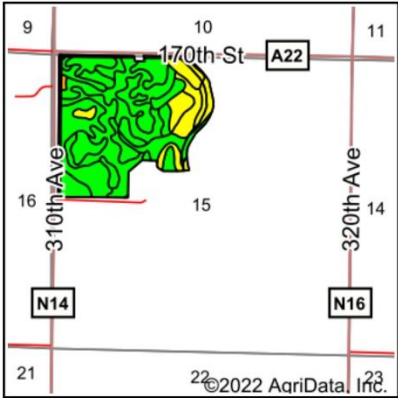
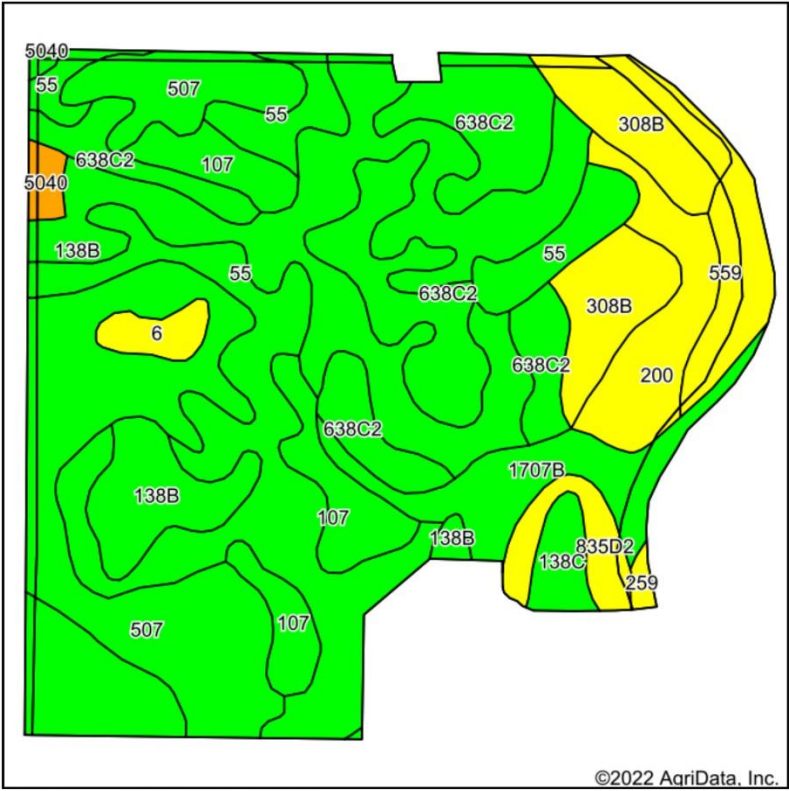


Seller:
15-99-35, LLC

Attorney: Michael Bovee
Montgomery, Barry, Bovee & Davis
Spencer, IA

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

Selling Iowa's Best !



State: Iowa
County: Dickinson
Location: 15-99N-35W
Township: Richland
Acres: 129.7
Date: 6/15/2022



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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	26.94	20.8%		Iw	89	73
138B	Clarion loam, 2 to 6 percent slopes	24.63	19.0%		Ile	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	21.57	16.6%		Ilw	84	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.79	13.7%		IIle	75	52
308B	Wadena loam, 2 to 6 percent slopes	8.60	6.6%		Ile	52	36
107	Webster clay loam, 0 to 2 percent slopes	7.41	5.7%		Ilw	86	70
1707B	Delft-Terril complex, 1 to 5 percent slopes	6.25	4.8%		Ilw	78	59
200	Cylinder complex, 0 to 2 percent slopes	5.77	4.4%		Ils	59	45
559	Talcot silty clay loam, 0 to 2 percent slopes	3.88	3.0%		Ilw	54	40
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.47	1.9%		IVe	53	35
138C	Clarion loam, 6 to 10 percent slopes	1.76	1.4%		IIle	84	67
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.42	1.1%		IIIw	59	43
5040	Udorthents, loamy	0.85	0.7%			5	5
259	Biscay clay loam, 0 to 2 percent slopes	0.36	0.3%		Ilw	52	41
Weighted Average					1.98	79	62.6



Call The ACRE Co. to sell your farm!

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.