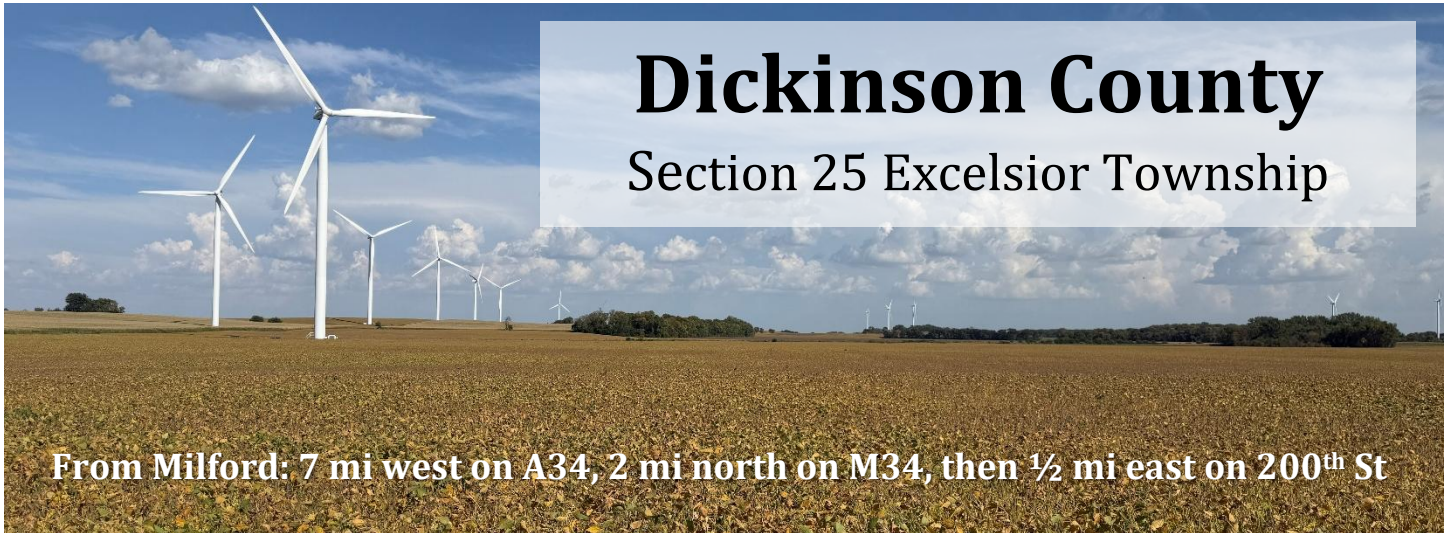




150 ACRES FOR SALE



Dickinson County Section 25 Excelsior Township

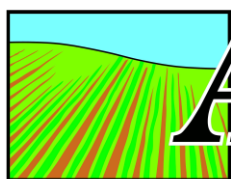
From Milford: 7 mi west on A34, 2 mi north on M34, then ½ mi east on 200th St

- Great looking nearly all tillable well-drained farm
- 2 wind turbines with excellent income - \$25,000+ with annual increases
- 2025 new pattern tile - 60,000+ ft of 4" & 6" tile and a 15" & 30" outlet
- Top rental income, wind income, plus big depreciation

Price: \$13,500 / acre

**Great Investment
Property!**

*For more information
call Chuck Sikora
712-260-2788*



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Selling Iowa's Best

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Joe Laubenthal 515-368-3815

theacreco.com

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-99-N

EXCELSIOR PLAT

(Landowners)

R-38-W

This is a detailed plat map of a section of Lakeville Township, Minnesota. The map shows a grid of land parcels, each with its owner's name and address. The map is bounded by 110th Ave to the west, 160th Ave to the east, 110th St to the north, and 210th St to the south. Major roads include 120th Ave, 130th Ave, 140th Ave, 150th Ave, 160th St, 170th St, 180th St, 190th St, 200th St, and 210th St. Water bodies include Stony Lake and Dugout Creek. The map is divided into numbered sections (1-36) and contains numerous owner names and addresses. A green-shaded area is located in the southeast corner, near section 25. A red line runs vertically through the center of the map, likely indicating a section line or boundary.

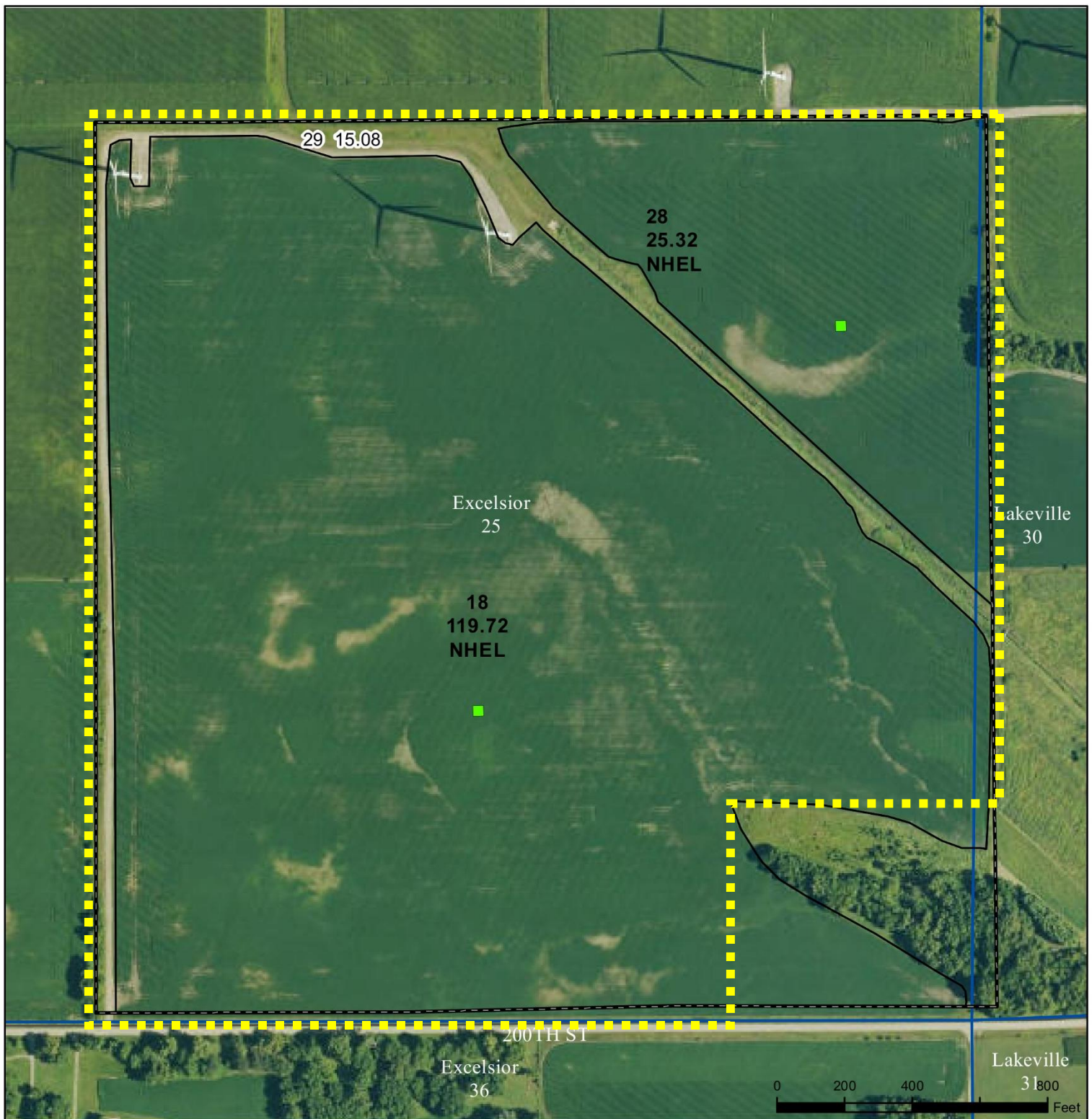
WEST PORT TWP.

OSCEOLA CO.



United States
Department of
Agriculture

Dickinson County, Iowa



Legend

- | | | |
|--------------|----------------|------------|
| Non-Cropland | CRP | Iowa PLSS |
| Cropland | Tract Boundary | Iowa Roads |

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 145.04 acres

2025 Program Year

Map Created April 11, 2025

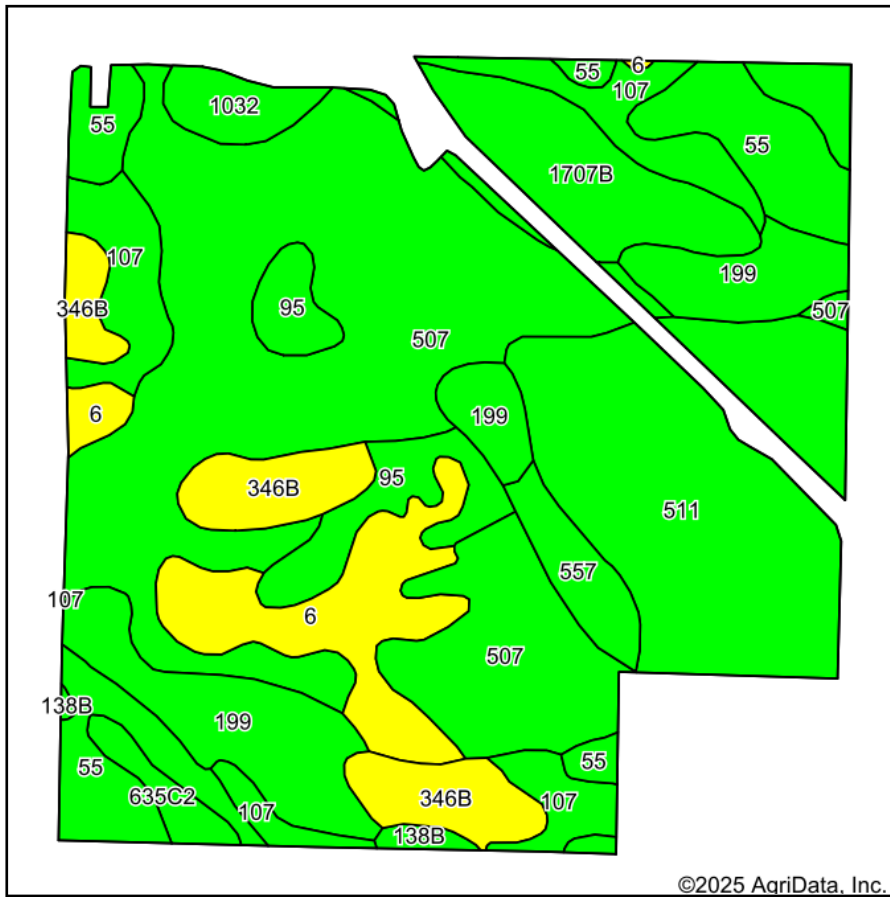
Farm 5556

Tract 1865

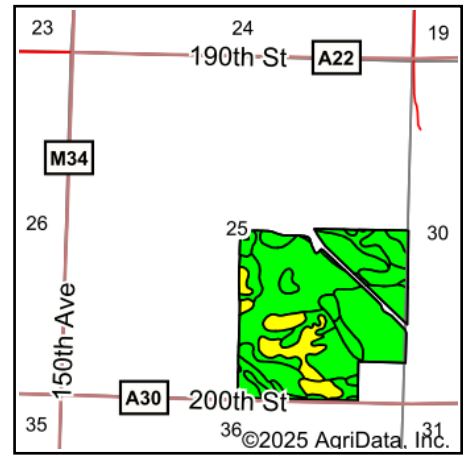
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dickinson**
 Location: **25-99N-38W**
 Township: **Excelsior**
 Acres: **141.11**
 Date: **11/26/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: IA059, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	45.33	32.1%		IIw	84	71
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	22.90	16.2%		IIIw	66	49
199	Cylinder-Nicollet complex, 0 to 3 percent slopes	12.80	9.1%		IIs	72	57
55	Nicollet clay loam, 1 to 3 percent slopes	11.81	8.4%		Iw	89	73
107	Webster clay loam, 0 to 2 percent slopes	11.10	7.9%		IIw	86	70
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.29	6.6%		IIIw	59	43
346B	Augusta Lake-Estherville complex, 2 to 5 percent slopes	7.74	5.5%		IIIe	54	40
1707B	Delft-Terril complex, 1 to 5 percent slopes	7.65	5.4%		IIw	78	59
95	Harps clay loam, 0 to 2 percent slopes	5.59	4.0%		IIw	72	57
557	Talcot-Biscay complex, 0 to 2 percent slopes	2.66	1.9%		IIw	65	50
1032	Spicer silty clay loam, 0 to 2 percent slopes	2.17	1.5%		IIw	91	74
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	1.47	1.0%		IIIe	66	18
138B	Clarion loam, 2 to 6 percent slopes	0.60	0.4%		Ile	89	73
Weighted Average					2.21	76.1	60.6

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

