

LAND AUCTION

155 Acres Dickinson County Section 30 Lakeville Township

Top Land Investment with Wind Income

Wednesday - August 5, 2026 - 10:00 am
Milford Community Center, Milford, IA

Legal: NE1/4 Section 30-99-37, Dickinson County, Iowa,
minus an acreage.

Description: The Tatman farm is a good looking nearly level tract of tillable farmland. The farm contains 146.63 crop acres all in one large field. The southwest portion of the farm is in Drainage District 19. The farm has extensive private tile. Contact The ACRE Co. for more tile information. The farm is on the south side of A22, bordered by 170th Ave. on the east.

Soils: Webster, Nicollet, Okobojo, Canisteo, Clarion,
Clarion-Storden, Delft-Terril, Okabena, Crippin **CSR2 80.8**

FSA Information

Cropland Acres 146.63

Corn Base Acres	74.2	Soybean Base Acres	49.7
Corn PLC Yield	152	Soybean PLC Yield	42



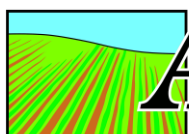
RE Taxes: \$3288 annually. Taxes will be prorated to January 1, 2027.

Terms: 10 percent down the day of the sale. Balance due at close on September 24, 2026. Sellers will keep the rent for the 2026 crop season. The Buyer will receive the 4th quarter wind income for 2026.

Possession: At close, subject to the balance of the lease. The farm is available for the 2027 crop year.

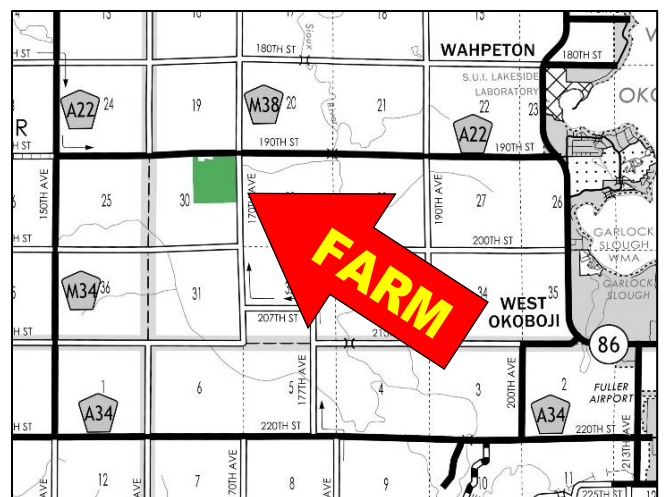
Broker's Note: The ACRE Co. is pleased to be offering the Tatman Trust farm at public auction. Here is a solid Dickinson County farmland investment with tile depreciation and bonus wind income. Take a look.

See you in Milford on August 5th !



ACRE CO

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



Seller: Tatman Trust

Attorney: Lisa Steffen

Cornwall, Avery, Bjornstad & Scott,
Spencer, IA

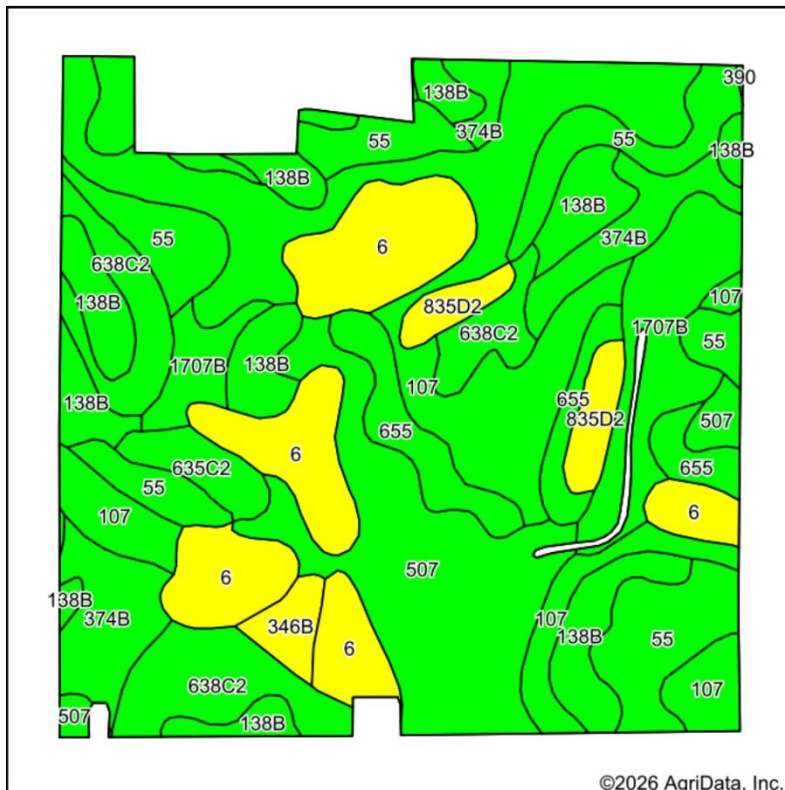
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

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.

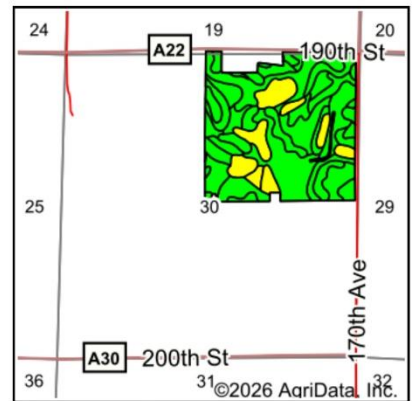
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	30.02	20.5%		IIw	86	70
55	Nicollet clay loam, 1 to 3 percent slopes	19.30	13.2%		Iw	89	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.54	12.6%		IIIw	59	43
507	Canisteo clay loam, 0 to 2 percent slopes	18.32	12.5%		IIw	84	71
138B	Clarion loam, 2 to 6 percent slopes	15.53	10.6%		IIe	89	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.42	7.8%		IIIe	75	52
1707B	Delft-Terril complex, 1 to 5 percent slopes	10.09	6.9%		IIw	78	59
374B	Okabena silty clay loam, 1 to 5 percent slopes	9.12	6.2%		Iw	91	73
655	Crippin loam, 1 to 3 percent slopes	6.97	4.8%		Ie	91	71
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.29	2.2%		IVe	53	35
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	2.36	1.6%		IIIe	66	18
346B	Augusta Lake-Estherville complex, 2 to 5 percent slopes	1.67	1.1%		IIIe	54	40
Weighted Average					2.04	80.8	63.5



State: **Iowa**
County: **Dickinson**
Location: **30-99N-37W**
Township: **Lakeville**
Acres: **146.63**
Date: **6/22/2026**

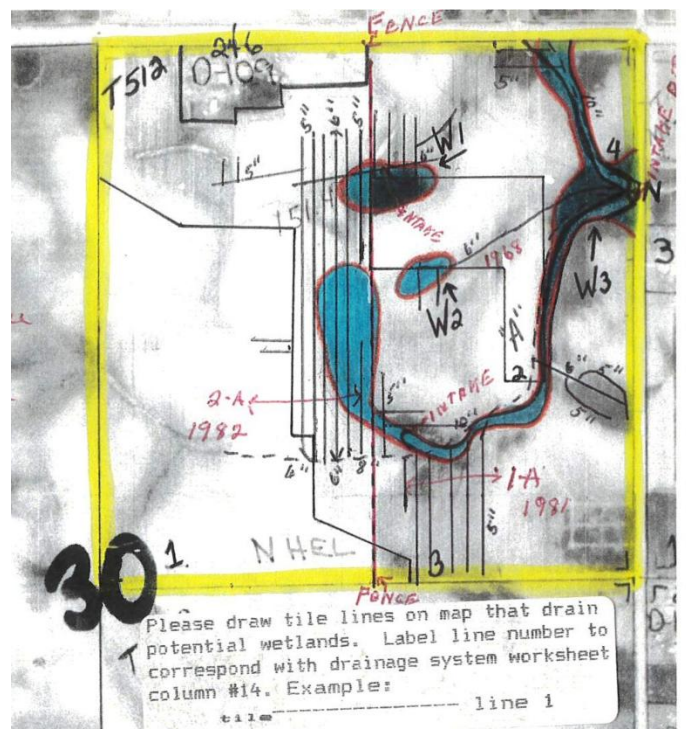
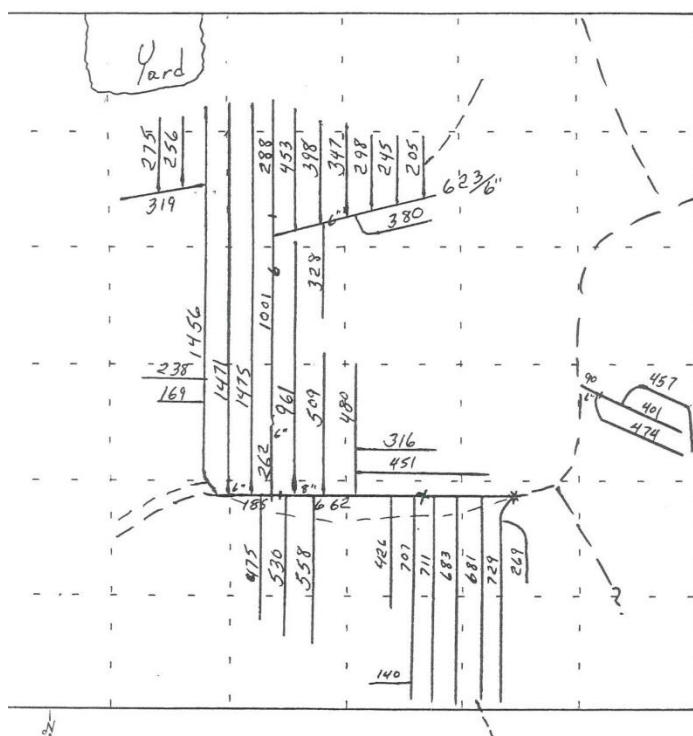


Maps Provided By:



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Additional wind lease and tile information available. Contact The ACRE Co.

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