

LAND AUCTION

Wednesday, April 2, 2025 - 10 am

Milford Community Center, Milford, IA

160 Acres Dickinson County

Section 29 Westport Township

North Farm

- Outstanding tillable quarter
- 152.9 FSA crop acres
- Highly rated soils CSR2 90.9
- RE Taxes: \$3736 annually

80 Acres Dickinson County

Section 32 Westport Township

South Farm

- High caliber all tillable eighty
- 77 FSA crop acres
- Reputation soils CSR2 89.7
- RE Taxes: \$1818 annually

Method of Sale: Farms will be offered at auction with Buyer's choice. Successful Bidder will have the choice to purchase the North Farm, South Farm, or both farms.

Terms: 10 percent down sale day. The balance will be due at close on or before May 6, 2025. Buyer will receive 100% of the cash rent for the 2025 crop season.

Real Estate Taxes: Taxes will be prorated at the closing to January 1, 2025.

Possession: At close, subject to a cash farm lease for the 2025 crop season.

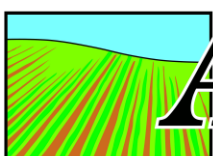
Call The ACRE Co. for more details.

Broker's Note: The ACRE Co. is pleased to be selling these two farms for the D-Double-U Corporation at public auction. Land Buyers, here is your opportunity to buy two attractive farms west of Milford. The North Farm is a good looking slightly rolling productive tillable farm. The South Farm is a prime nearly level all tillable eighty. These two local reputation farms have had excellent care. Take a drive and check out these outstanding NW Iowa farms.

See you in Milford on sale day!

Seller: D-Double-U Corporation

Attorney: Michael Bovee
Montgomery, Barry, Bovee & Davis, Spirit Lake, IA



ACRE CO

Farm Real Estate
Spencer, Iowa 712-262-3529
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Selling Iowa's Best!

D-DOUBLE-U CORPORATION LAND AUCTION

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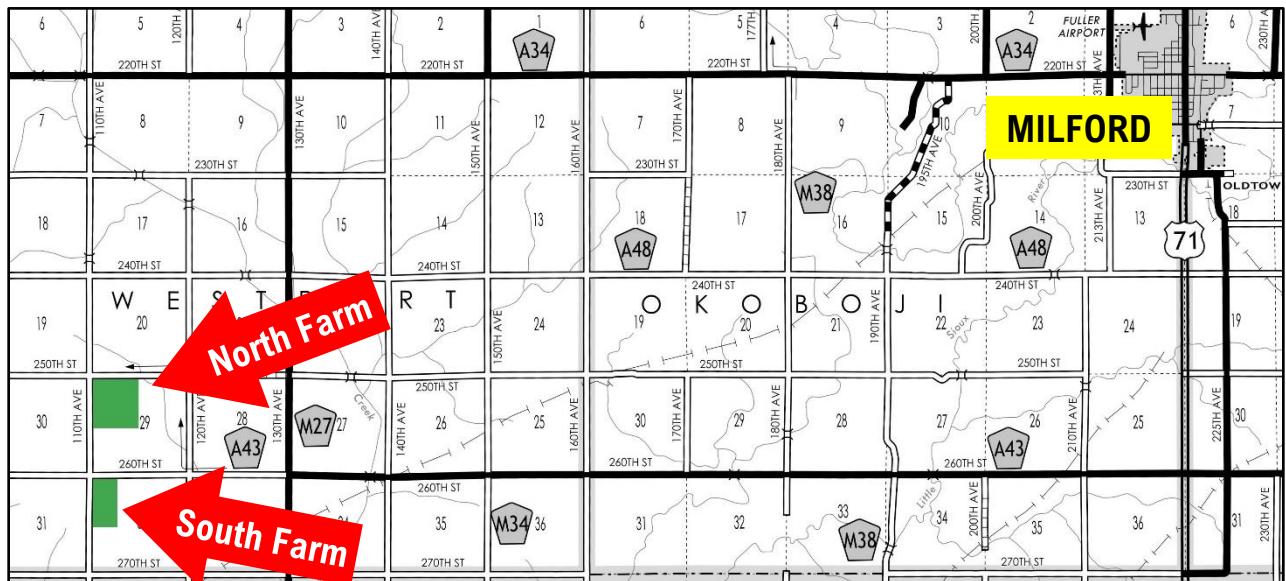


FSA Information - North Farm

Cropland acres	152.91
Corn Base acres	76.6
Corn PLC Yield	181
Soybean Base acres	75.2
Soybean PLC Yield	50

FSA Information - South Farm

Cropland acres	77
Corn Base acres	38.63
Corn PLC Yield	175
Soybean Base acres	36.38
Soybean PLC Yield	51



Selling Iowa's Best Farmland!

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.