

LAND FOR SALE

23 Acres Dickinson County Section 14 Lakeville Township



Legal: All that part of the Southwest Quarter (SW1/4) of Section Fourteen (14), Township Ninety-nine (99) North, Range Thirty-seven (37) West lying south and east of Highway 86, Dickinson County, Iowa.

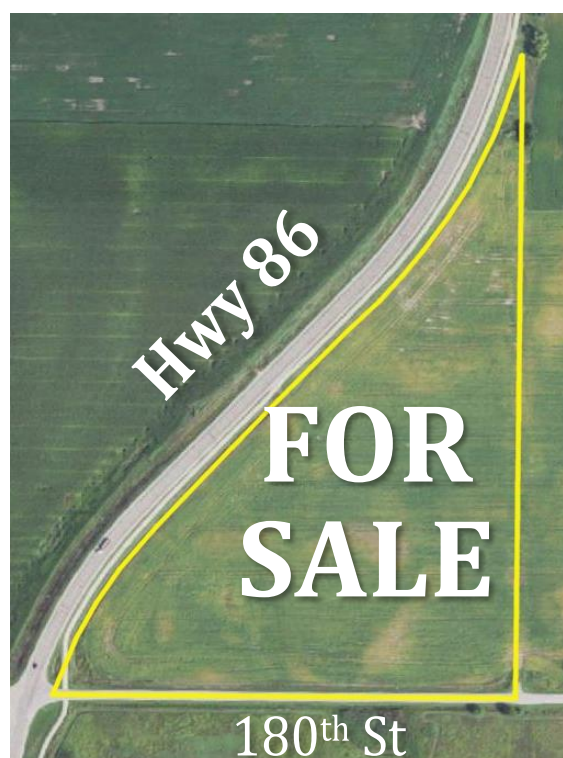
Description: The Mitchell Trust property is a nearly level to gently rolling all tillable tract of land. The property contains 21.85 FSA crop acres in one triangular shaped field. The land is bordered on the west by a bike trail and Hwy 86 and on the south by 180th Street.

Soils: Nicollet, Clarion **CSR2 74.2 CSR 59.7**

FSA Information		Cropland acres	21.85
Corn Base acres	16.2	Soybean base acres	0.80
Corn PLC Yield	143	Soybean PLC Yield	44

Annual RE Taxes: \$364

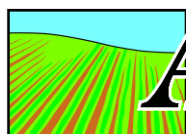
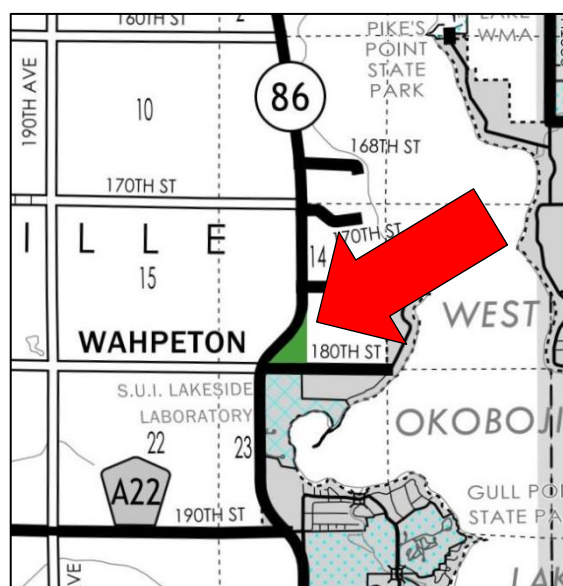
Possession: At close, subject to a cash lease for 2019.



Broker's Note: The ACRE Co. is pleased to be selling the Levern Mitchell Trust property in Dickinson County. Here is a great small land investment in the Iowa Great Lakes area. The property is located right on busy Hwy 86 just north of Lakeside Labs. This property has tons of highway frontage, side hard road, and ample space for possible future development. Contact Jon Hjelm for more information.

Price: \$345,000.00

Levern Mitchell Trust - Owner



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Jon Hjelm, ALC
712-240-3529

Chuck Sikora
712-260-2788

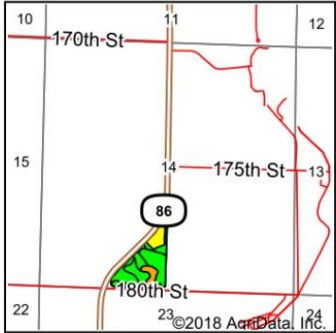
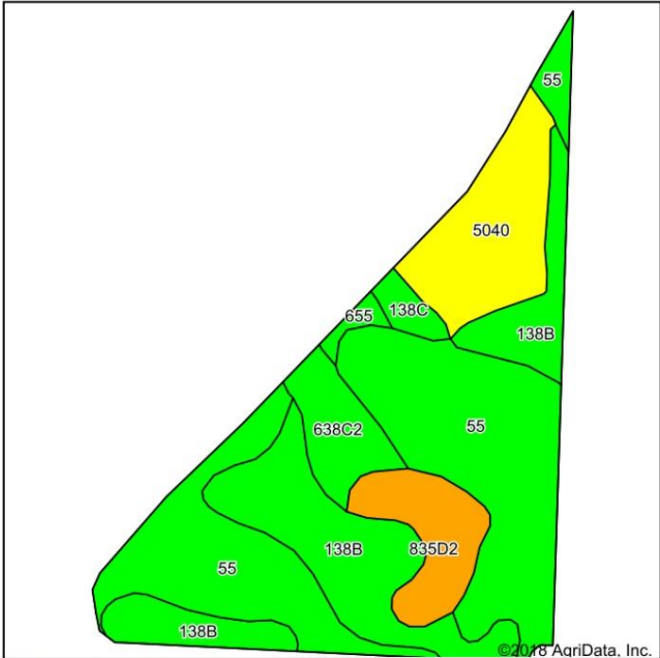
theacreco.com

Licensed Land Broker & Auctioneer in Iowa, Nebraska, South Dakota, and Minnesota

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



Soils Map



State: Iowa
County: Dickinson
Location: 14-99N-37W
Township: Lakeville
Acres: 21.85
Date: 8/14/2018



Area Symbol: IA059, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	9.61	44.0%		Iw	89	73
138B	Clarion loam, 2 to 6 percent slopes	5.70	26.1%		IIe	89	73
5040	Udorthents, loamy	2.87	13.1%			5	5
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.73	7.9%		IVe	53	35
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.32	6.0%		IIIe	75	52
138C	Clarion loam, 6 to 10 percent slopes	0.40	1.8%		IIIe	84	67
655	Crippin loam, 1 to 3 percent slopes	0.22	1.0%		Ie	91	71
Weighted Average						74.2	59.7