

LAND AUCTION

113.9 Acres Dickinson County Section 3 Westport Township

Top Land Investment with Bonus Wind Income

Wednesday - August 20, 2025 - 10:00 am
Milford Community Center, Milford, IA

Legal: N1/2 SW1/4 & SW1/4 NW1/4 Section 3-98-38,
Dickinson County, Iowa, minus two tracts.

Description: The Ruml farm is a great looking, inside, nearly all tillable farm. The farm contains 107.28 FSA crop acres in one large 100.9-acre field and two smaller fields divided by a shallow grass waterway. The farm is located in Drainage District J-3 D & O with an outlet tile on the west edge of the farm. Two wind turbines are located on the south side of the farm. The farm is bordered on the west by blacktop M27.

Soils: Nicollet, Clarion, Webster **CSR2 88.1**

FSA Information

Cropland Acres 107.28

Corn Base Acres	80.71	Soybean Base Acres	26.57
Corn PLC Yield	148	Soybean PLC Yield	42

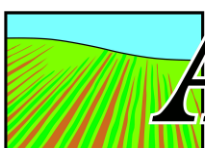
RE Taxes: \$3220 annually. Taxes will be prorated to January 1, 2026.

Terms: 10 percent down the day of the sale. The balance will be due at close on November 12, 2025.
Sellers will keep the rent for this crop season.
Wind lease income prorated to January 1, 2026.

Possession: At close, subject to the balance of the lease.
The farm is available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Ruml Trust farm at public auction. Land Buyers, here is a highly rated tract of tillable land right on M27. This farm offers a solid return with the added bonus of yearly income from two large modern wind generators. The combination of prime location, great soils, and TWO wind turbines make this an unbeatable land investment.

See you at the sale!

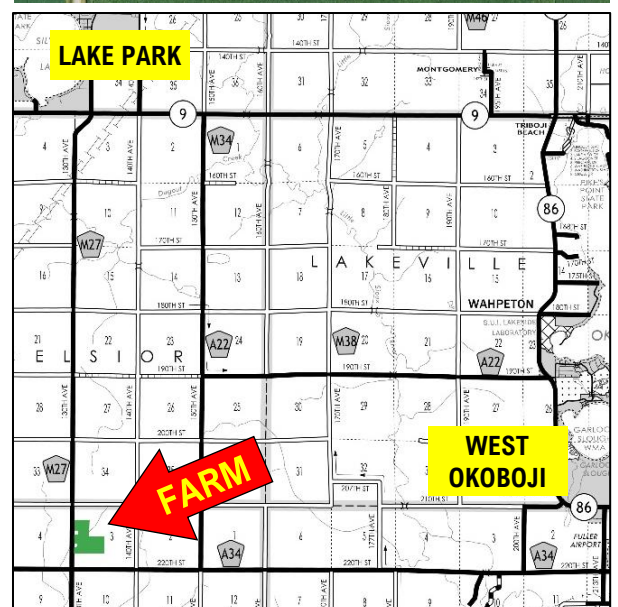


ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com



Seller: Ruml Family Living Trust

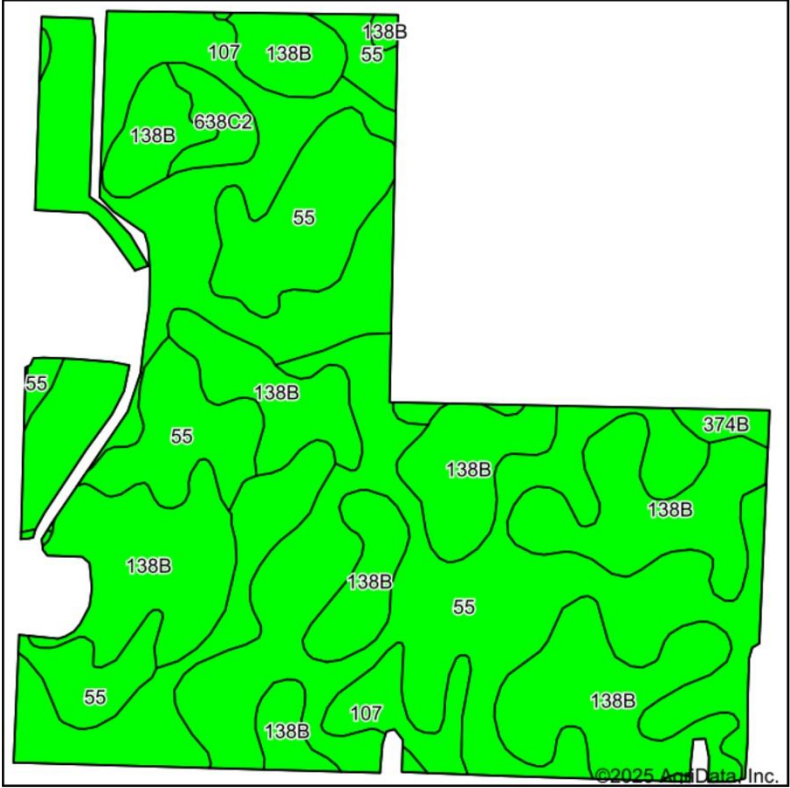
Attorney: Amanda Bahena
Woods Fuller Law Firm, Sioux Center, IA

Jon Hjelm, ALC	712-240-3529
Chuck Sikora	712-260-2788
Joe Laubenthal	515-368-3815

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: 34							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	41.04	38.2%		Iw	89	73
138B	Clarion loam, 2 to 6 percent slopes	36.88	34.4%		Ile	89	73
107	Webster clay loam, 0 to 2 percent slopes	27.10	25.3%		Ilw	86	70
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.53	1.4%		Ille	75	52
374B	Okabena silty clay loam, 1 to 5 percent slopes	0.73	0.7%		Iw	91	73
Weighted Average					1.62	88.1	71.9

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



Selling Iowa’s Best Farmland

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