LAND AUCTION



153.72 ACRES DICKINSON COUNTY

SECTION 17 **SILVER LAKE TOWNSHIP**

WED, SEPTEMBER 3, 10AM

LAKE PARK COMMUNITY BUILDING (903 S MARKET ST.)

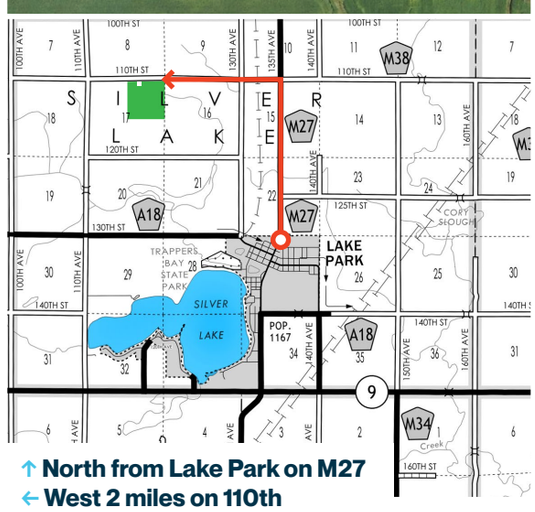
West Tract: 74.63 Surveyed Acres

Legal: W1/2 NE1/4 Exc Parcel 'B' And Parcel 'G' Section 17-100-38
Description: The west tract is a great looking 98.7% tillable inside parcel with 73.66 cropland acres. This highly rated farm is very gently rolling and includes a 10" county tile and private outlet. Contact broker for tile maps and tile easement information.
Primary Soils: Nicollet, Webster **CSR2:** 86.2 **Est. RE Taxes:** $2,253

East Tract: 79.09 Surveyed Acres

Legal: E1/2 NE1/4 Section 17-100-38
Description: The east tract is an inside parcel with 74.28 highly rated cropland acres. This farm is nearly flat with a gentle slope to the center offering drainage to a 3.34 acre wetland on the east border.
Primary Soils: Nicollet, Webster **CSR2:** 85.9 **RE Taxes:** $2,279





↑ North from Lake Park on M27
← West 2 miles on 110th

Brokers Note: Real Estate Unlimited presents the opportunity to purchase a desirable tract of Dickinson County farmland. This farm features highly rated soils and efficient field operations offering a great opportunity to expand your farming operation or investment portfolio. Jon Hjelm, The ACRE Co, will cry this public auction, located at the Lake Park Community Building, September 3 @ 10am. Jon says "See you at the sale!"

Method of Sale: The successful bidder will have the choice to purchase either, or both tracts. Bid price to be per acre times # of surveyed acres.

Terms: 10 percent down day of sale, balance due at closing. Sellers keep rent from the 2025 crop season, taxes to be pro-rated to 12/31/25.

Closing and Possession: Closing January 8, 2026. Possession at close subject to balance of the lease. Farm has open lease for 2026 crop season.

Land Owners: Marla J. Taylor and Marcia L. Lawrence

Attorney: Carrie Jones, Jones Law Office, Lake Park

OFFERED BY

Seth Hellinga
712-320-0482
REUNLIMITED.COM
Re:Unlimited
REAL ESTATE UNLIMITED

AUCTIONEER

Jon Hjelm
712-240-3529
THEACRECO.COM
ACRE CO

The Owner reserves the right to reject any and all bids. Real Estate Unlimited and The ACRE Co. represent 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.

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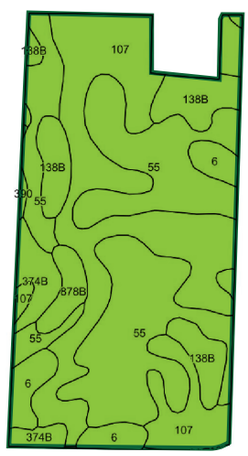
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SEPT 3, 10AM, LAKE PARK COMMUNITY BLDG

West Tract

Township: Silver Lake **Crop Acres:** 73.66

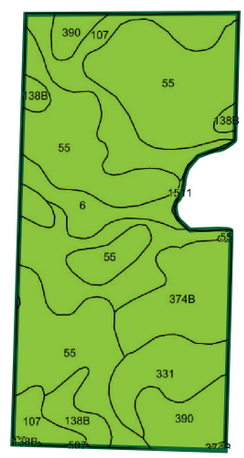
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	CSR
55	Nicollet clay loam, 1 to 3% slopes	30.36	41.2%	89	73
107	Webster clay loam, 0 to 2% slopes	25.90	35.2%	86	70
138B	Clarion loam, 2 to 6% slopes	7.58	10.3%	89	73
6	Okoboji silty clay loam, 0 to 1% slopes	4.43	6.0%	59	43
374B	Okabena silty clay loam, 1 to 5% slopes	3.31	4.5%	91	73
878B	Ocheyedan loam, 2 to 5% slopes	1.85	2.5%	92	74
390	Waldorf silty clay loam, 0 to 2% slopes	0.23	0.3%	69	59
		Weighted Average		**86.2**	**70.1**



East Tract

Township: Silver Lake **Crop Acres:** 74.28

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	CSR
55	Nicollet clay loam, 1 to 3% slopes	31.92	43%	89	73
107	Webster clay loam, 0 to 2% slopes	17.21	23%	86	70
374B	Okabena silty clay loam, 1 to 5% slopes	7.53	10.1%	91	73
390	Waldorf silty clay loam, 0 to 2% slopes	5.48	7.4%	69	59
331	Madelia silty clay loam, 0 to 2% slopes	5.35	7.2%	94	74
6	Okoboji silty clay loam, 0 to 1% slopes	3.42	4.6%	59	43
138B	Clarion loam, 2 to 6% slopes	3.23	4.3%	89	73
1511	Blue Earth muck, ponded, 0 to 1% slopes	0.14	0.2%	38	5
		Weighted Average		**85.9**	**69.8**



COMBINED FSA INFO	Corn PLC Yield: 149	Soybean PLC Yield: 42
Cropland Acres: 147.41	Corn Base Acres: 145.2	Soybean Base Acres: 2

