

LAND AUCTION

146.3 Acres Clay County Section 2 Summit Township

92.4 CSR2

Wednesday - November 12, 2025 - 10:00 am
Milford Community Center, 806 N Avenue, Milford, IA

Legal: Parcel E & Parcel F in the SE1/4 Section 2 Summit Township (97-37), Clay County, Iowa.

Description: The D-Double-U Corp farm is an outstanding all tillable tract of farmland with 141.23 FSA crop acres in one large field. The majority of the farm is in Drainage District #116 with a district tile running the length of the East Tract. The farm is located on B14 and bordered by 210th Avenue on the east.

Soils: Wilmonton, Rushmore, Everly, Letri **CSR2 92.4**

	West Tract	East Tract
Surveyed acres	71.847	74.537
Net acres	71.119	71.666
CSR2	91.5	93.2
RE Taxes	\$2172	\$2254

FSA Information

Cropland Acres 141.23

Corn Base Acres	70.85	Soybean Base Acres	66.72
Corn PLC Yield	175	Soybean PLC Yield	51

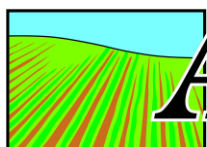
Method of Sale: Successful Bidder will have choice of the West Tract or the East Tract or both tracts.

Terms: 10 percent down the day of the sale. The balance will be due at close on December 18, 2025. Real Estate Taxes to be prorated to January 1, 2026. Seller will keep the rent for this crop season.

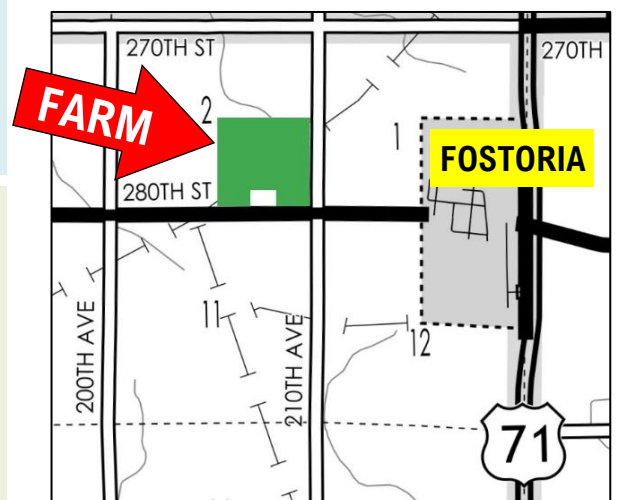
Possession: At close, subject to the balance of the lease. The farm is available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling this top caliber highly-rated farm for the D-Double-U Corporation at public auction. Take a drive and check out this prime Northwest Iowa farm. You will be impressed.

See you in Milford on sale day !



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



Seller:

D-Double-U Corporation

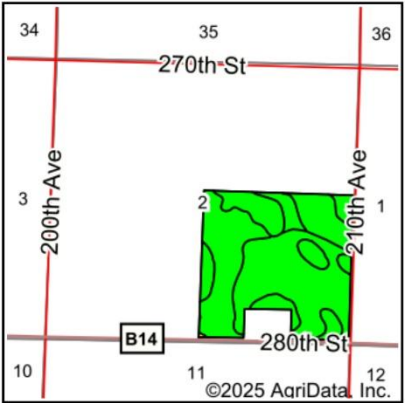
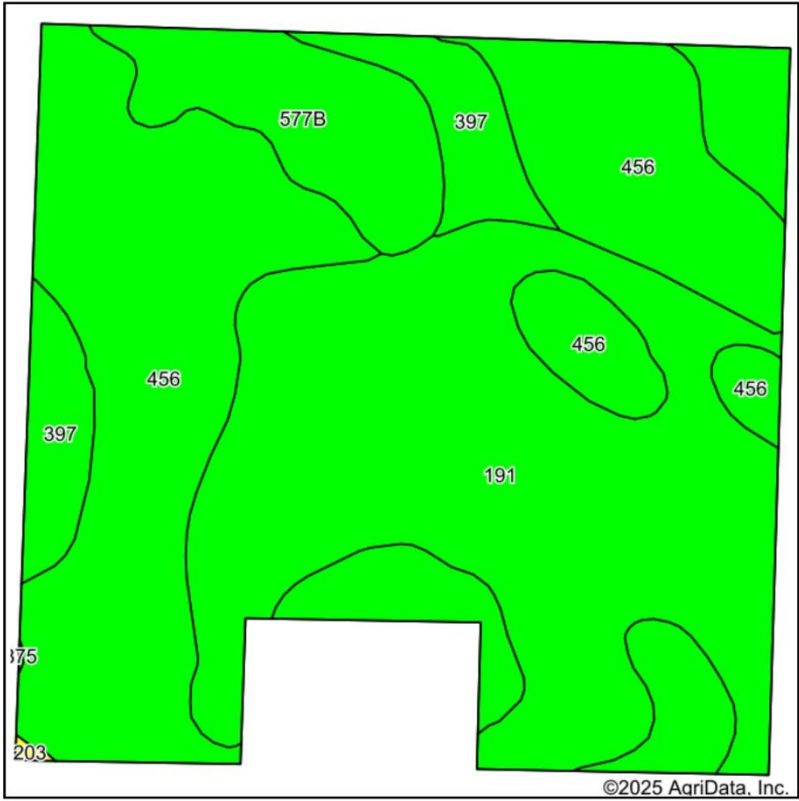
Attorney: Mike Bovee
Montgomery, Barry, Bovee & Davis
Spencer, IA

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

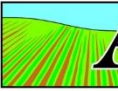
Selling Iowa's Best !

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



State: Iowa
County: Clay
Location: 2-97N-37W
Township: Summit
Acres: 141.23
Date: 9/8/2025



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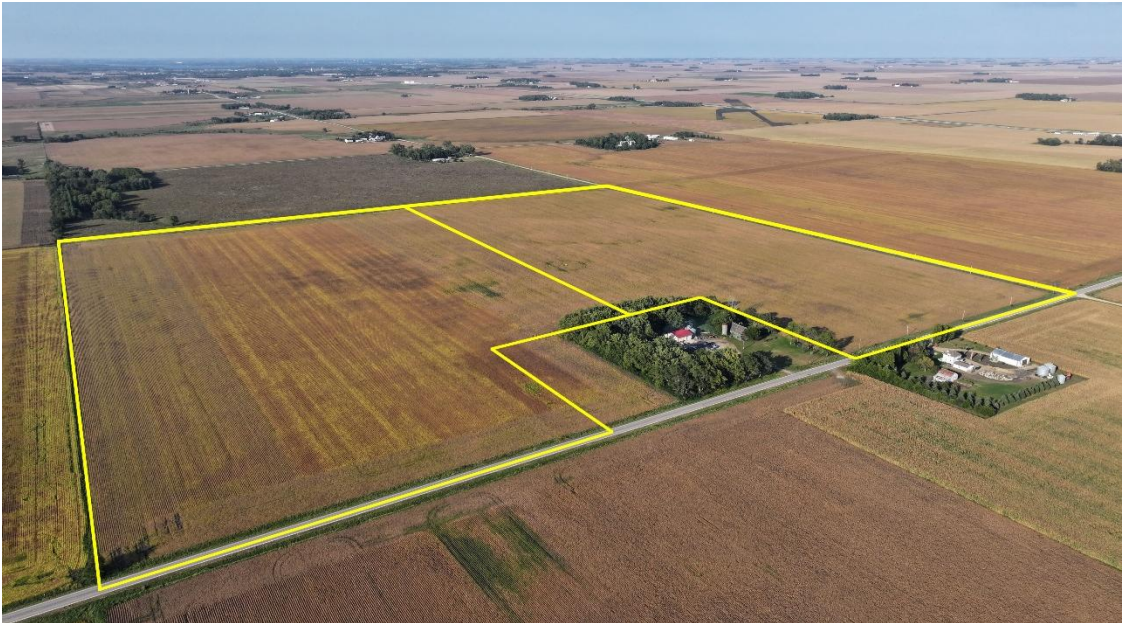
Maps Provided By:

**surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 34							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
456	Wilmonton silty clay loam, 1 to 3 percent slopes	61.39	43.4%		le	91	75
191	Rushmore silty clay loam, 0 to 2 percent slopes	59.54	42.2%		llw	95	76
577B	Everly clay loam, 2 to 5 percent slopes	10.95	7.8%		lle	88	68
397	Letri clay loam, 0 to 2 percent slopes	9.20	6.5%		llw	90	72
203	Cylinder loam, 0 to 2 percent slopes	0.15	0.1%		lls	58	
Weighted Average					1.57	92.4	*.



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