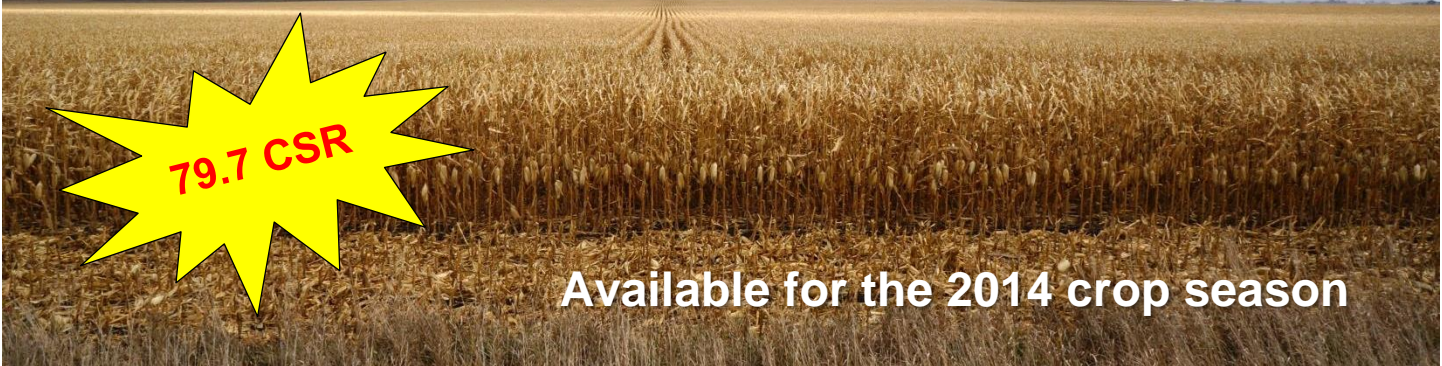


Outstanding all tillable 80 acre farm

LAND AUCTION

80 Acres Clay County Section 16 Clay Township



79.7 CSR

Available for the 2014 crop season

Monday - November 25, 2013 - 10:00am

Royal Community Center, 302 Main Street, Royal, Iowa

Location: From Royal - 2 mi west on B40, 1 mi south on M27, 1 mi west on 410th St, & ¼ mi south
From Everly - 7 mi south on M27, 1 mi west on 410th St, & ¼ mi south on 120th Ave

Legal: The South Half of the Northwest Quarter (S1/2 NW1/4) of Section Sixteen (16), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th PM, Clay County, Iowa.

Description: The Fields Family Partnership farm is an inside, level, all tillable tract. The farm contains 79 FSA crop acres all in one field. The farm is bordered on the west by 120th Avenue, a gravel road.

Soils: McCreath, Gillett Grove, Annieville, Sac
Ave CSR 79.7



FSA Information

Cropland acres	79
Corn Base acres	39.5
Corn Direct / CC Yield	123 / 123
Soybean Base acres	36.5
Soybean Direct / CC Yield	38 / 38

Taxes: \$2,242 annually

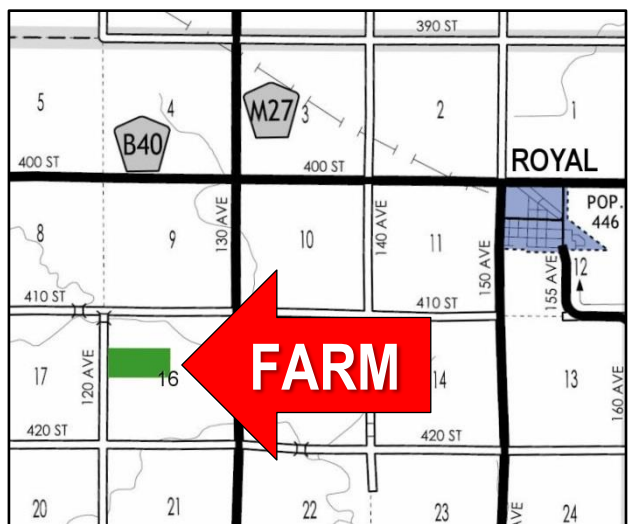
Terms: 10 percent down sale day. Balance due at close January 15, 2014

Possession: At close. Farm is available for the 2014 crop season.

Broker's Note: The ACRE Co. is pleased to be offering the Fields Family Partnership farm at public auction. Land Buyers, here is a great opportunity to add one of those black Royal/Every farms that everyone wants to own to your family farming operation or farmland portfolio.

We look forward to seeing you sale day!

Fields Family Partnership - owner



**Farm Real Estate
Spencer, Iowa 712-262-3529**

Attorney: Mike Bovee, Spencer, IA
Montgomery, Barry, and Bovee Law Office

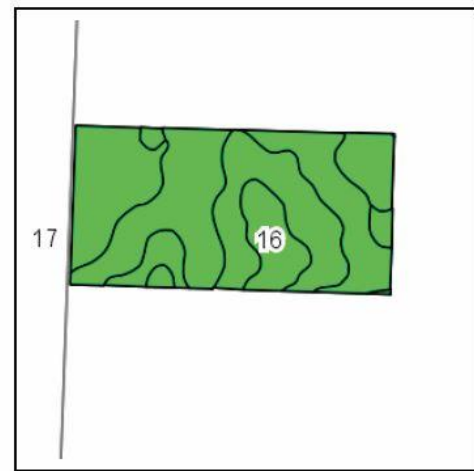
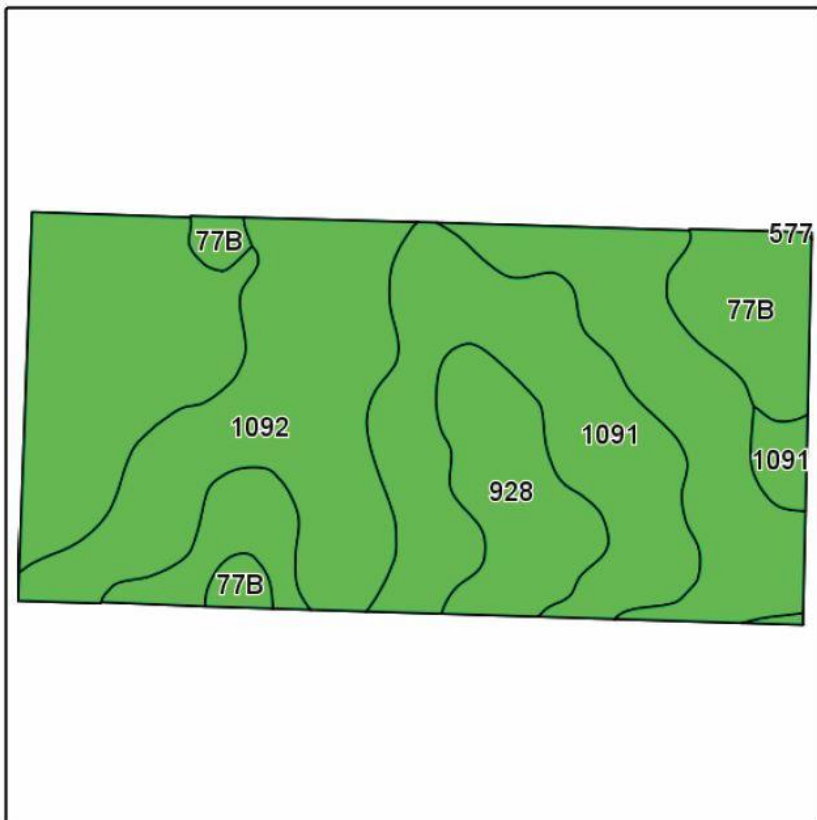
Auctioneers:

Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

theacresco.com

No. 1 ranked farmland website on Google

The Owner reserves the right to reject any and all bids. Jon Hjelm/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 Jon Hjelm/The ACRE Co.



State: **Iowa**
 County: **Clay**
 Location: **16-95N-38W**
 Township: **Clay**
 Acres: **78.60**
 Date: **11/4/2013**



Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
1091	McCreath silty clay loam, 0 to 2 percent slopes	35.29	44.9%		I	83	197	54
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	29.52	37.6%		Ilw	78	190	53
928	Annieville silty clay loam, 0 to 2 percent slopes	7.19	9.1%		I	78	190	51
77B	Sac silty clay loam, 2 to 5 percent slopes	6.60	8.4%		Ile	71	181	47
Weighted Average						79.7	192.4	52.8

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