80 Acres Clay County
Section 16 Clay Township

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: McCreathe, Gillett Grove, Annieville, Sac

Ave CSR 79.7

FSA Information

<table>
<thead>
<tr>
<th>Crop Type</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>79</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>39.5</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>123 / 123</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>36.5</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>38 / 38</td>
</tr>
</tbody>
</table>

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/Everly 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

Attorney: Mike Bovee, Spencer, IA
Montgomery, Barry, and Bovee Law Office
Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

The acreco.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.
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