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.

Tract 1 Legal: South Half of the Northeast Quarter (S1/2 NE 1/4) Section 24-95-37, Clay County, IA
Tract 2 Legal: South Half of the Northwest Quarter (S1/2 NW1/4) Section 24-95-37, Clay County, IA

Description: Tract 1 is an inside, rectangular, level, all tillable tract. Tract 2 is a nearly level, rectangular, nearly all tillable tract with a 4.6 acre improved building site including a wood Quonset machine shed, concrete block barn, outbuildings, and grove. Both tracts have quality reputation soils. Both tracts are located on Hwy 71. Tract 2 is bordered on the west by a gravel road 210th Ave.

Soils: Gillett Grove, McCreath  

Combined Ave CSR 80.2

<table>
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<tr>
<th></th>
<th>Crop ac.</th>
<th>CSR</th>
<th>CSR2</th>
<th>Taxes</th>
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<tr>
<td>Tract 1</td>
<td>77.64</td>
<td>79.6</td>
<td>95.3</td>
<td>$1880</td>
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<tr>
<td>Tract 2</td>
<td>73.44</td>
<td>80.7</td>
<td>96.2</td>
<td>$1902</td>
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Possession: Available for the 2015 crop season.

Terms: 10 percent down sale day, balance due at close November 20, 2014

Method of Sale: Successful Bidder will have choice of Tract 1, Tract 2, or both tracts.

Broker's Note: The ACRE Co. is pleased to be selling the William Schomburg Estate farms at public auction. Land Buyers, take your pick of these two outstanding tracts of prime quality Clay County farmland. Either of these two farms would make a great addition to your farming operation or farmland holdings. We look forward to seeing you at the Clay County Regional Events Center sale day!

William Schomburg Estate - owner
Attorney: Willis Hamilton, Hamilton Law Firm
Storm Lake, Iowa

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

Farm Real Estate

theacreco.com  No. 1 ranked farmland website on Google
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**Area Symbol: IA041, Soil Area Version: 20**

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<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th><strong>CSR2 Legend</strong></th>
<th>Non-Irr Class</th>
<th>CSR2**</th>
<th>CSR</th>
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<tr>
<td>1092</td>
<td>Gillett Grove silty clay loam, 0 to 2 percent slopes</td>
<td>85.62</td>
<td>56.7%</td>
<td>Rev</td>
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<td>70</td>
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<tr>
<td>1091</td>
<td>Mccreath silty clay loam, 0 to 2 percent slopes</td>
<td>85.44</td>
<td>43.3%</td>
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<td>98</td>
<td>83</td>
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Weighted Average 95.7 80.2

**Improvements on Tract 2 Building Site**