The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. Any announcements made sale day will supersede all printed material.

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Friday - December 5, 2014 - 10:00 am
Clay County Regional Events Center, 800 West 18th Street, Spencer, IA

Farm located just east of Spencer, on East Beltway M50 and 340th Street

Legal: Northeast Quarter (NE1/4) of Section Eight (8), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa, minus a 4.3 acre bldg site. Complete legal from survey.

Description: The Jorgendahoters farm is an attractive, nearly level, rectangular, all tillable farm. The farm contains 141 (est) FSA crop acres all in one large field. The Jorgendahoters farm has excellent productive soils. An open waterway is located adjacent to the south of the farm providing excellent access for farm tile drainage. The farm is bordered by hard roads, 340th Street on the north and Spencer's East Beltway M50 on the east.

Soils: Belmann, Fostoria, Ocheyedan

FSA Information (combined w/ acreage)

<table>
<thead>
<tr>
<th>Acres m/l</th>
<th>Crop ac. est</th>
<th>CSR</th>
<th>CSR2</th>
<th>Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 1</td>
<td>72.6</td>
<td>71.4</td>
<td>66.5</td>
<td>76.9</td>
</tr>
<tr>
<td>Tract 2</td>
<td>75.3</td>
<td>70.6</td>
<td>66.4</td>
<td>79.2</td>
</tr>
</tbody>
</table>

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

RE Taxes: $3572 annually. Taxes Prorated to 1-1-2015

Terms: 10 percent down sale day, balance due at close 2-18-2015

Possession: At close, subject to the current farm lease for 2014 and 2015. Farm is leased for the 2015 crop season to Gary Weiskircher. Buyer to receive all of the 2015 rental income.

Broker's Note: The ACRE Co. is pleased to be selling the Jorgendahoters Inc. farm at public auction. Land Buyers, here is an opportunity to buy a great, all tillable tract of productive farmland in a prime location along Spencer’s East Beltway next to the Green Industrial Center. Located adjacent to Spencer’s city limits near the new Middle School, soccer complex, churches, and developments, this farm has been viewed for years as a great site for Spencer’s future development. Looking for a site to build a home, a high traffic location for a seed dealership, other commercial venture or residential development? This farm is definitely in the path of future progress. See you sale day.

Jorgendahoters, Inc. – owner
Attorney: Chris Bjornstad
Cornwall, Avery, Bjornstad, Scott & Davis - Spencer, IA
Auctioneers: Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

Call us to sell your farm!

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