**LEGAL:** The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Three (3), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa, minus a 4.85 acre tract.

**Description:** The Chaplin farm is an attractive inside very gently rolling all tillable farm. The farm contains 76.32 FSA crop acres all in one large field. The Chaplin farm is located in Joint Drainage District #22 providing access for outlet. The farm is bordered on the south by 460th Street. The 4.85 acre swine facility is not included in this sale.

**Soils:** Canisteo, Nicollet, Clarion, Okoboji, Harps CSR 72.1 CSR2 83.2

**Real Estate Taxes:** $1968 annually. Taxes prorated to January 1, 2016.

**Terms:** 10 percent down sale day, balance due at close, 1/28/2016.

**Possession:** At close January 28, 2016, subject to a lease for 2016. Buyer to receive all the cash rent for the 2016 crop season.

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**Broker’s Note:** The ACRE Co. is pleased to be selling the Chaplin farm at public auction. Here is a hard to find gently rolling inside all tillable tract in the Webb/Gillett Grove/Marathon area. Located near the corners of Clay, Palo Alto, Pocahontas, and Buena Vista Counties, this farm will make a great addition to your area farming operation. The farm is leased for 2016 to J & C Willfarms, Inc. Drive by the Chaplin farm, it looks as good from the road as it does in the photos. See you at Brown Fertilizer on sale day!

**Frederic and Donna Chaplin - owners**

**FSA Information**

<table>
<thead>
<tr>
<th>Crop</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Cropland acres</td>
<td>76.32</td>
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<tr>
<td>Corn Base acres</td>
<td>39.8</td>
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<tr>
<td>Corn PLC Yield</td>
<td>154</td>
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<tr>
<td>Soybean Base acres</td>
<td>36.5</td>
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<tr>
<td>Soybean PLC Yield</td>
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</tbody>
</table>

**ATTORNEY:** Barry Sackett  
Sackett Law Firm, Spencer, IA

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

**Call The ACRE Co. to sell your farm!**

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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.
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