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.

Wednesday - August 24, 2016 - 10:00 am
Ayrshire Community Center, 1502 Silver Lake Ave, Ayrshire, IA

Legal: The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-nine (29), Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, IA.

Description: The Schuller farm is a gently rolling all tillable farm. The farm contains 76.82 FSA crop acres all in one field. The farm contains very productive soils. The farm is bordered on the west by 350th Ave. and on the north by B53.

Soils: Clarion, Nicollet, Webster, Calo, Storden
CSR 72.9 CSR2 85.6

FSA Information

- Cropland acres: 76.82
- Corn Base acres: 45.3
- Corn PLC Yield: 163
- Soybean Base acres: 31.5
- Soybean PLC Yield: 47


Terms: 10 percent down sale day, balance at close.

Possession: At close November 10, 2016, subject to the current lease. Available for the 2017 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling the Schuller farm at public auction. Land Buyers, here is an opportunity to buy a quality 80 on a hard close to grain markets in Ayrshire. Two nearby tracts of 185 acres and 64 acres will be auctioned the same day. This farm would be a great addition to your land holdings or family farming operation. We look forward to seeing you sale day!

Al “Bud” Schuller Estate - owner

Attorney: John Brown
Berkland and Brown, Emmetsburg, IA
Auctioneers:
Jon Hjelm, ALC Chuck Sikora
712-240-3529 712-260-2788

dialog theacreco.com

Call The ACRE Co. to sell your farm!

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<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class 'c'</th>
<th>CSR2**</th>
<th>CSR (%)</th>
<th>Weighted Average</th>
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</thead>
<tbody>
<tr>
<td>138B</td>
<td>Clarion loam, 2 to 5 percent slopes</td>
<td>32.76</td>
<td>42.9%</td>
<td>Ile</td>
<td>89</td>
<td>75</td>
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<td>85.6</td>
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<td>5S</td>
<td>Nicotin clay loam, 1 to 3 percent slopes</td>
<td>16.48</td>
<td>21.5%</td>
<td>Iw</td>
<td>89</td>
<td>84</td>
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<tr>
<td>138C2</td>
<td>Clarion loam, 6 to 10 percent slopes, moderately eroded</td>
<td>12.58</td>
<td>16.4%</td>
<td>Ile</td>
<td>83</td>
<td>58</td>
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<td>107</td>
<td>Webster clay loam, 0 to 2 percent slopes</td>
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<td>8.9%</td>
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<td>89</td>
<td>79</td>
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<tr>
<td>133B</td>
<td>Colby silt loam, 2 to 4 percent slopes</td>
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<td>7.9%</td>
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<td>80</td>
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<tr>
<td>5D</td>
<td>Stover loam, 10 to 15 percent slopes, moderately eroded</td>
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<td>3.1%</td>
<td>Iw</td>
<td>41</td>
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</table>

Soils Map

Soil data provided by USDA and NRCS.

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