

LAND FOR SALE

76.8 Acres Palo Alto County Section 21 Silver Lake Township



All tillable farm just east of Silver Lake

From Ayrshire – 1 ¼ miles west on 420th Street

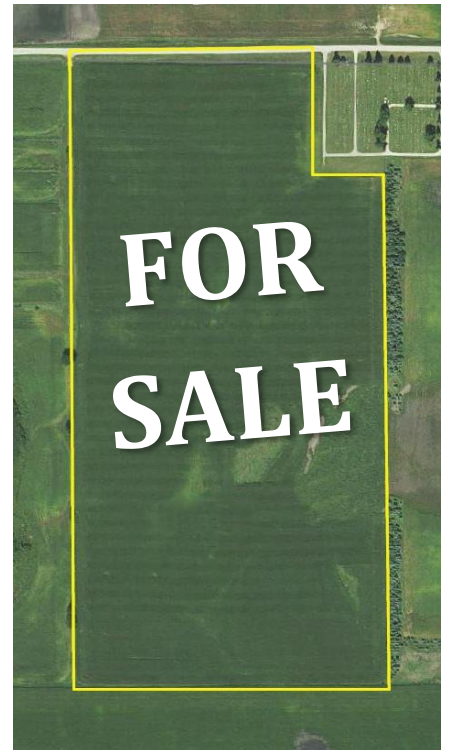
Legal: West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-one (21), Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa, minus a small cemetery tract in the northeast corner of the farm.

Description: The White farm is an attractive gently rolling all tillable tract of farmland. The farm contains 75.96 FSA crop acres all in one large rectangular field. An 8 inch county tile crosses the southeast part of the farm. The farm is bordered on the north by blacktop 420th Street.

Soils: Clarion, Nicollet, Webster, Blue Earth, Storden
CSR2 82.2 CSR 67.7

RE Taxes: \$1420 annually, prorated to January 1, 2017.

Possession: At close, subject to a lease for 2016. Available for 2017 crop season



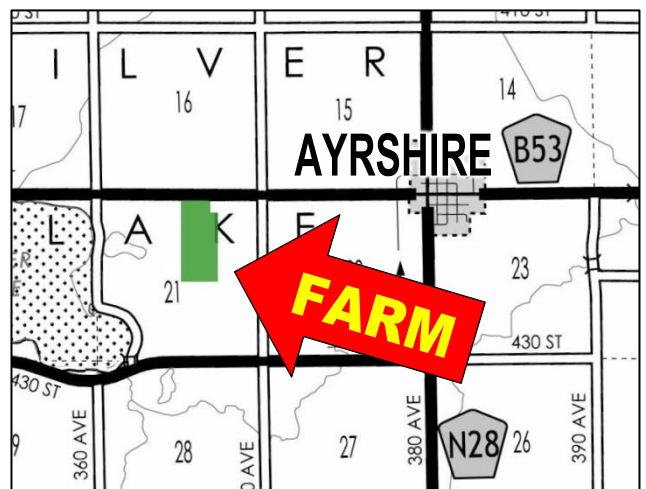
FSA Information

| | |
|-----------------|-------|
| Cropland acres | 75.96 |
| Corn Base acres | 76 |
| Corn PLC Yield | 167 |

Price: \$8400 per acre

Broker's Note: The ACRE Co. is pleased to be selling the White farm. Land Buyers, here is a great all tillable farm on a hard road west of Ayrshire. Located near local grain markets, this farm would make a great land investment or addition to your family farming operation.

For more information, call Chuck Sikora 712-260-2788



Gale and Mildred White - owners

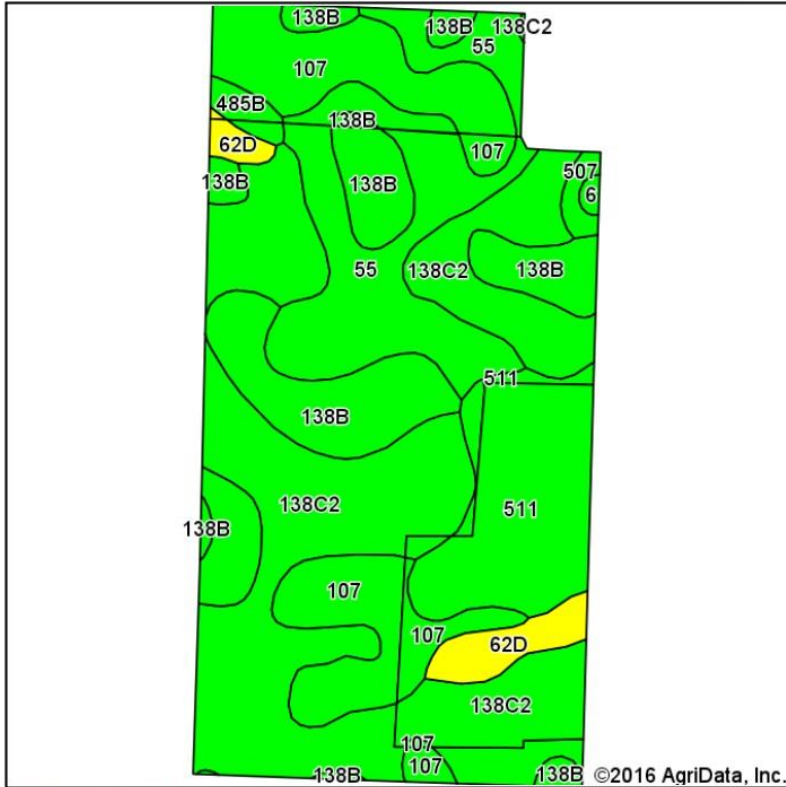
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

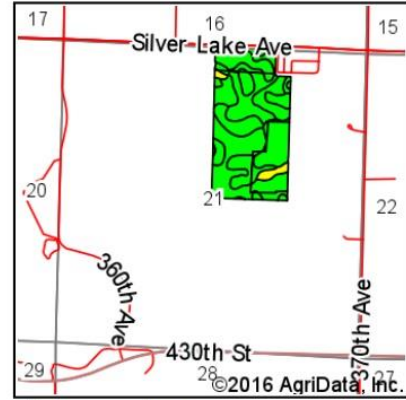
Call us to sell your farm!



Soils Map



Soils data provided by USDA and NRCS.

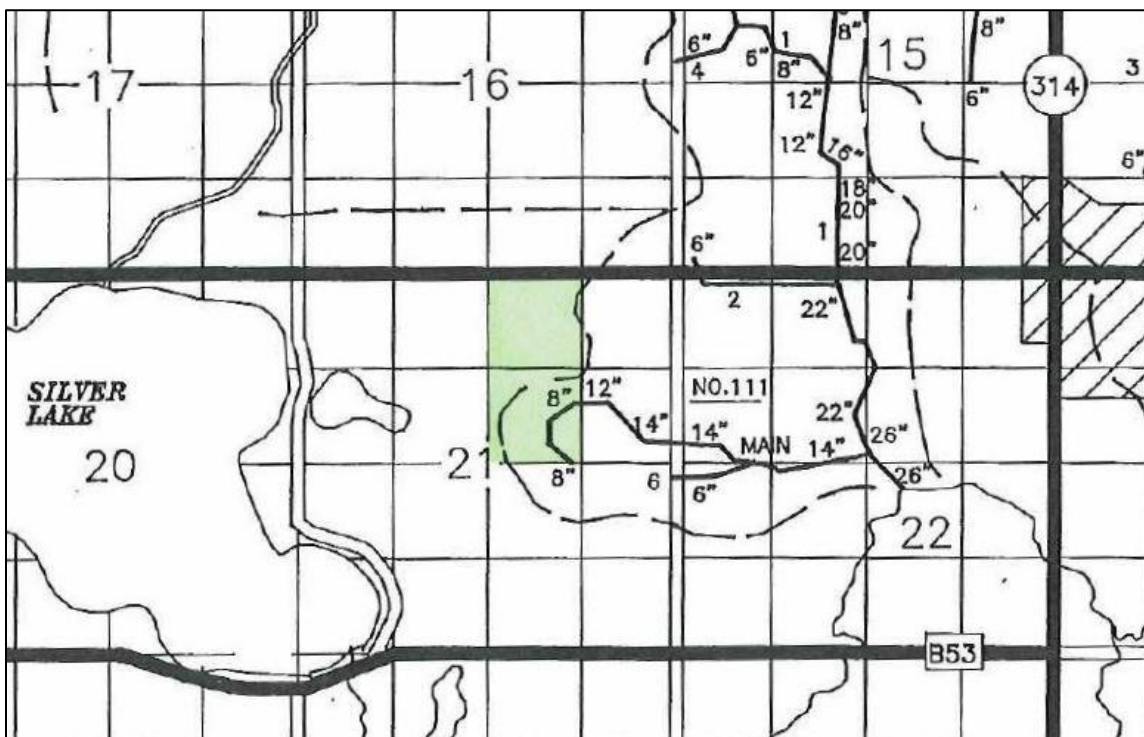


State: Iowa
 County: Palo Alto
 Location: 21-95N-34W
 Township: Silver Lake
 Acres: 76.32
 Date: 4/21/2016



Area Symbol: IA147, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-------------|
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded | 28.38 | 37.2% | | IIIe | 83 | 58 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 13.10 | 17.2% | | Iw | 89 | 84 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 11.65 | 15.3% | | IIw | 86 | 79 |
| 138B | Clarion loam, 2 to 6 percent slopes | 10.82 | 14.2% | | IIe | 89 | 76 |
| 511 | Blue Earth mucky silt loam, 0 to 1 percent slopes | 8.61 | 11.3% | | IIIw | 66 | 56 |
| 62D | Storden loam, 10 to 16 percent slopes, moderately eroded | 2.32 | 3.0% | | IVe | 41 | 39 |
| 485B | Spillville loam, 2 to 5 percent slopes | 0.73 | 1.0% | | IIe | 89 | 76 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 0.54 | 0.7% | | IIw | 84 | 74 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 0.17 | 0.2% | | IIIw | 59 | 54 |
| Weighted Average | | | | | | 82.2 | 67.7 |



County Tile Map