LAND AUCTION

73 Acres Monona County
Section 5 Sherman Township

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.

Legal: West Half of the Southeast Quarter (W1/2 SE1/4) of Section Five (5), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th PM, Monona County, Iowa, minus seven acres of road right-of-way (I-29). Tract contains 73 acres, more or less.

Description: The Johnson farm is an attractive all tillable nearly level tract of farmland. The farm contains 72.2 FSA crop acres all in one large rectangular field. The Johnson farm is located in McCandless Intercounty Drainage District providing outlet for the farm. Access for the farm is Hazel Avenue, bordering on the farm on the west. Interstate 29 runs along the east border of the farm.

Soils: Albaton, Onawa, Lossing

CSR 57.3  CSR2 64.2

RE Taxes: $2020 annually. Taxes will be prorated to Jan 1, 2018.

Terms: 10 percent down sale day, balance at close March 20, 2018.

Possession: At close. Possession is available for 2018 crop season.

FOR SALE

Thursday - February 8, 2018 - 10:00 am

Blencoe Community Center, Blencoe, Iowa

FSA Information

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>72.21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn Base acres</td>
<td>35.2</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>121</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>35.2</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>37</td>
</tr>
</tbody>
</table>

Broker’s Note: The ACRE Co. is pleased to be selling the Esther Johnson Estate farm at public auction. Land Buyers, here is a great opportunity to purchase a desirable all tillable farm in the Blencoe/Onawa area. With a high percentage of tillable land and a convenient location close to grain markets, this will farm will make an outstanding ag land investment or addition to any farming operation. This farm is a great candidate for a young farmer or a 1031 exchange. Take a look at this farm and we’ll see you in Blencoe sale day!

Esther Johnson Estate - owner
Attorney for Seller: Lee Rankin, Willson & Pechacek, Onawa, IA

Auctioneers:
Jon Hjelm, ALC  Chuck Sikora
712-240-3529  712-260-2788
theacreco.com

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Soils Map

State: Iowa  
County: Monona  
Location: 5-82N-45W  
Township: Sherman  
Acres: 72.21  
Date: 1/5/2018

Call The ACRE Co. to sell your farm!

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