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: The North One-Third of the West Half (N1/3 W1/2) of Section Nine (9), Township Ninety-one (91) North, Range Thirty-four (34) West of the 5th PM, Pocahontas County, Iowa. Farm contains 107 acres, more or less.

Description: Selling will be an attractive all tillable nearly level to very gently undulating farm. The farm contains 102.97 FSA crop all in one large rectangular field. The farm contains productive soils with excellent soil ratings. The farm is in Drainage Districts 8 and 74. The farm is bordered on the north by 530th Street and on the west by 120th Avenue.

Soils: Webster, Canisteo, Clarion, Nicollet, Kossuth, Okoboji, Crippin CSR 78.2 CSR2 85.4

FSA Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>102.97</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>53</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>162</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>49.97</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>46</td>
</tr>
</tbody>
</table>

RE Taxes: $2950/year. Taxes will be prorated to Jan 1, 2018.

Terms: 10 percent down, balance at close March 28, 2018.

Possession: At close. Possession is subject to a cash lease for 2018 crop season. The buyer to receive all rents for 2018.

Broker's Note: The ACRE Co. is pleased to be selling this outstanding Pocahontas County farm at public auction. Land Buyers, here is a great looking all tillable farm in the Varina, Albert City, and Pocahontas area. With top reputation soils, this farm will make an excellent farmland investment or addition to any farming operation. We’ve had the opportunity to sell some great farms in Pocahontas County and here is another one. We look forward to seeing you sale day!

Barbara H. Boock - owner

Attorney for Seller: Don Winkler, Winkler Law Office, Laurens, Iowa

Auctioneers:

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

theacreco.com

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Call The ACRE Co. to sell your farm!