Wednesday - October 24, 2012 - 10:00 am

Lake Park Community Center, Lake Park, Iowa

Location: from Lake Park - 2 miles east on Hwy 9 and 3 miles south on M34 from Milford - 6 miles west on A34 and 4 miles north on M34

Legal: Southwest Quarter (SW1/4) of Section Thirteen (13), Township Ninety-nine (99) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, IA minus a tract of land 710 feet by 1665 feet. The farm contains 132 acres more or less. Exact legal taken from the abstract.

Description: The Winters farm is an attractive “L” shaped unimproved tract of gently rolling productive farmland. The farm contains 128.3 FSA crop acres in one large field. The farm is bordered on the west by county road M34 and on the south by gravel road, 180th Street.

Soils: Clarion, Okabena, Clarion-Storden, Webster and Nicolett soils

<table>
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<tr>
<th>FSA Information:</th>
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<tbody>
<tr>
<td>Cropland acres</td>
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<tr>
<td>Corn Base acres</td>
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<tr>
<td>Corn Direct / CC Yield</td>
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<tr>
<td>Soybean Base acres</td>
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<tr>
<td>Soybean Direct / CC Yield</td>
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RE Taxes: $ 1954.00 annually. Taxes prorated to 1/1/13

Possession: At close, subject to the lease until 3/1/2013

Terms: 10 percent down sale day. Balance due at close on or before November 28, 2012.

Brokers Note: The Acre Co. is pleased to be offering this good looking all tillable gently rolling Dickinson County farm at public auction. Land Buyers here is an excellent opportunity to purchase this hard to find all tillable productive farm on a hard road close to grain markets in Lake Park and Milford. This sale is subject only to the approval of the Winters family at the auction. We look forward to seeing you sale day!

For more information, call Jon Hjelm 712-240-3529

Marvin and Anna Mae Winters Family - Owners

Attorney: Earl Maahs, Maahs & Owens, Spirit Lake, IA
Auctioneers: Jon Hjelm, ALC and Chuck Sikora

712-240-3529 712-260-2788

Spencer, Iowa 712-262-3529 theacreco.com

No. 1 ranked Iowa farmland website on Google

The Owner reserves the right to reject any and all bids. Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller 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 Jon Hjelm/The ACRE Co.