Wednesday - October 9, 2013 - 10:00am

Sibley American Legion, 817 3rd Avenue, Sibley, Iowa

Location: From Sibley – 4 ½ miles east on A22, then 3 miles south on Hwy 59
From Melvin – 2 miles west on Hwy 313 (A48), then 4 ½ miles north on Hwy 59

Legal: Northeast Quarter (NE1/4) Section Thirty-five (35), Township Ninety-nine (99) North, Range Forty-one (41) West of the 5th PM, Osceola County, Iowa.

Description: The Bloxham farm is a very attractive, nearly level, all tillable prime farm with 152.8 FSA crop acres. On the farm is a small neat building site with a corn crib and an older machine shed. Tile maps are available showing ample county tile and recently installed private tile. Bordered on the east by Highway 59 and on the north by gravel road A30 (200th St).

Soils: Wilmonton, Letri, Everly

CSR: 74.8

FSA Information (combined)

<table>
<thead>
<tr>
<th>Tract 1</th>
<th>Tract 2</th>
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</thead>
<tbody>
<tr>
<td>Total acres</td>
<td>80</td>
</tr>
<tr>
<td>Crop acres (est)</td>
<td>79</td>
</tr>
<tr>
<td>CSR</td>
<td>75.4</td>
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<tr>
<td>Taxes</td>
<td>$2172</td>
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</tbody>
</table>

FARM

Method of Sale: Successful bidder will have choice of either tract or both tracts

Terms: 10 percent down sale day, balance due at close on December 4, 2013

Possession: At close, subject to a lease for the 2013 crop season. Available for the 2014 crop season.

Brokers Note: Land Buyers, we are pleased to be selling this outstanding, good looking quarter section with reputation soils in the Sibley/Melvin/Ashton area. Located right on Hwy 59, this nearly level tract will make an excellent addition to any land holdings or family farming operation. See you sale day!

Bloxham Agricultural Enterprises LLC - owner

Attorney: Chris Bjornstad, Spencer, IA
Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

The acreco.com No. 1 ranked 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 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 Jon Hjelm/The ACRE Co.