147.4 Acres Emmet County
Section 26 Emmet Township

Wednesday - January 22, 2014 - 10:00 am
Elks Lodge #528, 3665 Hwy 9 West, Estherville, Iowa

Location: The Schultz/Hansen farm is located on Hwy 4 two miles north of Estherville, Iowa

Legal: The Southeast Quarter (SE1/4) Section Twenty-six (26), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa, minus an 8.11 acre acreage.

The farm has been surveyed and contains 147.44 acres.

Description: The Schultz/Hansen farm is an attractive, gently rolling, all tillable tract. The tillable land is in 3 fields, 55 acres and 79.94 acres, separated by 4.91 acres in grass.

The survey shows 140.38 acres inside the fence. A 12” county tile crosses the farm diagonally providing drainage outlet. The farm is bordered by Hwy 4 on the east, 140th Street on the south, and 385th Avenue on the west.

Soils: Clarion, Webster, Nicollet, Delft-Terril, Canisteo, Crippin, Clarion-Storden, Spillville, Ave CSR 74.2

(See tile and soil maps on back)

FSA Information

<table>
<thead>
<tr>
<th>Crop</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland</td>
<td>139.85</td>
</tr>
<tr>
<td>Corn Base</td>
<td>68.2</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>128 / 132</td>
</tr>
<tr>
<td>Soybean Base</td>
<td>68.2</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>37 / 45</td>
</tr>
</tbody>
</table>


Terms: 10 percent down sale day. Balance due at close March 5, 2014.

Possession: At close. Available for the 2014 crop season.

Broker’s Note: Land Buyers, here is a great opportunity to own an attractive, all tillable tract of land along a major highway close to local grain markets in Estherville and the ethanol plants in Superior, IA, and Welcome, MN. This farm would be a great land investment or an outstanding addition to your farming operation. See you sale day!

Richard Schultz, Gretchen Erie, and the Alice Hansen Estate - owners

Attorney: Mike Bovee - Montgomery, Barry, & Bovee Law Office, Spencer, Iowa

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

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Farm Real Estate
Spencer, Iowa 712-262-3529

No. 1 ranked farmland website on Google

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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 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.
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