The Owner reserves the right to reject any and all bids. Jon Hjelm / The ACRE Co. represents the Sellers at this auction.

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Thursday - November 21, 2013 - 10:00 am
Dickens Community Center, Dickens, Iowa

Location: From Spencer – 3 miles east on B24, then 2 miles north on 270th Avenue
From Dickens – 2 mile north on 280th Avenue, then 1 mile west on 330th Street

Legal: The East Half of the Southeast Quarter (E1/2 SE1/4) of Section Thirty-five (35), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa.

Description: The Merryman farm is an attractive, nearly level to gently rolling, all tillable tract of farmland. Currently the farm has 72.46 acres in row crop and 2.41 acres in grass. The farm is bordered by two gravel roads, 270th Avenue on the east and 330th Street on the south.

Soils: Clarion, Webster, Okoboji, Nicollet Ave CSR 67.4


Terms: 10 percent down sale day. Balance due at close 12-20-2013

Possession: At close, subject to the current lease. Farm is available for the 2014 crop season

Broker’s Note: The ACRE Co. is pleased to be offering the Merryman farm at public auction. Land Buyers, here is an excellent opportunity to pick up a quality 80 near grain markets in the Spencer/Dickens/Langdon area. Contact Chuck Sikora 712-260-2788 for more information. See you sale day!

Dan Merryman, Steve Merryman, Gail Eppler, & Terry Noel – owners

FARM
**Soils Map-CSR (as of 1/21/12)**

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>USR Legend</th>
<th>Non-Irr. Class</th>
<th>CSR*</th>
<th>Corn</th>
<th>Soybeans</th>
</tr>
</thead>
<tbody>
<tr>
<td>138C2</td>
<td>Clarion loam, 5 to 9 percent slopes, moderately eroded</td>
<td>31.51</td>
<td>42.1%</td>
<td>Ills</td>
<td>59</td>
<td>165</td>
<td>39</td>
<td></td>
</tr>
<tr>
<td>107</td>
<td>Webster silty clay loam, 0 to 2 percent slopes</td>
<td>23.84</td>
<td>31.8%</td>
<td>Ills</td>
<td>77</td>
<td>169</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Okoboji silty clay loam, depressional, 0 to 1 percent slopes</td>
<td>7.51</td>
<td>10.0%</td>
<td>Ills</td>
<td>55</td>
<td>159</td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>55</td>
<td>Nicollet loam, 1 to 3 percent slopes</td>
<td>8.04</td>
<td>1.1%</td>
<td>Ills</td>
<td>82</td>
<td>196</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>134B</td>
<td>Clarion loam, 2 to 5 percent slopes</td>
<td>5.97</td>
<td>8.0%</td>
<td>Ills</td>
<td>74</td>
<td>165</td>
<td>42</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average**: 97.4 176.1 40.3

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**Notes:**

- IA is currently updating the CSR values for each county to CSR2. Note: ALL soil information on this page is dated 1/21/2012.
- CSR ratings will be available for a limited time to aid in the transition to CSR2.

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