200 Acres Clay County
Section 28 Freeman Township

Offered in 2 Tracts: 120 acres and 80 acres

Wednesday - May 14, 2014 - 10:00 am
Dickens Community Center, Dickens, Iowa

Location: From Spencer – 7 miles east on Hwy 18, then 1 mile south on 300th Avenue
From Dickens – 1 mile east on Hwy 18, then 1 mile south on 300th Avenue

Legal: Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa. Tracts to be surveyed by sale day.

Description: The Greer farm is an attractive, nearly level to very gently rolling tract of farmland. The farm contains 194.41 FSA crop acres all in one large field. A small 1.1 acre building site with 3 grain bins and a garage building is located in the west 80 acres (Tract 2). A large 14” county tile crosses the farm providing drainage outlet. The farm is bordered on the north by 370th Street and on the west by 300th Avenue.

Soils: Fostoria, Letri, Everly, Wilmont

<table>
<thead>
<tr>
<th></th>
<th>Tract 1</th>
<th>Tract 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>120</td>
<td>80</td>
</tr>
<tr>
<td>Crop acres</td>
<td>119 (est)</td>
<td>75.4 (est)</td>
</tr>
<tr>
<td>CSR 71.1</td>
<td>71.2</td>
<td>70.9</td>
</tr>
<tr>
<td>CSR2 90</td>
<td>90.1</td>
<td>89.8</td>
</tr>
<tr>
<td>Taxes</td>
<td>$3138</td>
<td>$2090</td>
</tr>
</tbody>
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Method of Sale: Successful Bidder will have choice of Tract 1, Tract 2, or both tracts


Terms: 10 percent down sale day. Balance due at close July 1, 2014.

Possession: At close, subject to a crop share lease for 2014. Successful Bidder will pay one half of the seed and fertilizer expense. The Successful Bidder will receive the landlord’s share of the 2014 crop.

Broker’s Note: Cotton Grave Farm Management and The ACRE Co. are pleased to be selling the Greer Estate farm at public auction. Land Buyers, whether you are looking for 80 acres, 120 acres, or the entire 200 acres, here is a great opportunity to purchase an outstanding Clay County farm. Located one mile south of Highway 18 in the heart of Northwest Iowa’s diverse livestock and grain production area.

We look forward to seeing you sale day!

Madeleine Greer Estate – owner
Attorney: Chris Bjornstad, Spencer, IA
Cornwell, Avery, Bjornstad, & Scott

FARM

Tract 2 Tract 1

FSA Information (Tracts combined)
Cropland acres    194.41
Corn Base acres   92.3
Corn Direct / CC Yield  129 / 144
Soybean Base acres 93.7
Soybean Direct / CC Yield  38 / 46
The Owner reserves the right to reject any and all bids. Cotton Grave / 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 Cotton Grave / The ACRE Co.