LAND AUCTION

160 Acres Dickinson County
Section 36 Westport Township

Offered in 2 Tracts

Thursday - May 29, 2014 - 10:00 am

Milford Community Center, Milford, Iowa

Location: From Milford – 3 miles south on Hwy 71, then 7 miles west on A43
From Everly – 7 miles north on M27, then 2 miles east on A43

Legal: Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa. Tracts to be surveyed by sale day.

Description: This farm is an attractive, nearly level to gently rolling farm. The farm contains 148.75 crop acres in one large field. A small 1.81 acre building site with a machine shed and two grain bins is located in Tract 1. A 2.17 acre grass waterway is located in Tract 2. The farm is bordered on the north by county road A43 and on the west by 150th Ave., a gravel road.

Soils: Sac, Everly, Wilmonton, McCreath, Ocheyedan, Fostoria, Letri, Ransom

Ave CSR2 92.6  Ave CSR 74.7

<table>
<thead>
<tr>
<th>Tract 1</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>80 m/l</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crop acres</td>
<td>73.56 (est)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CSR</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CSR2</td>
<td>92.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td>$1202</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tract 2</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>80 m/l</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crop acres</td>
<td>75.19 (est)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CSR</td>
<td>74.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CSR2</td>
<td>92.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td>$1194</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Method of Sale: Successful Bidder will have choice of either 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 this Dickinson County farm at public auction. Land Buyers, whether you are looking to buy an attractive, nearly all tillable 80 acre tract or an entire quarter section, this farm would make an outstanding investment or addition to any family farming operation.

Call Jon Hjelm or Gary Grave for more information.

We look forward to seeing you sale day!

Fostoria Farm Partnership – owners
Attorney: Chris Bjornstad, Spencer, IA
Cornwall, Avery, Bjornstad, & Scott

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.
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.