LAND AUCTION

80 Acres Dickinson County
Section 35 Westport Township

Thursday - May 29, 2014 - 10:00 am
Milford Community Center, Milford, Iowa

Location: From Milford – 3 miles south on Hwy 71, 7 miles west on A43, then ¼ miles south on 150th Ave.
From Everly – 7 miles north on M27, 2 miles east on A43, then ¼ mile south on 150th Ave.

Legal: South Half of the Northeast Quarter (S1/2 NE1/4) of Section Thirty-five (35), Township Ninety-eight (98)
North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa

Description: The Cornwall farm is an inside, nearly all tillable, very gently rolling farm. The farm contains 74.61 FSA crop acres. A shallow waterway divides the tillable acres into two fields of 67.48 and 7.13 acres. The farm is bordered on the east by 150th Avenue, a gravel road.

Soils: Everly, Gillett Grove, Letri, Wilmonton, Fostoria, McCreath, Terril, Ocheyedan

Ave CSR2 90.2 Ave CSR 72.4

FSA Information
(combined w/ NW1/4 Sec 36)
Cropland acres 223.36
Corn Base acres 114.9
Corn Direct / CC Yield 117 / 126
Soybean Base acres 108.5
Soybean Direct / CC Yield 34 / 40

Taxes: $1,172 annually. Taxes will be prorated to January 1, 2014.

Terms: 10 percent down sale day. Balance due at close July 15, 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, here is your chance to buy an attractive, nearly all tillable 80 acre tract with productive soils. Conveniently located just south of A43 in the Everly-Milford-Fostoria-Lake Park area. Call Jon Hjelm or Gary Grave for more details. We look forward to seeing you sale day!

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

Acre Co
Spencer, Iowa 712-262-3529
Jon Hjelm ALC & Chuck Sikora
712-240-3529 712-260-2788
theacrecos.com

Cotton Grave
Spencer, IA 712-262-6425
Gary Grave
cottongrave.com

The Owner reserves the right to reject any and all bids. Cotton Grave & The ACRE Co. represent 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.
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### Soils Map-CSR2

**State:** Iowa  
**County:** Dickinson  
**Location:** 35-98N-38W  
**Towship:** Westport  
**Acres:** 74.61  
**Date:** 4/28/2014

**Soil 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><strong>CSR2 Legend</strong></th>
<th>Non-In Class</th>
<th>CSR</th>
<th>Com</th>
<th>Soybeans</th>
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<tbody>
<tr>
<td>577B</td>
<td>Every clay loam, 2 to 5 percent slopes</td>
<td>38.54</td>
<td>51.7%</td>
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<td>lle</td>
<td>91</td>
<td>73</td>
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<tr>
<td>1092</td>
<td>Gillett Grove silty clay loam, 0 to 2 percent slopes</td>
<td>6.69</td>
<td>9.0%</td>
<td>lle</td>
<td>94</td>
<td>76</td>
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<tr>
<td>297</td>
<td>Lebii silty clay loam, 0 to 1 percent slopes</td>
<td>6.14</td>
<td>8.2%</td>
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<td>90</td>
<td>72</td>
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<tr>
<td>875B</td>
<td>Rolive fine sandy loam, 2 to 5 percent slopes</td>
<td>6.01</td>
<td>8.1%</td>
<td>lle</td>
<td>81</td>
<td>63</td>
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<td>456</td>
<td>Willimont silty clay loam, 1 to 3 percent slopes</td>
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<td>7.9%</td>
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<td>73</td>
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<tr>
<td>577C2</td>
<td>Every clay loam, 5 to 9 percent slopes, moderately eroded</td>
<td>3.67</td>
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<td>85</td>
<td>67</td>
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<td>1611B</td>
<td>McCruthi silty clay loam, 2 to 5 percent slopes</td>
<td>2.20</td>
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<td>Tarti loam, 2 to 5 percent slopes</td>
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<td>1.9%</td>
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<td>86</td>
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<td>676B</td>
<td>Ochowyen loam, 2 to 5 percent slopes</td>
<td>0.73</td>
<td>1.0%</td>
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**Weighted Average:** 90.2 72.4 1.1 0.3