The Owner reserves the right to reject any and all bids. 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 The ACRE Co.

Legal: North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-eight (28), Township Ninety-nine (99) North, Range Forty-four (44) West of the 5th PM, Lyon County, Iowa

Description: Selling will be an unimproved, attractive, very gently rolling nearly all tillable rectangular shaped farm. The farm contains 76.98 FSA crop acres. A 2-acre shallow waterway crosses the southeast part of the farm. The farm is bordered on the north by 190th Street and on the east by Jay Ave.

Soils: Galva, Calco, Marcus, Colo, Primghar, Afton Ave CSR 89.9 Ave CSR 66.3

FSA Information

<table>
<thead>
<tr>
<th>Crop Type</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Corn Base</td>
<td>34.8</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>107 / 107</td>
</tr>
<tr>
<td>Soybean Base</td>
<td>24.4</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>44 / 44</td>
</tr>
</tbody>
</table>


Terms: 10 percent down sale day. Balance due at close November 18, 2014.

Possession: At close, after the 2014 crops are harvested.

Broker’s Note: The ACRE Co. is pleased to be selling this attractive Lyon county farm at public auction. Land Buyers, here is a great opportunity to buy this nearly all tillable farm located just northwest of George. Located in the heart of Northwest Iowa’s diverse livestock and grain production.

We look forward to seeing you sale day!

Attorney: 
Jeff Johnson, Sioux City, IA
Auctioneers: 
Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788

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