LAND AUCTION

80 Acres Dickinson County
Section 20 Lloyd Township

Available for the 2015 crop season

Friday - October 10, 2014 - 10:00 am
Terril Library, 115 North State Street, Terril, Iowa

Farm Location: One mile south and one mile west of Terril, Iowa

Legal: East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty (20), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, Iowa

Description: Selling will be an attractive, rectangular, all tillable tract of farmland. The Walters farm contains 74.05 FSA crop acres all in one large field. The farm has productive, gently rolling soils with a CSR rating of 64.9. The farm is bordered by 250th Street on the south and 300th Avenue on the east.

Soils: Clarion, Nicollet, Clarion-Storden, Delf-Terril, Webster

Ave CSR 64.9    Ave CSR2 83.1

RE Taxes: $1208 annually. Taxes are prorated to January 1, 2015

Terms: 10 percent down sale day, balance due at close Dec 2, 2014

Possession: Possession is subject to the current farm lease until March 1, 2015. Possession is available for the 2015 crop season.

FSA Information

Cropland acres 74.05
Corn Base acres 36.8
Corn Direct / CC Yield 116 / 137
Soybean Base acres 36.2
Soybean Direct / CC Yield 34 / 40

Broker’s Note: The ACRE Co. is pleased to be selling the Walters farm at public auction in the Terril Library. Land Buyers, here is your opportunity to purchase an all tillable, gently rolling tract of Dickinson County farmland with a great location just outside of Terril. Whether you are a farmer or you are investing in farmland, call us for more information. This sale is subject to the approval of the owners.

We look forward to seeing you sale day!

Scott Walters and Susan Walters – owners

Attorney: Chris Bjornstad - Cornwall, Avery, Bjornstad, Scott, & Davis, Spencer, IA

Auctioneers:

Jon Hjelm, ALC & Chuck Sikora
712-240-3529   712-260-2788

Farm Real Estate
Spencer, IA  712-262-3529

theacreco.com  No. 1 ranked farmland website on Google

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.
Soils Map-CSR2

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Area Symbol</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th><strong>CSR2 Legend</strong></th>
<th>Non-Inr Class</th>
<th>CSR2™</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>139B</td>
<td>Clarion loam, 2 to 6 percent slopes</td>
<td>28.43</td>
<td>38.4%</td>
<td>Ille</td>
<td>90</td>
<td>73</td>
<td></td>
</tr>
<tr>
<td>55</td>
<td>Nicollet loam, 1 to 3 percent slopes</td>
<td>17.11</td>
<td>23.1%</td>
<td>Ille</td>
<td>91</td>
<td>73</td>
<td></td>
</tr>
<tr>
<td>638C2</td>
<td>Clarion-Storden complex, 5 to 9 percent slopes, moderately eroded</td>
<td>11.92</td>
<td>16.1%</td>
<td>Ille</td>
<td>77</td>
<td>52</td>
<td></td>
</tr>
<tr>
<td>1707B</td>
<td>Deft-Terri complex, 1 to 5 percent slopes</td>
<td>5.93</td>
<td>8.0%</td>
<td>Ille</td>
<td>78</td>
<td>59</td>
<td></td>
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<tr>
<td>107</td>
<td>Webster silty clay loam, 0 to 2 percent slopes</td>
<td>4.75</td>
<td>6.4%</td>
<td>Ilw</td>
<td>87</td>
<td>70</td>
<td></td>
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<tr>
<td>308B</td>
<td>Wadena loam, 2 to 5 percent slopes</td>
<td>4.14</td>
<td>5.6%</td>
<td>Ille</td>
<td>50</td>
<td>36</td>
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<tr>
<td>740D</td>
<td>Hawke gravelly sandy loam, 9 to 14 percent slopes</td>
<td>1.43</td>
<td>1.9%</td>
<td>IVs</td>
<td>14</td>
<td>11</td>
<td></td>
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<tr>
<td>200</td>
<td>Cylinder complex, 0 to 2 percent slopes</td>
<td>0.34</td>
<td>0.5%</td>
<td>Is</td>
<td>59</td>
<td>45</td>
<td></td>
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</tbody>
</table>

Weighted Average: 83.1 84.9

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