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.

Tract 2 – Land and Lakeshore, 30 acres m/l

Legal: Lot 2 in the Southwest Quarter (SW1/4) of Section 6-103-36, Jackson County, MN, minus the acreage. A 30’ driveway will be shared with Tract 1. Tract 2 will be surveyed and complete legal provided.

Description: An inside, nearly all tillable tract of productive farmland containing 27 FSA crop acres (est) in 2 fields separated by a field driveway and pond. Tract 2 has 1160’ of wooded shoreline on Lake Flaherty. Tract 2 cropland soils have a Productivity Index of 85.7. The farmland is leased for the 2015 crop season.

Taxes: $201 annually (estimated)

Method of Sale: Both tracts will be sold by the acre. Successful Bidder will have the choice of Tract 1, Tract 2, or both tracts.

Terms: Property will be sold “As Is.” Buyer will be responsible for updating septic system. Buyer to pay 10 percent down sale day, with balance due at close.

Possession: At close Dec. 22, 2014

Sat. Nov. 22, 2014 - 10:00 a.m.

Auction on Site: 43437 880th Street, Lakefield, MN

From Lakefield – 5 miles north on Hwy 86, then 1 ½ miles west on Hwy 78 (880th St.)
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LAKEFIELD

48’ x 60’ Barn

30’ x 50’ Hoop Building

26’ x 36’ Corn Crib

Soil Map

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Nit-Nor Class</th>
<th>Productivity Index</th>
<th>Corr. Soybeans</th>
</tr>
</thead>
<tbody>
<tr>
<td>96</td>
<td>Darkelee clay loam</td>
<td>12.91</td>
<td>47.7%</td>
<td>Fr</td>
<td>93</td>
<td>170</td>
</tr>
<tr>
<td>41B</td>
<td>Estherville sandy loam</td>
<td>4.83</td>
<td>17.6%</td>
<td>Ii</td>
<td>44</td>
<td>63</td>
</tr>
<tr>
<td>118</td>
<td>Creignal clay loam</td>
<td>3.41</td>
<td>12.8%</td>
<td>I</td>
<td>106</td>
<td>160</td>
</tr>
<tr>
<td>102B</td>
<td>Creignal loam, 2 to 6 percent slopes</td>
<td>3.10</td>
<td>11.2%</td>
<td>Ii</td>
<td>98</td>
<td>180</td>
</tr>
<tr>
<td>130</td>
<td>Nicotil clay loam</td>
<td>1.50</td>
<td>5.5%</td>
<td>I</td>
<td>99</td>
<td>167</td>
</tr>
<tr>
<td>296</td>
<td>Deft clay loam</td>
<td>1.41</td>
<td>5.2%</td>
<td>Ii</td>
<td>94</td>
<td>178</td>
</tr>
</tbody>
</table>

Weighted Average: 58.7% 100.2% 47

State: Minnesota
County: Jackson
Location: 6-103N-36W
Township: Heron Lake
Acres: 27.08
Date: 10/30/2014

Viewing soils data as of 2/5/2014
Area Symbol: MN063, Soil Area Version: 9

Soil data provided by USDA and NRCS.

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