LAND AUCTION

39 Acres Clay County
Section 29 Garfield Township

Thursday - March 5, 2015 - 10:00 am
Webb Community Center, 306 Church Street, Webb, Iowa

Farm Location: From Webb – 1 ½ miles south on M54 (290th Avenue), then ¾ mile east on 500th Street

Legal: The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-five (35) west of the 5th PM, Clay County, Iowa, except the railroad right-of-way.

Description: The Furnald Corp. farm is a rectangular, attractive, all tillable, gently rolling farm. The farm contains 38.52 FSA crop acres all in one field. Furnald Corp. has ordered and will pay to install farm field tile and a new tile outlet to improve the drainage on the property. The farm is bordered by two gravel roads, 500th Street on the south and 300th Avenue on the east.

Soils: Okoboji, Canisteo, Nicollet, Harps, Clarion

Ave CSR 66  Ave CSR2 75

FSA Information
Cropland acres 38.52
Corn Base acres 23.1
Corn Direct / CC Yield 122 / 122
Soybean Base acres 6.2
Soybean Direct / CC Yield 37 / 37


Terms: 10 percent down sale day. Balance due at close March 31, 2015.

Possession: At close. Farm is available for the 2015 crop season.

Broker’s Note: The ACRE Co. is pleased to be offering this Clay County farm with new tile improvements at public auction. Land Buyers, here is a great opportunity to purchase a smaller, good looking, all tillable, productive tract of farmland located in four-corner area of Clay, Palo Alto, Buena Vista, and Pocahontas counties. The owners have hired Clark Abel to install new tile on the farm this spring. A map is available showing the new tile to be installed. We look forward to seeing you sale day!

Furnald Corp. - owner

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

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

theacreco.com  No. 1 ranked farmland website on Google
Soils Map-CSR2

State: Iowa
County: Clay
Location: 29-94N-35W
Township: Garfield
Acres: 38.52
Date: 2/9/2015

Area Symbol: IAA41, Soil Area Version: 22

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>*CSR2 Legend</th>
<th>Non-Irr. Class</th>
<th>CSR2**</th>
<th>CSR</th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>Chabako silt clay loam, depressional, 0 to 1 percent slopes</td>
<td>12.60</td>
<td>33.2%</td>
<td>Yellow</td>
<td>Illa</td>
<td>50</td>
<td>55</td>
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<td>307</td>
<td>Ceruleo clay loam, 0 to 2 percent slopes</td>
<td>6.18</td>
<td>21.3%</td>
<td>Green</td>
<td>Illa</td>
<td>80</td>
<td>73</td>
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<tr>
<td>55</td>
<td>Nirticlo clay loam, 1 to 3 percent slopes</td>
<td>6.26</td>
<td>17.9%</td>
<td>Green</td>
<td>1</td>
<td>80</td>
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<td>96</td>
<td>Herps clay loam, 0 to 2 percent slopes</td>
<td>4.20</td>
<td>10.9%</td>
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<td>Illa</td>
<td>72</td>
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<td>138B</td>
<td>Clarion loam, 2 to 6 percent slopes</td>
<td>3.78</td>
<td>9.8%</td>
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<td>Illa</td>
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<td>138C2</td>
<td>Clarion loam, 6 to 10 percent slopes, moderately eroded</td>
<td>2.67</td>
<td>6.9%</td>
<td>Green</td>
<td>Illa</td>
<td>83</td>
<td>59</td>
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Weighted Average: 75 60

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject only 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.