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: The Northeast Quarter (NE1/4) of Section Ten (10), Township Ninety-five (95) North, Range Thirty-one (31) West of the 5th PM, Palo Alto County, Iowa, minus an improved 2.14 acre building site. Complete legal to be taken from abstract.

Description: The Steier farm is a rectangular nearly all tillable gently rolling tract. The farm contains 147.28 FSA crop acres in two fields. Prairie Creek crosses the farm providing access for drainage outlet. The farm is bordered by two gravel roads, 400th Street on the north and 555th Avenue to on the west. The improved building site is not included with this sale offering.

Soils: Nicotet, Canisteo, Webster, Biscay, Clarion, Okoboji, Harps, Colo 75.7 CSR 82.4 CSR2

Terms: 10 percent down sale day, balance due at close.
Possession: At close April 28, 2015. The Steier farm is available for the 2015 crop season.

Friday - March 27, 2015 - 10:00 am
Whittemore Fire Station, 315 Fourth Street, Whittemore, Iowa
Farm Location: From Cylinder – 3 ½ miles east on Hwy 18, then 1 mile south on 560th Avenue
From Rodman – 2 ½ miles north on N60, then 1 ½ miles east on 400th Street

FSA Information
- Cropland acres: 147.28
- Corn Base acres: 75.1
- Corn Direct / CC Yield: 131 / 147
- Soybean Base acres: 72.2
- Soybean Direct / CC Yield: 35 / 42

These numbers are subject to change for 2015

Broker's Note: The ACRE Co. is pleased to be selling the Steier farm at public auction. Land Buyers, here is your chance to buy a Palo Alto quarter section with excellent reputation soils located in the heart of Palo Alto County's diverse livestock and grain production area, close to the grain processing plants at Emmetsburg. Whether you're looking for an attractive farmland investment or productive addition to your farming operation, don't miss this land auction. Call for more farm information. See you sale day!

Earl Steier Trust & Esther Steier Estate - owners

Attorneys: Todd Buchanan & Michael Gabor
Buchanan, Bibler, Gabor & Meis
Algonia, Iowa

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

theacresco.com Call The ACRE Co. to sell your farm!
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### Area Symbol: IA147, Soil Area Version: 19

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<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th><strong>CSR2 Legend</strong></th>
<th>Non-IR Class</th>
<th>CSR2**</th>
<th>CSR</th>
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<tbody>
<tr>
<td>55</td>
<td>Nicollet clay loam, 1 to 3 percent slopes</td>
<td>45.69</td>
<td>33.2%</td>
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<td>507</td>
<td>Cambelo silty clay loam, 0 to 2 percent slopes</td>
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<td>107</td>
<td>Webster clay loam, 0 to 2 percent slopes</td>
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<td>259</td>
<td>Bucar clay loam, 0 to 2 percent slopes</td>
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<td>138B</td>
<td>Clarion loam, 2 to 6 percent slopes</td>
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<td>90</td>
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<td>138C2</td>
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<td>Colo silty clay loam, 0 to 2 percent slopes</td>
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<td>0.1%</td>
<td>Yellow</td>
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<td>75</td>
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**Weighted Average**: 82.4 % 75.7 %