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 Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-four (24), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th PM, Clay County, Iowa, containing 115 acres more or less.

Description: The Percival farm is an attractive level inside all tillable farm containing 114.1 FSA crop acres in one large L-shaped field. The farmland contains two prime reputation soil types. The farm is bordered on the north by 420th Street.

Soils: McCreath and Gillett Grove CSR 80.7 CSR2 96.2

FSA Information

<p>| | |</p>
<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>114.1</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>56.5</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>125 / 144</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>56.5</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>36 / 43</td>
</tr>
</tbody>
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Terms: 10 percent down sale day, balance due at close on July 22, 2015. Buyer to receive second half cash rent.
Possession: At close, subject to a cash lease for 2015.

Percival Family - owner

Broker's Note: The ACRE Co. is pleased to be selling the Percival family farm at public auction. Land Buyers here is your opportunity to purchase one of the best farms Clay County has to offer. This attractive nearly level inside farm has two quality soils and an outstanding Corn Suitability Rating. This farm would make an outstanding addition to any farming operation or ag land investment holdings. For more information on the Percival farm call Jon or Chuck. We look forward to seeing you in Royal sale day!

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

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

Call The ACRE Co. to sell your farm!
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Selling Farmland in the Heartland