108 Acres Dickinson County
Section 14 Center Grove Township

Wednesday - October 28, 2015 - 10:00 am
Expo Center, Dickinson Co. Fairgrounds, Spirit Lake, IA

Legal: A tract of land in South Half of the North Half (S1/2 N1/2) of Section Fourteen (14), Township Ninety-nine (99) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, IA. Complete legal to be taken from the abstract. The tract contains 108 acres, more or less.

Description: The Pierson-Olson farm is an attractive all tillable nearly rectangular gently rolling tract of farmland. The tract contains 103.03 FSA crop acres all in one large field. The farm is unimproved. The farm contains productive soils and a 16.1 point higher average CSR2 soil rating. The farm is bordered by M56 on the west, 173rd on the north, and 270th Avenue on the east.

Soils: Clarion, Nicollet, Okoboji, Crippin, Canisteo, Webster, Clarion-Storden 

CSR 69.2  CSR2 85.3


Terms: 10 percent down sale day, balance due at close January 20, 2016.

Possession: At close. Possession is subject to a 50/50 crop share lease for the 2016 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling the Pierson-Olson farm at public auction. Land Buyers and Farmers here is a great chance to buy a good looking productive all tillable farm on a hard road in the heart of the Iowa Great Lakes area between Spirit Lake, Milford, and Terril. Take a drive by this farm, you won’t be disappointed. See you in Spirit Lake at the Expo Center on sale day!

Dale Pierson and Margaret Olson - owners

FOR SALE

FSA Information (combined)

<table>
<thead>
<tr>
<th>Crop Type</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>159.95</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>80.4</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>141</td>
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<tr>
<td>Soybean Base acre</td>
<td>79.5</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>44</td>
</tr>
</tbody>
</table>

Attorney: Michael Bovee
Montgomery, Barry & Bovee, Spencer, IA

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

Call The ACRE Co. to sell your farm!

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.
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