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: Southwest Quarter (SW1/4) and the East Half (E1/2) of Section Twenty-two (22), Township Ninety-six (96) North, Range Thirty-one (31) West of the 5th PM, Palo Alto County, IA, minus a 4.05 acre acreage. The farm contains 481.18 surveyed acres.

Description: The North farm is a great looking large nearly level to gently rolling farm with reputation soils. The North farm contains 443.48 FSA crop acres including 7.7 acres of CRP. Three grass waterways cross the farm, and a large network of tile provide drainage. Tile maps are available. The farm is bordered by 550th Avenue on the west, 370th Street on the south, 560th Avenue on the east, and 360th Street on the north.

Soils: Clarion, Canisteo, Nicollet, Webster, Okoboji, Colo CSR 71.3 CSR2 85

Tract 1 - SW1/4 157.59 Acres
145.6 crop acres (est) CSR 727 CSR2 86 RE Taxes: $4342

Tract 2 - SE1/4 161.72 Acres
147.8 crop acres (est) CSR 701 CSR2 83.4 RE Taxes: $4024

Tract 3 - NE1/4 161.87 Acres
150.1 crop acres (est) CSR 712 CSR2 85.5 RE Taxes: $4282 CRP 7.7 acres at $340.96/ac 2013-2023

Method of Sale: Successful Bidder will have choice of any of the three individual quarter sections, or any number of quarter sections. Farm will be sold times surveyed acres.

Terms: 10 percent down sale day, balance due at close on or before February 15, 2016. Buyer will receive all cash rent for 2016.

Possession: At close on or before February 15, 2016, subject to a cash lease for the 2016 crop season with buyer to receive all rents for 2016.

Broker’s Note: The ACRE Co. is pleased to be offering the North farm at public auction. Land Buyers, here is a rare opportunity to buy your choice of three quality quarter sections, or a large contiguous tract of farmland. Located just two miles north of Hwy 18, the North farm is close to grain markets in Cylinder, Emmetsburg, and Whitemore, plus the soybean and ethanol plants near Emmetsburg. Make plans to attend this large land auction. We look forward to seeing you at The Shores on sale day!

North Family Farms, LLC - owner

FARM

Friday - December 18, 2015 - 10:00 am
Kibbie Room, The Shores at Five Island, 14 N Lawler St, Emmetsburg, Iowa

FSA Information (whole farm)
Cropland acres 443.48
Corn Base acres 310.5
Corn PLC Yield 162
Soybean Base acres 100.3
Soybean PLC Yield 48
CRP 7.7 acres 2013-2023

Call us to sell your farm!
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Soils Map-CSR2

Quality Productive Soils!

State: Iowa
County: Palo Alto
Location: 22-96N-31W
Township: Fairfield
Acres: 443.46
Date: 11/20/2015

Tile Map
1991

3 Additional Tile Maps available for tile added in 2011

Area Symbol: IA147, Soil Area Version: 20

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<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>
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Weighted Average: 86 71.3