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.

FOR SALE

Wednesday - August 3, 2016 - 10:00 am
Elks Lodge, 3665 Hwy 9, Estherville, IA

Legal: The South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty-six (26), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa, minus an improved acreage.

Description: The Eckard farm is an inside gently rolling all tillable farm. The farm contains 73.4 FSA crop acres all in on field. The farm contains productive undulating soils. We have included a tile map on the back of the flyer. The farm is bordered on the east by 385th Avenue.

Soils: Clarion, Nicollet, Webster, Clarion-Storden, Okoboji, Storden-Salida, Spillville, Terril  CSR 65.5  CSR2 76.8

FSA Information

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>73.4</th>
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<tbody>
<tr>
<td>Corn Base acres</td>
<td>37</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>161</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>36.4</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>36</td>
</tr>
</tbody>
</table>


Broker's Note: The ACRE Co. is pleased to be selling the Eckard Estate farm at public auction. Land Buyers, here is an opportunity to purchase an attractive farm just north of Estherville. All tillable inside unimproved productive tracts of this size are hard to find. This farm would be a great addition to your land holdings or family farming operation. We look forward to seeing you sale day!

James “Jim” Eckard Estate - owner

Attorney: Lynn Fillenwarth
Fillenwarth & Fillenwarth, Estherville, IA

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

Call The ACRE Co. to sell your farm!
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