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 West Half of the Northeast Quarter (W1/2 NE1/4) of Section Thirty-one (31), Township Ninety-one (91) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa.

Description: The Allen farm is an inside nearly all tillable farm. The farm contains 74.92 FSA crop acres in two fields. A drainage ditch crosses the northeast corner of the farm providing excellent access for drainage outlet. Two CRP filter strips border the drainage ditch. The farm has excellent soil ratings. The farm is bordered on the north by county road C49.

Soils: Canisteo, Webster, Clarion, Nicollet, Okoboji, Knoke

CSR 76.1  CSR2 82.9

FSA Information

<table>
<thead>
<tr>
<th>Type</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>74.92</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>38.4</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>158</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>32</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>47</td>
</tr>
</tbody>
</table>

CRP: 4.53 ac @ $277.31/ac 2014-2029


Terms: 10 percent down sale day, balance due at close November 15, 2016.

Possession: Available for the 2017 crop season. All 2016 rent will be retained by the Sellers.

Broker's Note: The ACRE Co. is pleased to be selling the Allen farm at public auction. Land Buyers, here is your chance to buy a great looking nearly all tillable inside farm in a great area. With outstanding productive soils and over 8600 feet of new tile, this farm will make a good addition to your land holdings or family farming operation. See you in Varina sale day!

Allen Family Trust & Allen Family- owner

Attorney: Michael Gabor
Buchanan, Bibler, Gabor & Meis, Algona, 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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