LAND AUCTION

64.7 Acres Palo Alto County
Section 19 Silver Lake Township

Inside all tillable farm

Wednesday - August 24, 2016 - 10:00 am
Ayrshire Community Center, 1502 Silver Lake Ave, Ayrshire, IA

Legal: Tract located in the North Half of the Southwest Quarter (N1/2 SW1/4) of Section Nineteen (19), Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa. Tract contain 64.717 surveyed acres.

Description: The Schuller farm is an inside gently rolling all tillable farm. The farm contains 63.68 FSA crop acres all in one field. County tile crosses the southwest corner of the farm providing a drainage outlet. The farm is bordered on the west by N18.

Soils: Clarion, Canisteo, Rolfe, Nicollet, Storden
CSR 67.3  CSR2 82.5

FSA Information (combined)

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>151.82</th>
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</thead>
<tbody>
<tr>
<td>Corn Base acres</td>
<td>70.3</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>163</td>
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<tr>
<td>Soybean Base acres</td>
<td>13.25</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>47</td>
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</tbody>
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Terms: 10 percent down sale day, balance at close.

Possession: At close November 10, 2016, subject to the current lease. Available for the 2017 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Schuller farm at public auction. Land Buyers, here is a great opportunity to buy an inside all tillable farm in the Ayrshire-Ruthven area. An additional adjoining 185 acres and a nearby 80 acres will be auctioned the same day. This farm would be a great addition to your land holdings or family farming operation. We look forward to seeing you sale day!

Al “Bud” Schuller Estate - owner

Attorney: John Brown
Berkland and Brown, Emmetsburg, 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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