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 N1/2 NW1/4 and the NW1/4 NE1/4 less railroad right-of-way and Highway 10, all in Section Thirty-four (34), Township Ninety-three (93) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa, except two tracts lying north of the railroad right-of-way.

Description: The Allen farm in an attractive all tillable very gently rolling farm. The farm contains 98.12 FSA crop acres. 89.66 acres are in one large field south of Hwy 10 and 8.46 acres are located in a small field north of Hwy 10. The Allen farm has productive soils with excellent soil ratings. A 14 inch county tile crosses the west center of the farm providing drainage outlet. The farm is bordered on the west by 190th Avenue.

Soils: Webster, Canisteo, Nicollet, Cylinder, Wadena, Okoboji, Clarion

CSR  77.5   CSR2 82.4


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

Possession: At close November 15, 2016. Farm is available for the 2017 crop season.

FSA Information

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<table>
<thead>
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<tbody>
<tr>
<td>Cropland acres</td>
<td>98.12</td>
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<tr>
<td>Corn Base acres</td>
<td>49.02</td>
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<tr>
<td>Corn PLC Yield</td>
<td>163</td>
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<tr>
<td>Soybean Base acres</td>
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<tr>
<td>Soybean PLC Yield</td>
<td>49</td>
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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 an attractive all tillable farm on Hwy 10 between Havelock and Laurens, just north of Pocahontas. This high-profile farm will make an excellent farm investment or addition to your farming operation. Call us for more information. We look forward to seeing you in Havelock sale day!

Michael Allen and Linda Sue Damon - owners

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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