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 Fifteen (15), Township One Hundred (100) North, Range Forty (40) West of the 5th PM, Osceola County, Iowa.

Description: The Witt farm is an attractive nearly level inside all tillable farm. The farm contains 79.07 FSA crop acres all in one rectangular field. The farm is located in County Drainage District No. 41 providing access for drainage outlet. A county tile map is available. The Witt farm has been surveyed. A copy of the survey is available. The farm is bordered on the north by 110th Street.

Soils: Clarion, Niccollet, Canisteo, Webster, Waldorf

CSR 68.8  CSR2 85.5

FSA Information

<table>
<thead>
<tr>
<th>Crop Type</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>79.07</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>40.5</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>148</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>38.75</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>42</td>
</tr>
</tbody>
</table>

RE Taxes: $2156 annually. Taxes prorated to January 1, 2017

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

Possession: At close January 18, 2017. Possession is subject to a lease for the 2017 crop season. Buyer to receive all rent for 2017.

Broker’s Note: The ACRE Co. is pleased to be selling the Witt farm at public auction. The Witt farm is leased for the 2017 crop season. Land Buyers, here is your opportunity to purchase a hard-to-find 80 acre tract of Osceola County farmland. Take a drive and check out this inside all tillable farm. You won’t be disappointed.

We look forward to seeing you sale day!

Karen Witt - owner

Wednesday - November 30, 2016 - 10:00 am
Ocheyedan Town Hall, 869 Main Street, Ocheyedan, IA

Attorney: Barry Sackett
Sackett Law Firm, Spirit Lake, IA

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

Call The ACRE Co. to sell your farm!
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County Tile Map
NE1/4 Section 15 Horton Twp

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