68.6 Acres Clay County
Section 10 Sioux Township

Attractive pattern tiled farm

Legal: Part of the Northeast Quarter (NE1/4) Section Ten (10), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa, containing 68.568 surveyed acres.

Description: A tract of nearly level productive farmland. The farm contains 67.7 FSA crop acres crossed by a waterway. A thirty foot wide easement provides access to the south cropland field. Tile - 3200 feet installed in 1984; 7200 feet installed in 2009, and 46,940 feet installed in 2012. The farm is bordered on the north by a gravel road, 340th St. and the east by a gravel road, 260th Ave.

Soils: Belmann, Fostoria, Ocheyedan, Everly, Wadena, Spillville-Coland and Biscay CSR2 73.5 CSR 62.4

<table>
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<tr>
<th>FSA Information</th>
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<tr>
<td>Cropland acres</td>
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<tr>
<td>Corn Base acres</td>
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<tr>
<td>Corn Direct / CC Yield</td>
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<td>Soybean Base acres</td>
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<td>Soybean Direct / CC Yield</td>
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Real Estate Taxes: $1726 annually

Possession: Immediate, subject to a 2017 cash lease

Broker's Note: The ACRE Co. is pleased to be offering the TNT Trust farm. Land Buyers, here is an opportunity to purchase an attractive nearly all tillable tract of productive Clay County land just east of Spencer. This farm is pattern tiled with 45 foot spacing and is the most extensively tiled farm we have had the opportunity to sell. Check out the depreciation plus the improved productivity!

Call The ACRE Co. for more information.

Price: $545,370  ($7950 per acre)

TNT Trust - owner

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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Extensive Pattern Tile Added in 2012
Over 57,000 feet of tile installed on the TNT Trust farm

Call The ACRE Co. to sell your farm!

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