LAND AUCTION

150 Acres Dickinson County
Section 11 Excelsior Township

Wednesday - May 24, 2017 - 10:00 am
Lake Park Community Center, 309 S Market St, Lake Park, IA

Legal: The Southeast Quarter (SE1/4) of Section Eleven (11), Township Ninety-Nine (99) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa, except Parcel A.

Description: Selling will be an all tillable gently rolling tract of farmland. The Perkins farm contains 144.81 FSA crop acres all in one large field. The farm contains productive soils with good soil ratings. The farm is located in Drainage District 34 with a county main and several branch tile lines. The farm is bordered by M34 on the east and by 170th Street on the south.

Soils: Webster, Clarion-Storden, Clarion, Okoboji, Nicollet, Omsrud-Storden, Crippin

FSA Information

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>144.81</th>
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<tbody>
<tr>
<td>Corn Base acres</td>
<td>72.6</td>
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<tr>
<td>Soybean Base acres</td>
<td>72.2</td>
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<tr>
<td>Corn PLC Yield</td>
<td>144</td>
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<tr>
<td>Soybean PLC Yield</td>
<td>44</td>
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Terms: 10 percent sale day, balance at close June 28, 2017. Buyer will receive one half of the cash rent for 2017 crop season.

Possession: At close, subject to a lease for the 2017 crop season. Buyer will assume the balance of the 2017 lease.

Broker's Note: The ACRE Co. is pleased to be offering the Perkins farm at public auction. Land Buyers, here is a great opportunity to buy a productive all tillable farm on a hard surface road. The Perkins farm is located in the Iowa Great Lakes area just south of Lake Park on M34, with convenient access to local grain markets.

For more information on the Perkins farm, contact The ACRE Co. See you sale day!

Estella Perkins Estate and Perkins Family - owners
Attorney: Barry Sackett, Sackett Law Firm, Spirit Lake, IA

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

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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Dickinson County Tile Map

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