240 Acres Osceola County
Section 35 Harrison Township

Wednesday - November 29, 2017 - 10:00 am
Hartley Community Center, 820 2nd St NE, Hartley, IA

Legal: The Southeast Quarter (SE1/4) and the East Half of the
Northeast Quarter (E1/2 NE1/4) of Section Thirty-five (35),
Township Ninety-eight (98) North, Range Thirty-nine (39)
West of the 5th PM, Osceola County, Iowa.

Description: The Swanson farm is a large attractive nearly level
farm. The farm contains 225.29 FSA crop acres in 4 FSA fields made
up of a large field crossed by several waterways. The Swanson farm
has productive naturally drained soils. The waterways provide
outlet access for drainage. The farm is bordered by 260th Street on
the north, Yew Avenue on the east, and 270th Street (a minimum
maintenance road) on the south.

Soils: Talcot, Cylinder, Biscay, Everly, Dickman, Wadena,
Kanaranzi, Havelock, Letri, Wilmonton
CSR 58.1  CSR2 57.8  (Osceola County Assessor)

FSA Information
Corn Base acres 117.42  Corn PLC Yield 144
Soybean Base acres 99.54  Soybean PLC Yield 44
Oat Base acres 4.04  Oat PLC Yield 56

Terms: 10 percent down sale day, balance at close March 1, 2018.
Seller to keep all rents for the 2017 crop season.
Possession: At close. Possession is available for 2018 crop season.

Broker’s Note: Cotton Grave Farm Management and The ACRE Co. are
pleased to be offering this large tract of productive farmground at
public auction in Hartley. Located in the heart of a diverse livestock
and crop area in northwest Iowa, this farm will make an excellent
farmland investment or addition to your family farming operation.

Chuck and Kim Swanson, Steve and Julie Swanson - owners
Attorney for Seller: Chris Bjornstad, Spencer, IA

Broker: John Cotton  Auctioneers: Jon Hjelm, ALC 712-240-3529
  Chuck Sikora 712-260-2788
Farm Management & Realty  Spencer, IA  712-262-6425
  cottongrave.com
Acre Co.
Farm Real Estate  Spencer, IA  712-262-3529
  theacreco.com

The Owner reserves the right to reject any and all bids. Cotton Grave Farm Management and The ACRE Co. represent the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any procedures 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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<table>
<thead>
<tr>
<th>Code</th>
<th>Soil</th>
<th>CSR2</th>
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</thead>
<tbody>
<tr>
<td>559</td>
<td>Talcot silty clay loam, 0 to 2 percent slopes</td>
<td>54</td>
</tr>
<tr>
<td>203</td>
<td>Cylinder loam, 0 to 2 percent slopes</td>
<td>60</td>
</tr>
<tr>
<td>259</td>
<td>Biscay clay loam, 0 to 2 percent slopes</td>
<td>52</td>
</tr>
<tr>
<td>577B</td>
<td>Everly clay loam, 2 to 5 percent slopes</td>
<td>90</td>
</tr>
<tr>
<td>28B2</td>
<td>Dickman sandy loam, 2 to 5 percent slopes, moderately eroded</td>
<td>15</td>
</tr>
<tr>
<td>108</td>
<td>Wadena loam, 0 to 2 percent slopes</td>
<td>60</td>
</tr>
<tr>
<td>108B</td>
<td>Wadena loam, 2 to 6 percent slopes</td>
<td>55</td>
</tr>
<tr>
<td>272B</td>
<td>Kanaranzi variant loam, 2 to 5 percent slopes</td>
<td>65</td>
</tr>
<tr>
<td>272</td>
<td>Kanaranzi variant loam, 0 to 2 percent slopes</td>
<td>70</td>
</tr>
<tr>
<td>735</td>
<td>Havelock loam, 0 to 2 percent slopes, occasionally flooded</td>
<td>74</td>
</tr>
<tr>
<td>396</td>
<td>Letri silty clay loam, calcareous, 0 to 2 percent slopes</td>
<td>89</td>
</tr>
<tr>
<td>397</td>
<td>Letri silty clay loam, 0 to 2 percent slopes</td>
<td>90</td>
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<tr>
<td>456</td>
<td>Wilmonton silty clay loam, 0 to 3 percent slopes</td>
<td>91</td>
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