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: E1/2 SE1/4 Section 11-76-40, Pottawattamie County, Iowa, except S1/2 SE1/4 SE1/4.
Description: The Watkins farm is an inside all tillable farm. The farm contains 57.25 FSA crop acres all in one field. The farm is bordered on the east by 410th Street.
Soils: Marshall, Monona, Judson, Ackmore-Colo-Judson, Ida
CSR2 79.2 CSR 69.3

Terms: 10 percent down sale day, balance due at close.
Possession: At close August 1, 2018. Buyer to receive second half cash rent for the 2018 crop season.
Right of First Refusal: Winning bidder will be confirmed no later than 30 business days following the auction.

FSA Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>57.25</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>57.1</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>156</td>
</tr>
</tbody>
</table>

Broker’s Note: The ACRE Co. is pleased to be selling the Watkins farm at public auction. Land Buyers, here is a great looking small all tillable gently rolling farm. These small inside productive tracts are hard to find. This will make an outstanding farmland investment or affordable addition to your farming operation. Call for more information. We look forward to seeing you at the sale!

Dianne and Robin Watkins - owners
Attorney for Sellers: Lonnie Saunders
Saunders Law Office, Spirit Lake, Iowa

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

Licensed Land Broker & Auctioneer in Iowa, Nebraska, South Dakota, and Minnesota
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