LAND AUCTION

120 Acres O’Brien County
Section 32 Omega Township

Thursday - July 19, 2018 - 10:00 am

Meadowbrook Golf & Country Club, Hartley, IA

Legal: South Half of the Southwest Quarter (S1/2 SW1/4) and the South Half of the North Half Of the Southwest Quarter (S1/2 N1/2 S1/4) of Section Thirty-two (32), Township Ninety-six (96) North, Range Thirty-nine (39) West of the 5th PM, O'Brien County, Iowa.

Description: The Hoper Trust farm is an attractive gently rolling mostly tillable farm. The farm contains 110.19 FSA crop acres in two fields divided by a shaped waterway. The Hoper farm has top soils with excellent ratings. The farm is bordered on the west by M12 and on the south by 390th St.

Soils: Sac, Primghar, Marcus, Galva CSR2 94.8 CSR 71.9

FSA Information
- Cropland acres: 110.19
- Corn Base Acres: 54
- Soybean Base acres: 53.9
- Corn PLC Yield: 150
- Soybean PLC Yield: 50


Terms: 10 percent down sale day, balance due at close August 30, 2018. Buyer to receive half the rent for 2018 crop season.

Possession: At close, subject to a lease for the 2018 crop season. Farm is available for the 2019 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Hoper Trust farm at public auction. Land Buyers, here is a great gently rolling O’Brien County farm located between Hartley, Primghar, Sutherland, and Royal. Take a drive and check out the Hoper farm. We look forward to seeing you at Meadowbrook on sale day!

Vera E. Hoper Living Trust – owner
Attorney: Barbara F. Orzechowski, Klass Law Firm, Sioux City, IA

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

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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### Soils Map

Soil data provided by USDA and NRCIS.

![Soils Map Image]

### Area Symbol: IA141, Soil Area Version: 22

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2</th>
<th>Non-irr Class</th>
<th>CSR2*</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>77B</td>
<td>Sec silty clay loam, loam substratum, 2 to 5 percent slopes</td>
<td>41.32</td>
<td>37.5%</td>
<td>Ile</td>
<td>95</td>
<td>68</td>
<td></td>
</tr>
<tr>
<td>91B</td>
<td>Primghar silty clay loam, 2 to 5 percent slopes</td>
<td>27.08</td>
<td>25.1%</td>
<td>Ile</td>
<td>95</td>
<td>76</td>
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</tr>
<tr>
<td>92</td>
<td>Marcus silty clay loam, 0 to 2 percent slopes</td>
<td>20.15</td>
<td>18.3%</td>
<td>Iw</td>
<td>94</td>
<td>75</td>
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<tr>
<td>91</td>
<td>Primghar silty clay loam, 0 to 2 percent slopes</td>
<td>7.80</td>
<td>7.1%</td>
<td>Iw</td>
<td>100</td>
<td>80</td>
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<td>310B</td>
<td>Gelva silty clay loam, 2 to 5 percent slopes</td>
<td>7.51</td>
<td>6.8%</td>
<td>Ile</td>
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<td>77C2</td>
<td>Sec silty clay loam, loam substratum, 0 to 9 percent slopes, eroded</td>
<td>5.84</td>
<td>5.1%</td>
<td>Ile</td>
<td>88</td>
<td>51</td>
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<tr>
<td>P10</td>
<td>Allon silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded</td>
<td>0.99</td>
<td>0.1%</td>
<td>Ile</td>
<td>82</td>
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<td></td>
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</table>

Weighted Average: 94.8

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