59 Acres O’Brien County
Section 33 Hartley Township

Hartley Community Center, Hartley, Iowa

Legal: Lot One of the Auditor’s Subdivision of Section Thirty-three (33), Township Ninety-seven (97) North, Range Thirty-nine (39) West of the
5th PM, O’Brien County, Iowa, except Hwy 18 right-of-way. Farm
contains 59 acres, more or less.

Description: The Cain farm is an inside gently rolling nearly all tillable
tract of farmland. The farm contains 56.91 FSA crop acres in two fields
divided by an open drainage ditch, which provides an outlet for County
Drainage District 11. The farm contains top soils with excellent ratings.
The farm is bordered on the north by Highway 18.

Soils: Sac, Primghar, Marcus, Galva

FSA Information

<table>
<thead>
<tr>
<th>Crop</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland</td>
<td>56.91</td>
</tr>
<tr>
<td>Corn Base</td>
<td>28.4</td>
</tr>
<tr>
<td>Corn PLC</td>
<td>147</td>
</tr>
<tr>
<td>Soybean Base</td>
<td>28.3</td>
</tr>
<tr>
<td>Soybean PLC</td>
<td>46</td>
</tr>
</tbody>
</table>

RE Taxes: $1666 annually. Taxes will be prorated to January 1, 2019.

Terms: 10 percent down sale day, balance at close November 15, 2018.

Sellers to keep all rent for the 2018 crop season.

Possession: Possession will be after harvest, subject to the 2018 lease.

Farm will be available for the 2019 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling the
Cain farm at public auction. Farmers and Investors—here
is a great opportunity to buy a quality small tract along a
major highway. Located close to several large grain
markets, this farm would make an awesome addition to
your farming operation or land holdings, or would be an
excellent first time farm purchase.

See you in Hartley sale day!

Alan L. Cain and Jeffrey L. Cain - owners

Attorney for Sellers: Chris Bjornstad,
Cornwall, Avery, Bjornstad & Scott, Spencer, 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.

Soils Map

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 Legend</th>
<th>Non-in Class °c</th>
<th>CSR2***</th>
<th>CBR</th>
</tr>
</thead>
<tbody>
<tr>
<td>77B</td>
<td>Sodic silty clay loam, baren subsoil, 2 to 5 percent slopes</td>
<td>18.19</td>
<td>32.0%</td>
<td>Green</td>
<td>Illa</td>
<td>95</td>
<td>88</td>
</tr>
<tr>
<td>91E</td>
<td>Primghar silty clay loam, 2 to 5 percent slopes</td>
<td>15.05</td>
<td>29.0%</td>
<td>Green</td>
<td>Illa</td>
<td>95</td>
<td>75</td>
</tr>
<tr>
<td>52</td>
<td>Marnous silty clay loam, 5 to 2 percent slopes</td>
<td>7.17</td>
<td>12.6%</td>
<td>Green</td>
<td>Illa</td>
<td>94</td>
<td>75</td>
</tr>
<tr>
<td>310B</td>
<td>Dolive silty clay loam, 2 to 5 percent slopes</td>
<td>0.37</td>
<td>11.2%</td>
<td>Green</td>
<td>Illa</td>
<td>95</td>
<td>75</td>
</tr>
<tr>
<td>61</td>
<td>Primghar silty clay loam, 0 to 2 percent slopes</td>
<td>0.79</td>
<td>10.2%</td>
<td>Green</td>
<td>Illa</td>
<td>100</td>
<td>80</td>
</tr>
<tr>
<td>153</td>
<td>Calo silty clay loam, deep loam, 0 to 2 percent slopes, occasionally flooded</td>
<td>1.98</td>
<td>3.5%</td>
<td>Green</td>
<td>Illa</td>
<td>79</td>
<td>75</td>
</tr>
<tr>
<td>709B</td>
<td>Fairhaven silt loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes</td>
<td>1.45</td>
<td>2.5%</td>
<td>Green</td>
<td>Illa</td>
<td>54</td>
<td>63</td>
</tr>
<tr>
<td>263</td>
<td>Cylinder silt loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes</td>
<td>0.91</td>
<td>1.6%</td>
<td>Green</td>
<td>Illa</td>
<td>59</td>
<td>69</td>
</tr>
</tbody>
</table>

Weighted Average: 93.2% 73

Call The ACRE Co. to sell your farm!

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.