Legal: North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twelve (12), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th PM, Clay County, IA, minus Hwy 71 right-of-way.

Description: This Lincoln Township farm is a very attractive nearly level all tillable farm. The farm contains 75.25 FSA crop acres in one contiguous field. The farm has very desirable productive soils with excellent soil ratings. Located on the Royal corner south of Spencer, the farm is bordered on the north by B40 and on the east by Hwy 71.

Soils: Wilmonton, Everly, Rushmore, Afton, Letri

CSR2 90.2  CSR 73.2

RE Taxes: $2036 annually

Possession: At close, subject to lease.

FSA Information

- Cropland Acres: 75.25
- Corn Base Acres: 37
- Corn PLC Yield: 172
- Soybean Base Acres: 36.9
- Soybean PLC Yield: 51

Broker's Note: The ACRE Co. is pleased to be selling this great looking farm with a great location. Land buyers, here is a rare opportunity to purchase an all tillable farm in the Spencer-Royal area. With productive soils and a high profile on Hwy 71, this farm would make an excellent land investment or addition to any family farming operation.

Price: $858,000.00
$11,000 per acre
Soils Map

State: Iowa
County: Clay
Location: 12-95N-37W
Township: Lincoln
Acres: 75.25
Date: 10/25/2018

Map Provided By:

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Soil data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Area Symbol</th>
<th>IA041, Soil Area Version: 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code</td>
<td>Soil Description</td>
</tr>
<tr>
<td>455</td>
<td>Winslow clay loam, 1 to 3 percent slopes</td>
</tr>
<tr>
<td>577B</td>
<td>Everly clay loam, 2 to 5 percent slopes</td>
</tr>
<tr>
<td>191</td>
<td>Rushmore silty clay loam, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>P103</td>
<td>Atton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded</td>
</tr>
<tr>
<td>397</td>
<td>Linn clay loam, 0 to 2 percent slopes</td>
</tr>
</tbody>
</table>

Weighted Average: 90.2

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.