LAND AUCTION

160 Acres Dickinson County
Section 25 Richland Township

All tillable productive farm

Thursday - November 29, 2018 - 10:00 am
Terril Library, 115 North State Street, Terril, IA

Legal: The Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, Iowa.

Description: The Hoak farm is an inside all tillable gently rolling quarter section. The farm contains 157.37 FSA crop acres all in one large field. The Hoak farm has productive soils with good soil ratings. The farm is located in Drainage District J-1 D&E. A large county tile crosses the farm from the southeast to the northwest. This summer the county replaced 800’ of large county tile in the bottom to improve drainage outlet. A surface drain is located just north of the north fence. The farm is bordered on the east by 340th Avenue.

Cropland soils: Nicollet, Okoboji, Clarion, Clarion-Storden, Crippin, Omsrud-Storden, Webster CSR2 79.5 CSR 62.1

FSA Information

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>157.37</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn Base acres</td>
<td>113.2</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>42.6</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>162</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>43</td>
</tr>
</tbody>
</table>


Terms: 10 percent down sale day, balance due at close January 16, 2019. Seller to keep all rents for 2018.

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

Broker’s Note: The ACRE Co. is pleased to be offering the Hoak family farm at public auction. Land Buyers, here is a great opportunity to purchase a large productive all tillable farm located close to grain markets in Terril, Superior, and Estherville. Water has not drained quickly this year on the bottom, but past years’ photos show this area has been productive in the past. Take a look at this gently rolling quarter section. See you sale day!

Hoak Family Trusts - Owners

Attorney: Michael Bovee - Montgomery, Barry, Bovee, Steffen & Davis, 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.
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.