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.

Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

Owner:
Dechomai Foundation, Inc.
Attorney: Jeff Johnson
Crary Huff Law Firm, Sioux City, IA

Jon Hjelm, ALC  712-240-3529
Chuck Sikora  712-260-2788
Austin Peterson  712-260-3678

Call us to sell your farm!

Legal: East Half of the Southwest Quarter (E1/2 SW1/4) of Section Twenty-seven (27), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, IA. The farm contains 79.99 surveyed acres.

Description: Selling will be an attractive inside all tillable rectangular tract of farmland. The farm contains 79 crop acres all in one field. The farm is bordered on the south by 260th Street, a low maintenance road.

Soils: Augusta Lake-Estherville, Crippin, Clarion, Canisteo, Niccolot, Coland CSR2 77.8

FSA Information
(combined with E1/2 Sec 27)
Cropland acres  390.03
Corn Base acres  262.17
Corn PLC Yield  164
Soybean Base acres  110.86
Soybean PLC Yield  42


Terms: Ten percent down sale day, balance due at close March 12, 2020.

Possession: At close. Farm is available for the 2020 crop season.

Broker's Note: The ACRE Co. is pleased to be selling this Dickinson County farm at public land auction. Land Buyers, here is a great opportunity to buy a good looking productive farm south of Terril. Inside all tillable 80’s are hard to find. This farm is available for the 2020 crop season. The adjoining tenant would make a great candidate to farm the tract.

We look forward to seeing you sale day!
Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Area Symbol</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Classes %</th>
<th>CSR2**</th>
<th>CSR</th>
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</thead>
<tbody>
<tr>
<td>346B</td>
<td>Augusta Lake-Estherville complex, 2 to 5 percent slopes</td>
<td>24.89</td>
<td>31.5%</td>
<td>lite</td>
<td>54</td>
<td>40</td>
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<td>665</td>
<td>Cripin loam, 1 to 3 percent slopes</td>
<td>21.96</td>
<td>27.8%</td>
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<td>90</td>
<td>11</td>
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<tr>
<td>138B</td>
<td>Clarion loam, 2 to 6 percent slopes</td>
<td>18.22</td>
<td>20.5%</td>
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<td>507</td>
<td>Carriere clay loam, 0 to 2 percent slopes</td>
<td>8.36</td>
<td>10.6%</td>
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<td>84</td>
<td>71</td>
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<td>Volusia clay loam, 1 to 3 percent slopes</td>
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<td>8.4%</td>
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<td>135</td>
<td>Columbus clay loam, 0 to 2 percent slopes, occasionally flooded</td>
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<td>1.2%</td>
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<td>58</td>
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<td>Weighted Average</td>
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<td>77.8</td>
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