80 Acres Monona County
Section 30 Lake Township

Tuesday - February 4, 2020 - 10:00 am
Whiting Community Center, Whiting, IA

Legal: South Half of the Northwest Quarter
(S1/2NW1/4) of Section Thirty (30), Township Eighty-five (85) North, Range Forty-six (46) West of the 5th PM, Monona County, Iowa.

Description: The McFarland farm is an inside all tillable farm. The farm contains 79.64 FSA crop acres all in one field. The farm is bordered on the west by K42.

Soils: Albaton, Modale, Vore CSR2 56.8 CSR 58.5

FSA Information
- Cropland acres: 79.64
- Corn Base acres: 61
- Soybean Base acres: 18.6
- Corn PLC Yield: 124
- Soybean PLC Yield: 47


Drainage: 2019 Drainage Assessment is $128

Terms: 10 percent down sale day, balance due at close.

Possession: Farm is available for the 2020 crop season.

Auctioneer's Note: The ACRE Co. is pleased to be working with Helvig Agricultural Service Company selling the McFarland farm at public auction. Land Buyers, here is a great looking inside all tillable farm north and west of Whiting, right on K42. Take a drive and look at this farm, you won't be disappointed. Call Doug Helvig or Jon Hjelm for more information. We look forward to seeing you sale day!

Owner:
Aaron McFarland

Broker:
Helvig Agricultural Service Co.
Sioux City, Iowa  712-276-4130
Doug Helvig, Broker

Auctioneer:
The ACRE Company
Spencer, Iowa  712-262-3529
Jon Hjelm, ALC  712-240-3529
theacreco.com

The Owner reserves the right to reject any and all bids. Helvig Agricultural Service Co. and The ACRE Co. represent the Seller at this auction. This sale is subject to the approval of the Seller 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 Helvig Agricultural Service Co. or The ACRE Co.
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Soils Map

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Nr Class &quot;c&quot;</th>
<th>Sr Class &quot;c&quot;</th>
<th>CSR2*</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>156</td>
<td>Alfalfa silty clay, 0 to 2 percent slopes, rarely flooded</td>
<td>41.10</td>
<td>51.5%</td>
<td>Blue</td>
<td>58</td>
<td>55</td>
<td>58</td>
<td>55</td>
</tr>
<tr>
<td>149</td>
<td>Mallee silt loam, 0 to 2 percent slopes, rarely flooded</td>
<td>14.33</td>
<td>18.2%</td>
<td>Blue</td>
<td>58</td>
<td>55</td>
<td>58</td>
<td>55</td>
</tr>
<tr>
<td>157</td>
<td>Alfalfa silty clay, 0 to 2 percent slopes, rarely flooded</td>
<td>14.33</td>
<td>18.2%</td>
<td>Blue</td>
<td>58</td>
<td>55</td>
<td>58</td>
<td>55</td>
</tr>
<tr>
<td>516</td>
<td>Vane silty clay loam, 0 to 2 percent slopes, rarely flooded</td>
<td>9.65</td>
<td>12.1%</td>
<td>Blue</td>
<td>58</td>
<td>60</td>
<td>58</td>
<td>60</td>
</tr>
</tbody>
</table>

Weighted Average: 58.8

**IA has updated the CSR values for each county to CSR2.**

* "c": Using Capabilities Class Dominant Condition Aggregation Method

Soil data provided by USDA and NRCS.

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**Auction**

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