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.

Owners: Lana Sensenig, Susann Hamdorf, and Paul Smith

Wednesday - February 26, 2020 - 10:00 am
Auction Location: Milford Community Center, Milford, IA

Legal: A tract of land in the north half (N1/2) of Section Sixteen (16) Township Ninety-eight (98) North, Range Thirty-six (36) west of the 5th PM, Dickinson County, IA. Complete legal to be taken from the abstract. Farm contains 106 acres, more or less.

Description: The Smith farm is a great looking, inside, nearly level farm. The farm contains 105.43 FSA crop acres all in one large field. The farm is located in Drainage District 46 without outlet on the east and south. The farm is bordered on the south by 235th Street.

Soils: Nicollet, Clarion, Webster, Waldorf, Cylinder CSR2 85.1

FSA Information

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>105.43</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn Base acres</td>
<td>52.5</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>52.5</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>166</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>47</td>
</tr>
</tbody>
</table>

Real Estate Taxes: $2112 annually. Real estate taxes will be prorated to January 1, 2020.

Terms: 10 percent of the purchase will be due sale day, with the balance due at close April 2, 2020.

Possession: At close. Possession is available for the 2020 crop season. Early possession will be made available for farming.

Broker's Note: The ACRE Co. is pleased to be selling the Smith farm at public auction. Land Buyers, here is a desirable very high percentage tillable inside tract of Dickinson County farmland with highly rated productive soils. Take a drive and check out the Smith farm, you'll like it.

We look forward to seeing you sale day!
Check out this inside all tillable farm

Another great Dickinson County farm!

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