The Owner reserves the right to reject any and all bids.

Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only 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 Jon Hjelm/The ACRE Co.

Land Auction

114.5 Acres O’Brien County
Section 14 - Lincoln Township

Thursday - December 15, 2011 - 10:00 am
Hartley Community Center, Hartley, Iowa

Location: 2 mi. west of Hartley on Hwy 18, then 2 mi. north on L58 and 1 mi. west on 300th St.

Legal: A tract in the Southwest Quarter (SW1/4) in Section Fourteen (14), Township Ninety-seven (97) North, Range Forty (40) West of the 5th PM, O’Brien Co., Iowa containing 114.5 acres more or less. Exact legal to be taken from the abstract.

Description: We will be selling this attractive unimproved nearly level to very gently rolling tract of farmland. The farm contains 110.4 tillable acres all in one large field. The farm has excellent soils with an average corn suitability rating of 74.6. The farm is bordered by a gravel road 300th Street on the south and a gravel road Tanager Avenue on the west.

Soils: Primghar, Galva, Sac, Marcus, Ransom, Colo Ave CSR 74.6

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<thead>
<tr>
<th>FSA Information</th>
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<tbody>
<tr>
<td>Cropland acres</td>
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<tr>
<td>Corn Base acres</td>
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<tr>
<td>Corn Direct / CC Yield</td>
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<tr>
<td>Soybean Base acres</td>
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<tr>
<td>Soybean Direct / CC Yield</td>
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RE Taxes: $2436.00 Prorated to Jan. 1, 2012

Possession: At close, the farm is available for the 2012 crop season.

Terms: 10 percent down sale day. Balance due at close on or before January 20, 2012

Brokers Note: The Acre Co. is pleased to be offering this outstanding tract of reputation O’Brien County farmland at public auction. Land Buyers - here is a great opportunity to buy one of those hard to find productive good looking all tillable farms in the Hartley, Sanborn, and Melvin area. We are fortunate to be hired to auction many farms around Iowa - very few are better looking than this farm. The sale is subject only to the approval of the Sellers at the auction. See you sale day!

Nancy Puhrmann, Sandra Zelewski and Thomas Gieser, owners

Attorney: Dennis Cmelik, Cmelik Law Office, Hartley, IA
Broker / Auctioneer: Jon Hjelm / The ACRE Co
Chuck Sikora
Spencer, IA 712-262-3529 theacereco.com

Brokers Note: The Acre Co. is pleased to be

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