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**

**140 Acres - Pocahontas Co**

**Section 34 - Lincoln Township**

**Wednesday - November 30, 2011 - 10:00 am**

Palmer Community Building, Palmer, Iowa

**Location:** 1 mile north of Palmer on N57; or 5 miles south of Pocahontas on Hwy 4 then 4 miles east on C49 (570th St.) then ½ mile south on N57 (260th Ave.)

**Legal:** Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) minus the South 60 acres all in Section Thirty-four (34), Township Ninety-one (91) North, Range Thirty-two (32) West of the 5th PM, Pocahontas Co., Iowa.

**Description:** We will be offering this all tillable inside nearly level tract of productive farmland. The farm contains 139 crop acres (estimated). The tillable crop acres are all in one large contiguous field. The farm has reputation soils with an 80.7 CSR. The farm is bordered on east by a hard road - county road N57 (260th Ave.)

**Soils:** Webster, Nicollet, Canisteo, Clarion and Okoboji Ave. CSR 80.7

**FSA Information (combined w/ South 60 acres)**

<table>
<thead>
<tr>
<th>Crop Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>193.1</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>96.0</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>142 / 142</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>97.1</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>33 / 33</td>
</tr>
</tbody>
</table>

**RE Taxes:** $3374.00 - prorated to January 1, 2012

**Possession:** At close subject to lease til 3/1/2012.

**Terms:** 10 percent down sale day. Balance due at close on or before December 22, 2011.

**Brokers Note:** The ACRE Co. is pleased to be offering this outstanding 140 acre farm at public auction. Land Buyers - here is your chance to buy this good looking all tillable Pocahontas County farm located southeast of Pocahontas - just north of Palmer with great soils and a CSR of 80.7 on a hard surface road. This sale is subject only to the approval of the Sellers at the auction. Sale will be held just south of the farm in Palmer at the Palmer Community Building. See you sale day!

**Bradford Barnes & Southwick Living Trust, owner**

(former Marguerite Betzer farm)

**Attorney:** Steve Hendricks, Hendricks Law Office, Rockwell City, Iowa

**Auctioneer:** Jon Hjelm / The ACRE Co  Spencer, Iowa

Chuck Sikora

712-262-3529  theacreco.com

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

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