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

144 Acres - Wright Co
Section 7 - Troy Township

Tuesday, September 6, 2011 10:00 am
Eagle Grove Memorial Hall, Eagle Grove, Iowa

Location: 2 miles south of Eagle Grove on Hwy 17 then 2-1/2 miles west on 290th St.

Legal: Northwest Quarter (NW1/4) of Section Seven (7), Township Ninety (90) North, Range Twenty-six (26) West of the 5th PM, Wright Co., IA minus an 8 acre improved building site.

Description: A level to very gently rolling rectangular tract of nearly all tillable farmland. The 142.6 FSA crop acres are in three fields, 91.7, 30.6 and 19.6 acres. A drainage ditch crosses the northwest part of the farm providing excellent access to outlet. Two CRP filter strips of 8.2 total acres border the drainage ditch. A railroad right of way crosses the southeast part of the crop acres. The farm is bordered on the north by 290th St. and on the east by Baxter Ave. The eight acre improved building site in the SE corner of the farm is not included in this land auction.

Soils: Canisteo, Nicollet, Webster, Okoboji and Wacousta Ave. CSR 80.9

FSA Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>142.6</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>78.9</td>
</tr>
<tr>
<td>Corn Direct / CC Yield</td>
<td>133 / 133</td>
</tr>
<tr>
<td>Soybean Base acres</td>
<td>55.5</td>
</tr>
<tr>
<td>Soybean Direct / CC Yield</td>
<td>33 / 33</td>
</tr>
<tr>
<td>CRP acres</td>
<td>8.2</td>
</tr>
</tbody>
</table>

RE Taxes: $3860.00 / annually.
Taxes prorated to January 1, 2012

Possession: After harvest, subject to the remainder of the lease for the 2011 crop season.

Terms: 10 percent down sale day. Balance due at close on or before December 8, 2011

Brokers Note: The Acre Co. is pleased to be offering the Hodgson / Smith farm at public auction. Land buyers, here is an attractive outstanding tract of nearly all tillable Wright County farmland just southwest of Eagle Grove, Iowa. Reputation soils, located close to grain markets, plus excellent access to drainage outlet - all make this a great farmland investment opportunity. This sale is subject only to the approval of the Sellers at the auction. See you sale day! Jon Hjelm 712-240-3529

Glen A. Hodgson & Denice M. Smith, owners

Attorney: Adam Doll – Hopkins & Huebner, Adel, IA
Auctioneer: Jon Hjelm / The ACRE Co., Spencer, IA 712-262-3529 theacreco.com
Chuck Sikora - Jeff Schmitz