Land Auction

160 Acres – Palo Alto Co
Section 23 – Vernon Township

Thursday September 8, 2011 10:00 am
VFW Post, 3205 Main St., Emmetsburg, Iowa

Location: 5 mi north of Emmetsburg on County road N40 (460th Ave) then 4 mi east on 300th Street or 7 mi east of Graettinger on County road B14 (280th St.) then 2 mi south on 500th Ave.

Legal: Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Thirty-two (32) West of the 5th PM, Palo Alto Co., Iowa

Description: An inside nearly level quarter section of all tillable farmland northeast of Emmetsburg and southeast of Graettinger. The Oakes farm has 153.9 FSA crop acres in one large contiguous field. The Oakes farm has 12.2 acres of CRP in two fields. A county tile crosses the farm from the northwest to the southeast providing outlet for drainage. The farm is bordered on the north by a gravel road, 200th St.

Soils: Canisteo, Okoboji, Nicollet, Clarion and Harps

RE Taxes: $ 3646.00 / annually.
Taxes prorated to January 1, 2012

Possession: This fall after the 2011 crops are harvested, subject to the remainder of the lease for the 2011 crop season.

Terms: 10 percent down on sale day. Balance due at close on or before December 1, 2011

Brokers Note: The Acre Co. is pleased to be offering this attractive Palo Alto County farm at public auction. Land buyers take a look at this quarter section located in Vernon Township between Graettinger and Emmetsburg. The Oakes farm is an all tillable productive farm with a 71.3 CSR. This sale is subject only to the approval of the Sellers at the auction.
See you sale day! For more information contact: Jon Hjelm 712-240-3529

Oakes Family Partnership, owner

Auctioneer: Jon Hjelm / The ACRE Co., Spencer, IA
712-262-3529 theacreco.com
Chuck Sikora - Jeff Schmitz

FSA Information

<table>
<thead>
<tr>
<th>Crop Type</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Cropland acres</td>
<td>153.9</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>75.9</td>
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<tr>
<td>Corn Direct / CC Yield</td>
<td>122 / 133</td>
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<tr>
<td>Soybean Base acres</td>
<td>65.8</td>
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<tr>
<td>Soybean Direct / CC Yield</td>
<td>32 / 38</td>
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<tr>
<td>CRP acres</td>
<td>12.2</td>
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</tbody>
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Ave. CSR 71.3

For Sale
Section 23
Vernon Township