200 Acres Palo Alto County
4 Tracts - Section 21 - Walnut Township
CROP-HUNTING-RIVER-HILLS-WOODED
1 mile south of Graettinger on River Road

Friday, November 4, 2011  10:00 am
American Legion Hall, 212 West Robins St, Graettinger, Iowa

Tract 1  56 ac w/Cropland
Includes 3.8 ac. CRP

Legal: NW1/4 of the SE1/4 and part of the NE1/4 of the SE1/4, Section 21, Township 97 North, Range 33 West of the 5th PM, Palo Alto Co., IA
Description: Tract 1 is gently rolling farmland with 49.6 row crop acres planted to corn and 3.78 CRP acres. The cropland is all in one field. Tract 1 is adjoining Tract 3. Tract 1 is bordered on the east by scenic River Road.
Soils: Clarion, Storden, Nicotell, Rolle and Okoboji  Ave CSR 64
Real Estate Taxes: $ 994.00 annually (est.)

Tract 2  24 ac Hills & Trees
Includes older building site

Legal: Part of the NE1/4 of the SE1/4, Section 21, Township 97 North, Range 33 West of the 5th PM, Palo Alto Co., IA - includes the acreage
Description: Tract 2 is rolling land with 3.48 crop acres in two small fields, 4.4 CRP acres and 16.1 acres of older building site and timber. Located just east of Tract 1. Tract 2 is bordered on the west by rustic River Road.
Soils: Storden, and Clarion  Ave CSR 45.6
Real Estate Taxes: $ 670.00 annually (est.)

Tract 3  74 ac w/ CRP+
CRP plus hills, pasture, and creek
Former site of motorcycle hill climb

Legal: SW1/4 of the NE1/4 and part of the NW1/4 of the NE1/4, Section 21, Township 97 North, Range 33 West of the 5th PM, Palo Alto Co., IA
Description: Tract 3 is nearly level to very steep land with 46.76 crop acres currently in CRP, 1.6 acres in two small filter strip areas of CRP, one small 2 acre field of soybeans and 18.9 acres in steep pasture and trees with a creek. This tract is bordered on the east by winding River Road.
Soils: Storden, Clarion, Blue Earth, Colo-Spillville & Calco  Ave CSR 43.1
Real Estate Taxes: $ 718.00 annually (est.)

Tract 4  46 ac Crop & River
Includes 8.9 ac CRP

Legal: NE1/4 of the NE1/4 & part of the NW1/4 of the NE1/4, Section 21, Township 97 North, Range 33 West of the 5th PM, Palo Alto Co., IA
Description: Tract 4 is nearly level to very gently rolling bottom land with 25.27 crop acres planted to soybeans, 8.9 CRP acres enrolled in the CRP. The balance is recreational wooded land and river. Tract 4 is located just east of Tract 3. Tract 4 is bordered on the west by historic River Road.
Soils: Spillville, Storden, and Colo-Spillville  Ave CSR 36.1
Real Estate Taxes: $ 264.00 annually (est.)

FSA Information – combined

<table>
<thead>
<tr>
<th></th>
<th>Cropland acres</th>
<th>CRP acres (exp 2018-2019)</th>
<th>Corn Base Acres</th>
<th>Corn Direct / CC Yield</th>
<th>Oats Base acres</th>
<th>Oats Direct / CC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>147.6</td>
<td>67.2</td>
<td>74.5</td>
<td>118 / 118</td>
<td>5.9</td>
<td>72 / 72</td>
</tr>
</tbody>
</table>

Brokers Note: Here is your opportunity to purchase four uniquely outstanding Palo Alto County farms located just south of Graettinger on River Road. Tracts vary in size, use, and quality including mostly tillable to grass covered steep hills to wooded land to river land plus CRP and an older acreage. Looking for productive farmland or rolling upland or rustic riverbottom hunting and timberland? Sold in four separate tracts with no combinations offered. See you sale day!

Terms: 10% down sale day, the balance at close on or before December 14, 2011.
Possession: At close on December 14, 2011.
Method of Sale: The four tracts will be sold separately with no combinations offered.

Zitterich Farm, owners

Attorney: Chris Bjornstad, Cornwall, Avery, Bjornstad and Scott, Spencer, IA
Auctioneer: Jon Hjelm / The ACRE Co.  712-262-3529  theacreco.com
Agent: Chuck Sikora

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 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 Jon Hjelm / The ACRE Co.
Tract 1  56 ac w/Cropland

Tract 2  24 ac Hills & Trees
Includes older building site

Tract 3  74 ac w/ CRP+

Tract 4  46 ac Crop & River