Land Auction

80 Acres – Buena Vista Co
Section 24 - Fairfield Township

Available for the 2012 crop season!

Thursday - February 16, 2012 - 10:00 am
City Hall Meeting Room, 119 Main Street, Albert City, Iowa

Location: From Albert City – 1/2 mile east on C29, then 1/2 mile south on 240th Ave.
Legal: North Half (N1/2) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th PM, Buena Vista County, Iowa.
Description: We will be offering this all tillable inside nearly level tract of productive farmland. The farm contains 79 crop acres (est.) in one rectangular field. The Nordine farm has reputation soils and a CSR of 77.2. A 14" county tile and a 12" county tile provide drainage outlet. The farm is located close to local grain markets in Albert City, Ag Partners and the Valero Ethanol Plant. The Nordine farm is bordered on the west by a gravel road, 240th Ave.

Soils: Canisteo, Webster, Nicollet, Clarion, and Okoboji Ave. CSR 77.2

FSA Information (combined)

<table>
<thead>
<tr>
<th>Cropland acres</th>
<th>120</th>
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<tbody>
<tr>
<td>Corn Base acres</td>
<td>64.1</td>
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<tr>
<td>Corn Direct / CC Yield</td>
<td>132 / 132</td>
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<tr>
<td>Soybean Base acres</td>
<td>53.8</td>
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<tr>
<td>Soybean Direct / CC Yield</td>
<td>37 / 37</td>
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RE Taxes: $1,762.00 Prorated to January 1, 2012
Possession: At close – Open for the 2012 crop year
Terms: 10 percent down sale day. Balance due at close on or before March 28, 2012.

Brokers Note: The Acre Company is pleased to be offering this outstanding 80 acre farm at public auction. Land buyers, here is your chance to buy this hard to find inside attractive all tillable Buena Vista County farm with great soils and an average CSR of 77.2. The Nordine farm is available for the 2012 crop season. The auction will be at the City Hall in Albert City. See you sale day! For more information contact Jon Hjelm 712-240-3529.

Everett and Sandra Nordine, owners
Attorney: Nola Jensen
Stern, Diehl, Cornish & Jensen, Albert City, Iowa

Auctioneer: Jon Hjelm
The ACRE Co  Spencer, Iowa
Chuck Sikora
712-262-3529  theacreco.com