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
80 Acres Palo Alto County
Section 1 - Highland Township

Tuesday - November 22, 2011 - 10:00 am
VFW Post, 3205 Main St., Emmetsburg, Iowa

Location: 5 miles east of Ruthven on Highway 18 then 2 miles north on 400th Avenue; or 5 miles west of Emmetsburg on Highway 18 then 2 miles north on 400th Avenue.

Legal: East Half (E1/2) of the Southeast Quarter (SE1/4), Section One (1), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, IA.

Description: We will be offering this attractive improved all tillable tract of gently rolling farmland. The farm contains 77.3 tillable acres all in one large contiguous field. This property includes a modern machine storage building 45’ x 63’ with a concrete floor. The farm is bordered on east by gravel road 400th Ave. and on the south by gravel road 340th St.

Soils: Clarion, Storden, Canisteo, Nicollet, Webster, Colo and Okoboji Ave. CSR 65

FSA Information:

<table>
<thead>
<tr>
<th>FSA Information</th>
<th>Cropland acres</th>
<th>Corn Base acres</th>
<th>Corn Direct / CC Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE Taxes:</td>
<td>77.3</td>
<td>77.3</td>
<td>119 / 140</td>
</tr>
<tr>
<td>Possession:</td>
<td>At close.</td>
<td>Subject to current lease until 3/1/2012</td>
<td></td>
</tr>
<tr>
<td>Terms:</td>
<td>10 percent down sale day. Balance due on close on or before December 22, 2011.</td>
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</tbody>
</table>

Brokers Note: The Acre Co. is pleased to be offering this attractive 80 acre farm at public auction. Land Buyers - here is your chance to buy this productive all tillable Palo Alto County farm with an implement storage building near Graettinger, Emmetsburg and Ruthven. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

Rhonda Simonson Meyer, Sandra Wernimont
Philip Simonson, owners

Attorney: John Brown, Berkland and Brown
2112 Main St., Emmetsburg, Iowa

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