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

98 Acres - Story Co
Section 31 - Grant Township

Thursday – December 1, 2011 - 10:00 am
Hilton Garden Inn, 1325 Dickinson Ave., Ames, Iowa

Location: 4 miles south of Ames, straight east of Kelley. From Hwy 69 go 1.5 mi east on 282nd Street. The farm just north on 560th Avenue and 280th Street.

Legal: Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) except highway ROW and the Southwest Quarter (SW1/4) of the Northwest Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the South 13 acres of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) except highway ROW, all in Section Thirty-one (31), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th PM, Story Co., Iowa. Contains 98 acres more or less.

Description: We will be offering this mostly all tillable gently rolling tract of productive farmland. The farm contains 90.2 crop acres. The tillable crop acres are all in one large field. A 5 acre grove of trees is in the northeast corner of the farm. The farm has reputation soils with an 84 CSR. The farm is bordered on west by gravel road 560th Avenue and on the south by gravel road 280th Street.

Soils: Clarion, Webster, Nicollet, Canisteo, Clarion-Storden, Coland-Terril Ave CSR 84

FSA Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>90.2</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>56.1</td>
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<tr>
<td>Corn Direct / CC Yield</td>
<td>128 / 150</td>
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<tr>
<td>Soybean Base acres</td>
<td>33.7</td>
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<tr>
<td>Soybean Direct / CC Yield</td>
<td>36 / 43</td>
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</tbody>
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RE Taxes: $ 3028.00 - prorated to January 1, 2012

Possession: At close on December 22, 2011.
Terms: 10 percent down sale day. Balance due at close on or before December 22, 2011.

Brokers Note: The Acre Co. is pleased to be offering this desirable 98 acre farm at public auction. Land Buyers - this attractive gently rolling mostly tillable Story County farm is located south of Ames and just east of Kelley with great soils and a CSR of 84 plus 5 acres of wooded recreational land. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

D.R.A. Properties, L.C., owner

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