

Ryerson Auction Realty Ltd

2761 Country Lane Circle
Eagle Grove, Iowa 50533-8722

Gene Cell 515-689-3714

Telephone: 515-448-3079

FAX: 515-448-5028

ryerson@goldfieldaccess.net

www.ryersonauctionrealtyltd.com

Legal Description:

PARCEL NO. 2

A PARCEL OF LAND LOCATED IN THE W1/2 OF THE FRACTIONAL NW1/4 OF SECTION 1 AND THE E1/2 OF THE FRACTIONAL NE1/4 OF SECTION 2, ALL IN TOWNSHIP 91 NORTH, RANGE 27 WEST OF THE 5TH P.M., HUMBOLDT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 89°22'06" EAST 308.62 FEET ON THE NORTH LINE OF THE NW1/4 OF THE FRACTIONAL NW1/4 OF SAID SECTION 1; THENCE SOUTH 00°50'40" EAST 2250.82 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS SHOWN ON THE SURVEY IN COUNTY AUDITOR'S LAND SURVEY BOOK 4 PAGE 264 AND COUNTY RECORDER'S MISC. BOOK 7 PAGE 357; THENCE SOUTH 87°22'43" WEST 31.38 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 00°34'21" EAST 450.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 1; THENCE SOUTH 88°35'46" WEST 274.49 FEET TO THE W1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 88°44'41" WEST 507.41 FEET ON THE SOUTH LINE OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 2; THENCE NORTH 00°50'40" WEST 2709.48 FEET TO A POINT ON THE NORTH LINE OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SAID SECTION 2; THENCE NORTH 89°08'39" EAST 506.76 FEET ON SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 50.32 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 1.06 ACRES AND IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, BE THEY OF RECORD OR NOT.

FOR THIS SURVEY THE NORTH LINE OF THE NW1/4 OF THE FRACTIONAL NW1/4 OF SAID SECTION 1 IS ASSUMED TO BEAR NORTH 89°22'06" EAST.

Acres: 50.32 surveyed acres w/road

Tenant: Adam Harvey

Location from nearest town: 3 ½ miles West of Goldfield.

CSR: 81.8 CSR2

Taxes: Approx \$ 33.00 per acre on all 3 tracts before division.

Tillable acres: 49.41 Acres = 46.40 tilled- 1.3 Acres & 1.71 are in CRP in wet area.

Price: \$ 13,900.00 an acre

Terms: Cash – Close Date Negotiable

The following information, although believed to be accurate, is not guaranteed to be so.