

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. 1

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

BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SAID SECTION 2; THENCE NORTH 89°08'39" EAST 808.43 FEET ON THE NORTH LINE OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SAID SECTION 2; THENCE SOUTH 00°50'40" EAST 2709.48 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 2; THENCE SOUTH 88°44'41" WEST 808.50 FEET TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 2; THENCE NORTH 00°54'22" WEST 1309.37 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SAID SECTION 2; THENCE NORTH 00°47'05" WEST 1405.75 FEET ON THE WEST LINE OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SAID SECTION 2 TO THE POINT OF BEGINNING, CONTAINING 50.38 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 1.12 ACRES AND IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, BE THEY OF RECORD OR NOT.

FOR THIS SURVEY THE NORTH LINE OF THE NE1/4 OF THE FRACTIONAL NE1/4 OF SAID SECTION 2 WAS ASSUMED TO BEAR NORTH 89°08'39" EAST.

Acres: 50.38

Tenant: Adam Harvey

Location from nearest town: 3 ½ miles West of Goldfield on Highway 3 on the South side of the road.

CSR: 81.3

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

FSA data, farm number: Farm 5782 Tract 9932 49.39 tillable CRP \$650.00 has been divided by 3 owners, but will be converted to the buyer of Parcel 2 alone after closing & informing FSA

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.