

SALE CONTAINING 194 M/L ACRES WITH EXACT LEGAL DESCRIPTION TO BE DETERMINED BY SURVEY TO BE PAID BY SELLERS

The North Half (N ½) of Section Twenty-three (23), Township Eighty-nine (89), North of Range Forty-five (45), West of the Fifth Principal Meridian, in the County of Woodbury and State of Iowa EXCEPT a parcel of land located in the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of Section Twenty-three (23), Township Eighty-nine (89) North, Range Forty-five (45) West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter (NE ¼) of said Section Twenty-three (23); thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") East Five Hundred Ten feet (510.00') along the North line of the Northeast Quarter (NE ¼); thence South Zero Degrees Zero Minutes Zero Seconds (S 00°00'00") West Six Hundred Sixty-one and Forty-eight Hundredths (661.48'); thence South Thirty-three Degrees Eleven Minutes Fifteen Seconds (S 33°11'15") East Six Hundred Eighty-nine and Seventy-five Hundredths feet (689.75'); thence South Fifty-four Degrees Thirty-two Minutes Forty-two Seconds (S 54°32'42") West Two Hundred Seventy-six and Thirty-eight Hundredths feet (276.38'); thence North Twenty-five Degrees Sixteen Minutes Fifty-eight Seconds (N 25°16'58") West Three Hundred Forty-six and Forty-four Hundredths feet (346.44'); thence North Thirty-four Degrees Thirty-seven Minutes Three Seconds (N 34°37'03") West Six Hundred Eighty-eight and Nineteen Hundredths feet (688.19'); thence North Twenty-five Degrees Forty-nine Minutes Twenty-five Seconds (N 25°49'25") West Four Hundred Twenty and Eighty-four Hundredths feet (420.84'); thence North Zero Degrees Twenty-six Minutes Zero Seconds (N 00°26'00") East One Hundred Forty-one and Six Hundredths feet (141.06") to the North line of the Northwest Quarter (NW ¼); thence South Eighty-nine Degrees Thirty-four Minutes Zero Seconds (S 89°34'00") East Fifty-eight and Seventy-four Hundredths feet (58.74') to the Point of Beginning, containing 11.39 acres.