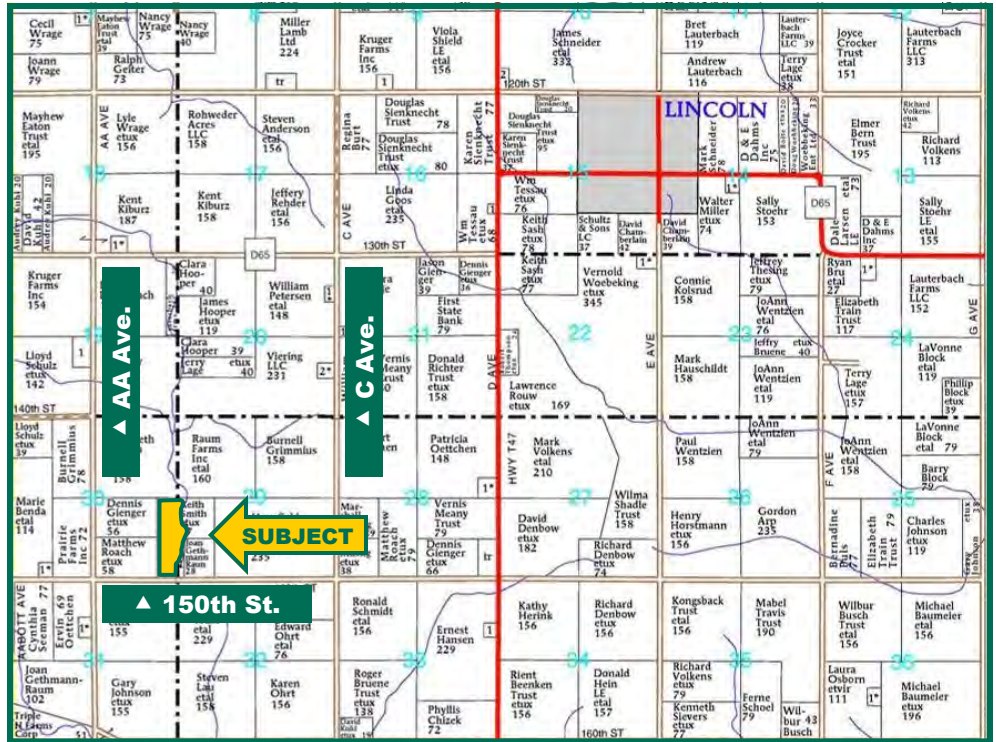


**52.65 Acres,  
m/I, Tama  
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

## Property Information

### Location

Approximately 2 1/2 miles SW of Lincoln, IA.

### Legal Description

E 1/4 SE 1/4 of Section 30 and W 1/4 SW 1/4 Section 29, all in Township 86 North, Range 16 West of the 5th P.M., Lincoln Township.

### Price & Terms

- \$553,500
- \$10,512.82/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

## Real Estate Tax

Taxes Payable 2014 - 2015: \$1,422

Net Taxable Acres: 52.65

Tax per Net Taxable Acre: \$27.00

## FSA Data

Farm Number 5451, Tract 11750

Crop Acres: 52.1

Corn Base: 26.04

Corn PLC Yield: 192 Bu.

Bean Base: 26.06

Bean PLC Yield: 26.06 Bu.

## CRP Contracts

None

## Soil Types/Productivity

Primary soils are Colo silty clay loam and Bremer silty clay loam. See soil maps for detail.

- **CSR2:** 83 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 85.2 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 82.6 per County Assessor, based on net taxable acres.

## Buildings/Improvements

None

## Drainage

Farm was pattern tiled on 60' spacings in 2005 except for ridge of Wiota soil in west center of farm. Map included.

## Water & Well Information

None

## Comments

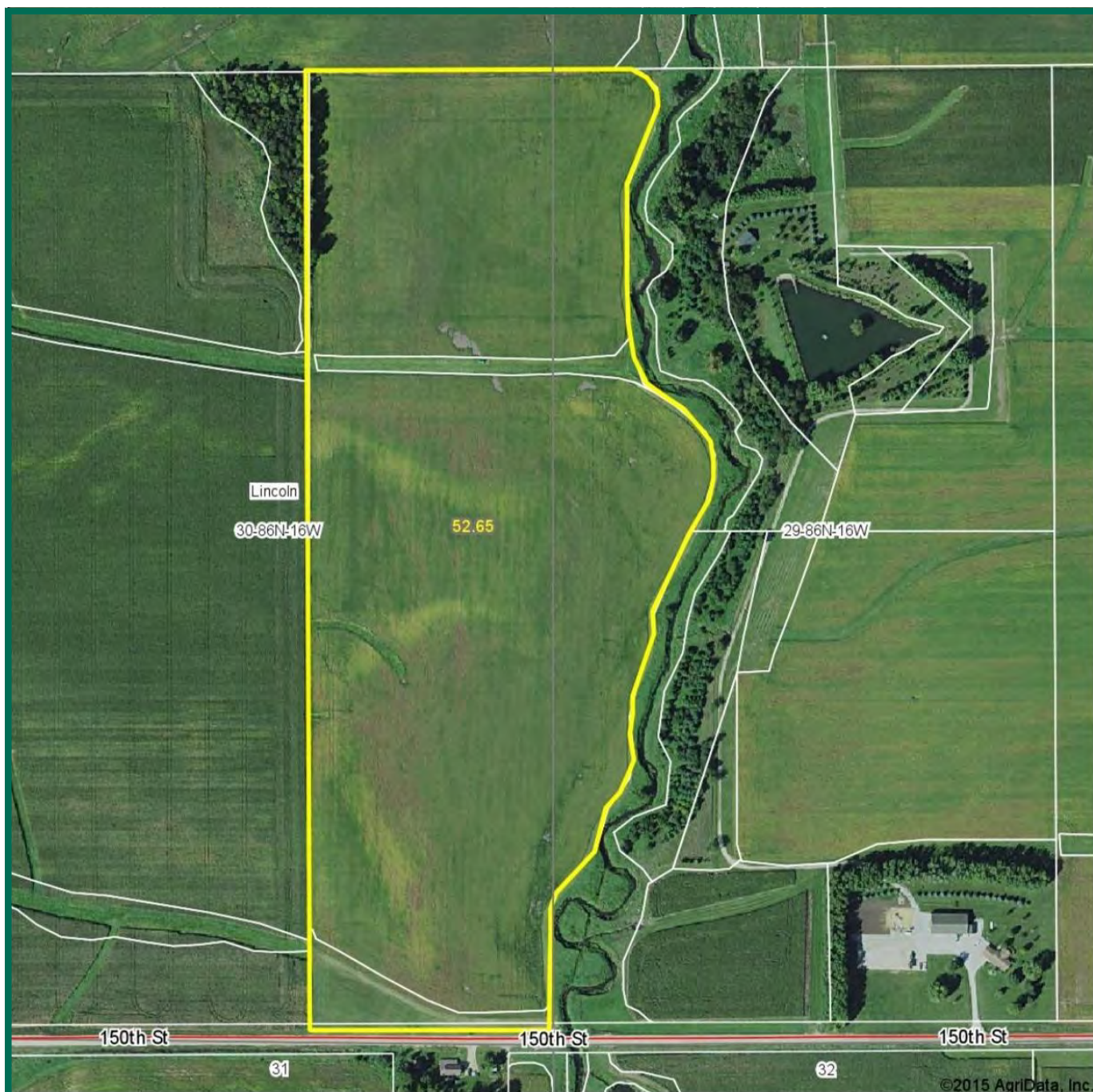
Well improved highly productive farm with well established waterways.

Jeffrey L. Troendle, AFM  
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REID: 050-778-1

## Aerial Photo



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014 www.AgriDataInc.com

**30-86N-16W**  
**Tama County**  
**Iowa**

map center: 42° 13' 41.85, 92° 44' 53.02  
scale: 4853



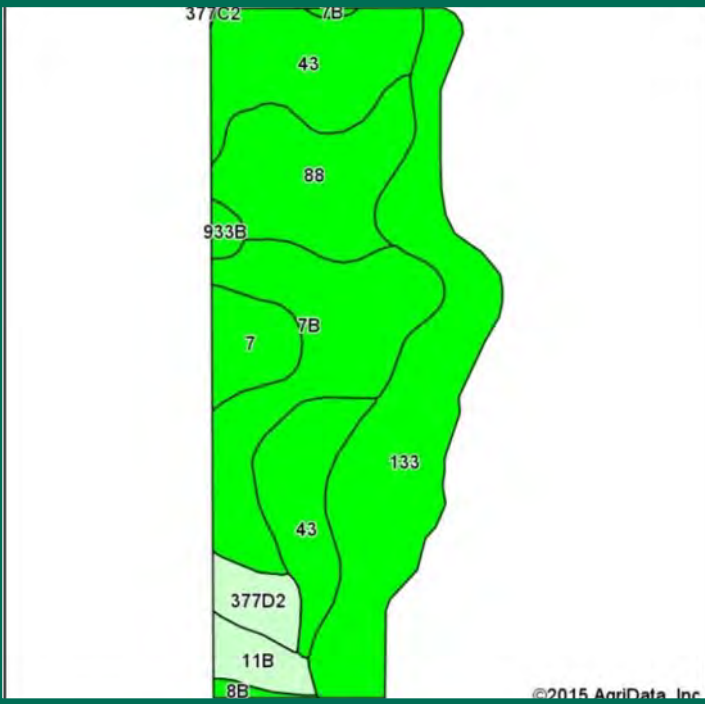
8/28/2015

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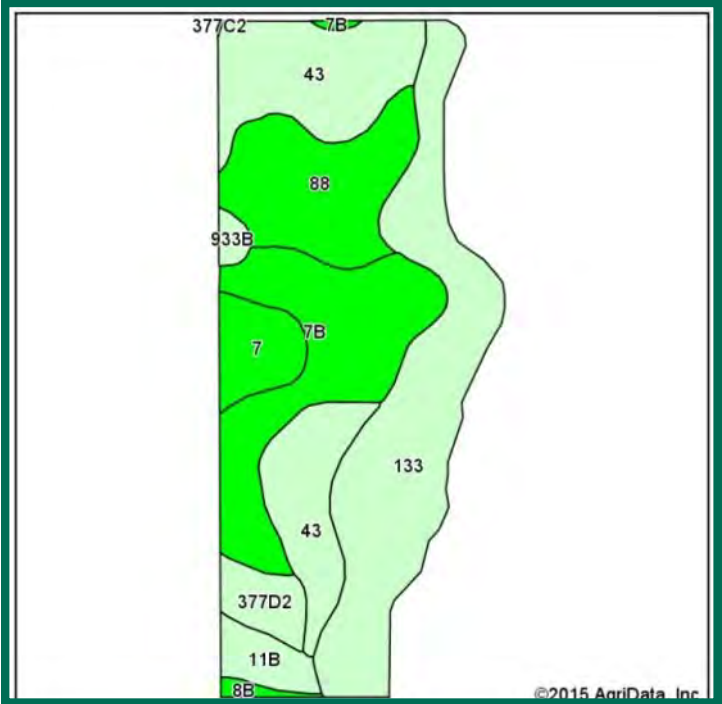
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# Soil Maps—Entire Property

**CSR: 85.2 based on 52.65 Taxable Acres**



**CSR2: 83 based on 52.65 Taxable Acres**



Area Symbol: IA171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes	15.82	30.0%		IIw	76	85
43	Bremer silty clay loam, 0 to 2 percent slopes	11.81	22.4%		IIw	74	82
7B	Wiota silt loam, 2 to 5 percent slopes	10.47	19.9%		Ile	95	90
88	Nevin silty clay loam, 0 to 2 percent slopes	7.65	14.5%		Iw	95	90
7	Wiota silt loam, 0 to 2 percent slopes	2.57	4.9%		I	100	95
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, moderately eroded	1.83	3.5%		IIIe	61	63
11B	Colo-Ely complex, 2 to 5 percent slopes	1.67	3.2%		Ile	79	68
933B	Sawmill silty clay loam, 1 to 4 percent slopes	0.48	0.9%		IIw	79	80
8B	Judson silty clay loam, 2 to 5 percent slopes	0.35	0.7%		Ile	93	90
Weighted Average						83	85.2

Area Symbol: IA171, Soil Area Version: 18

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



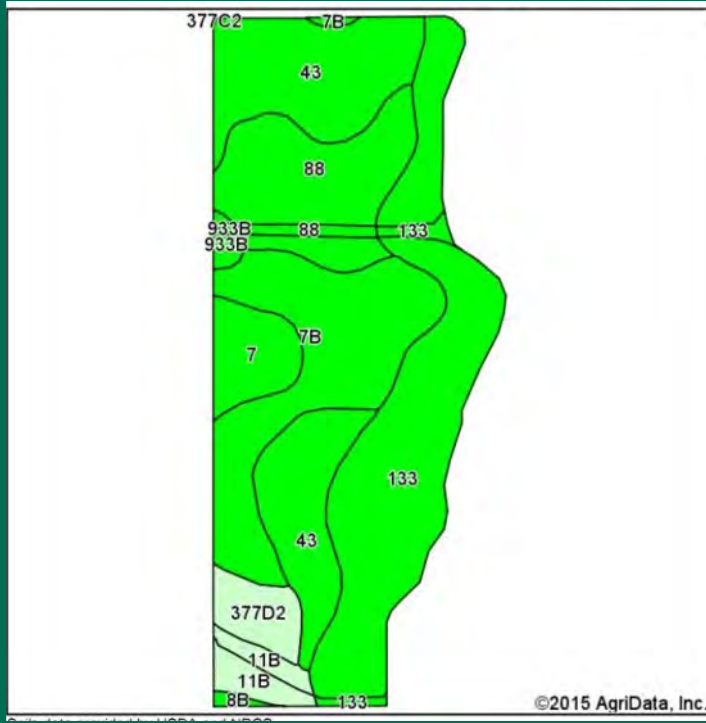
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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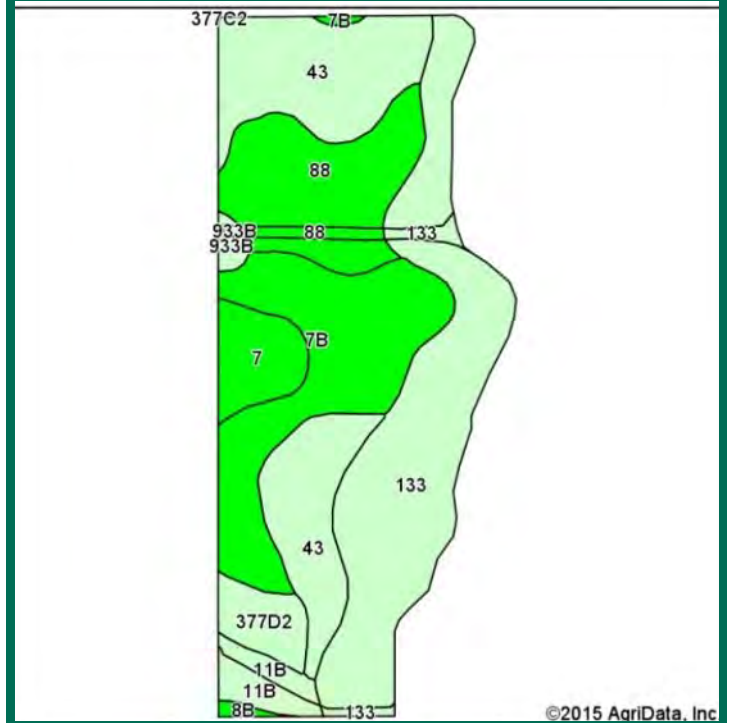
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# Soil Maps—Tillable Only

**CSR: 85.2 based on 52.1 FSA Crop Acres**



**CSR2: 83 based on 52.1 FSA Crop Acres**



Area Symbol: IA171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes	15.73	30.2%		llw	76	85
43	Bremer silty clay loam, 0 to 2 percent slopes	11.68	22.4%		llw	74	82
7B	Wiota silt loam, 2 to 5 percent slopes	10.43	20.0%		lle	95	90
88	Nevin silty clay loam, 0 to 2 percent slopes	7.63	14.6%		lw	95	90
7	Wiota silt loam, 0 to 2 percent slopes	2.52	4.8%		l	100	95
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, moderately eroded	1.83	3.5%		llle	61	63
11B	Colo-Ely complex, 2 to 5 percent slopes	1.66	3.2%		lle	79	68
933B	Sawmill silty clay loam, 1 to 4 percent slopes	0.45	0.9%		llw	79	80
8B	Judson silty clay loam, 2 to 5 percent slopes	0.20	0.4%		lle	93	90
Weighted Average						83	85.2

Area Symbol: IA171, Soil Area Version: 18

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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# FSA Map



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# Tile Map



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