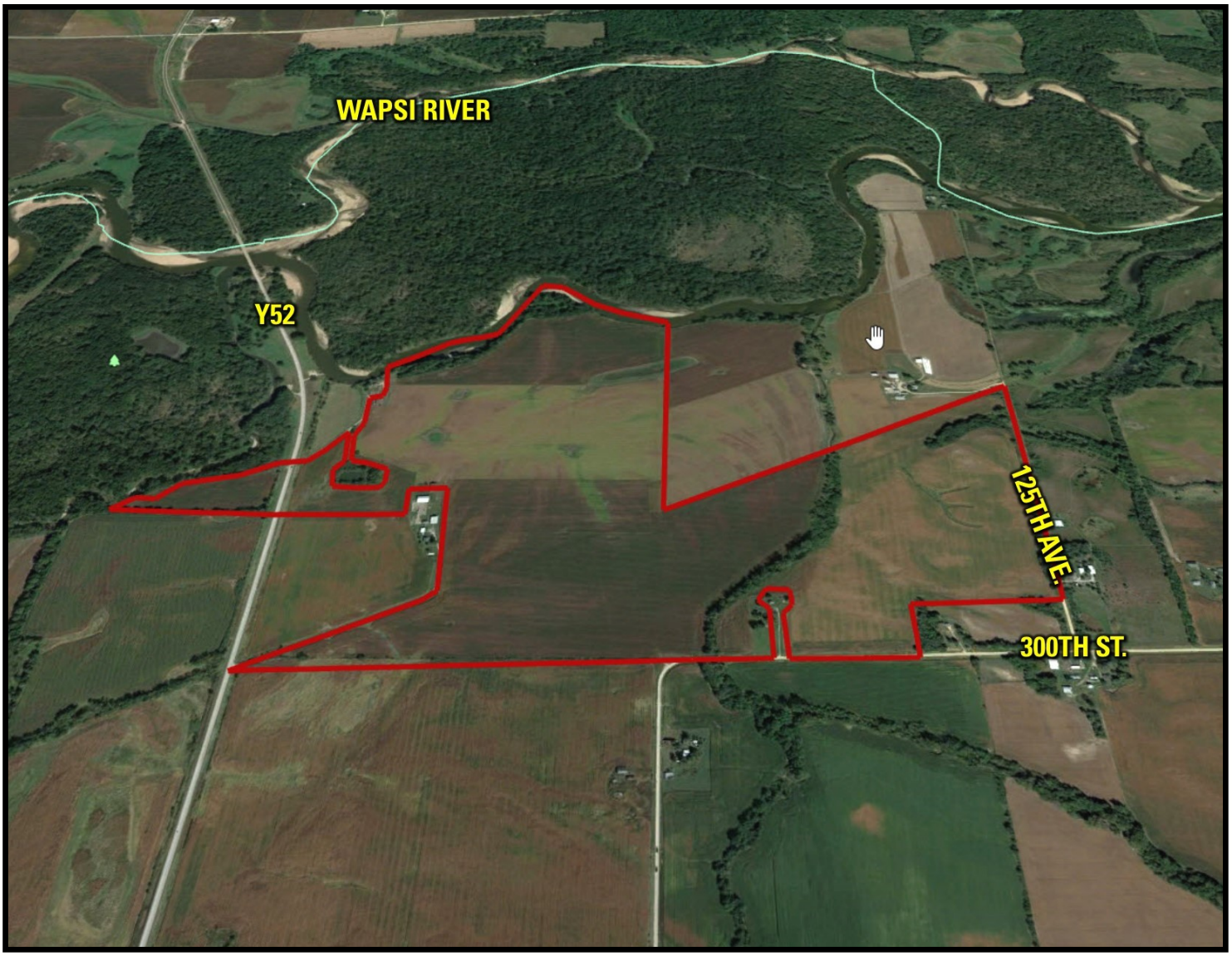
PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

LAND FOR SALE

283 ACRES M/L

LISTING #14586

SCOTT COUNTY, IOWA



DOUG YEGGE
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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

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LAND FOR SALE

LEGAL DESCRIPTION:
283 Acres M/L located in part of the SE, NE, SW 1/4 of Section 12 and also part of the SW 1/4 of Section 7, all located in Winfield and Allens Grove Township. Township 80 North, Range 2 East, and Township 80 North, Range 3 East. Scott Co. Iowa

COMMENTS & BUILDING INFORMATION:
Peoples Company is proud to present quality Scott County, Iowa, farmland! This farm consists of 283 acres m/l with 257.86 cropland acres carrying a CSR2 rating of 57.3. This farm primarily consists of high quality Shaffton, Lawler and Ambraw loams. Farm is located 3 miles north of Donahue, Iowa, on County Road Y52. Farm is located in Section 12 of Allens Grove Township and also in Section 7 of Winfield Township. Farm could be split into two parcels.

LEASE/FSA INFORMATION:
The farm is leased for the 2019 crop year but farming rights will be made available for the 2020 year.

**There is a discrepancy between FSA crop acres and estimated tillable acres.*

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
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Doug@PeoplesCompany.com

Call: **Alan McNeil**
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Office: 563.659.8185
Alan@peoplescompany.com

283 Acres M/L, Scott County, Iowa

TOTAL ACRES:	**283**
PRICE:	**$1,875,000**
Price Per Acre:	$6,625.44
Owner:	Hoefer
Operator:	Deppe
County & State:	Scott County, Iowa
Location:	3 miles North of Donahue, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	56.8 CSR2
Taxable Acres:	280.23
Net RE Taxes:	$6,014
Taxes Payable In:	2018-2019
Topography:	Level

F.S.A. INFORMATION:

Farmland:	280.01
Crop Acres:	257.86
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	257.86
Corn Yield:	176
Soybean Base:	.20
Soybean Yield:	44

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	283
Tillable Acres:	260.54
CRP Acres:	
Farmstead:	
Roads:	4
Waterways:	10
Timber:	8.46
Pasture:	

www.Yeggemcneilland.com

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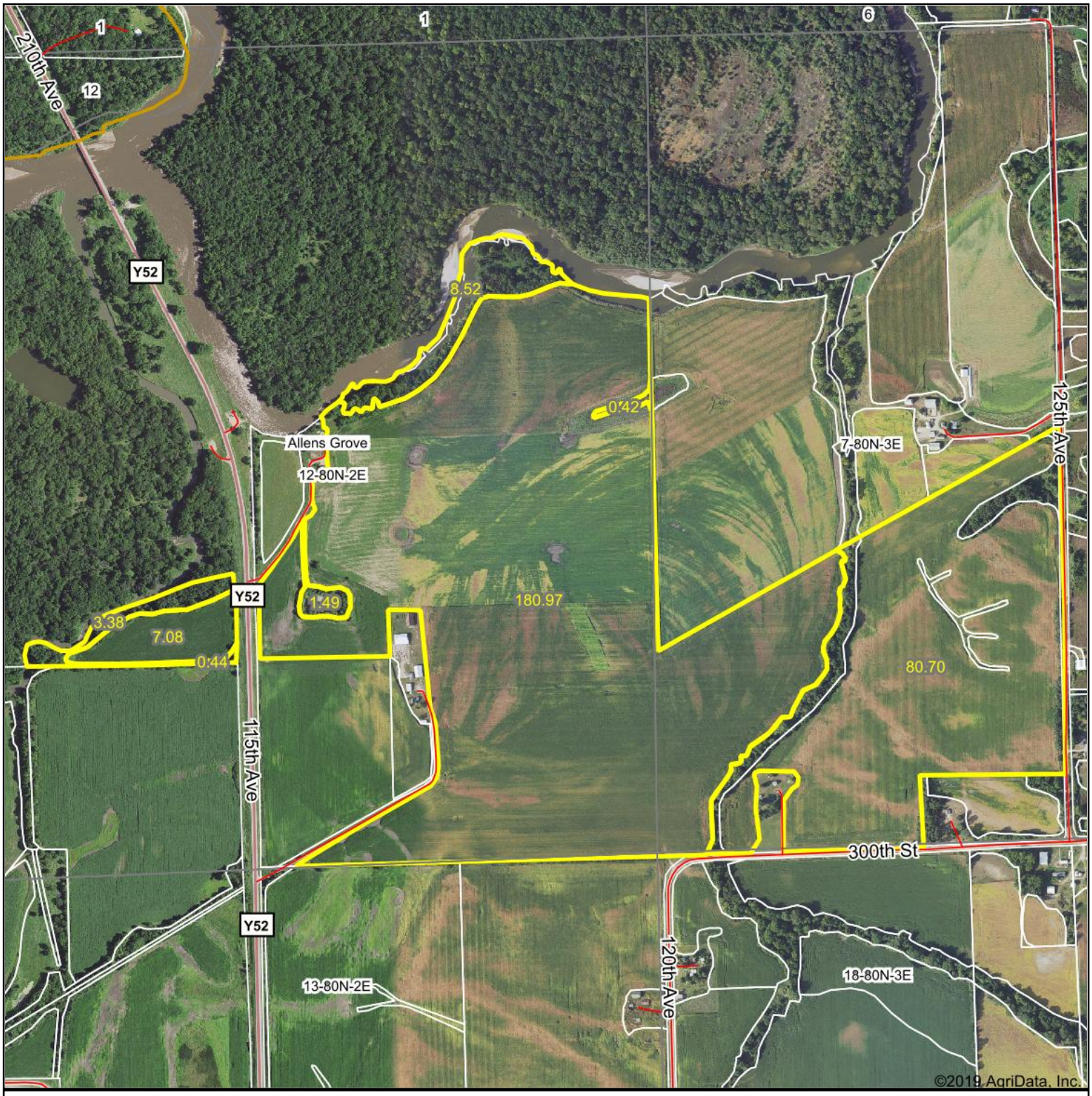
Aerial Map - TOTAL ACRES - Sec. 7 & 12



PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Map Center: 41° 44' 50.86, -90° 40' 4.79

0ft 997ft 1995ft

12-80N-2E
Scott County
Iowa

N W E S

7/9/2019

Maps Provided By:
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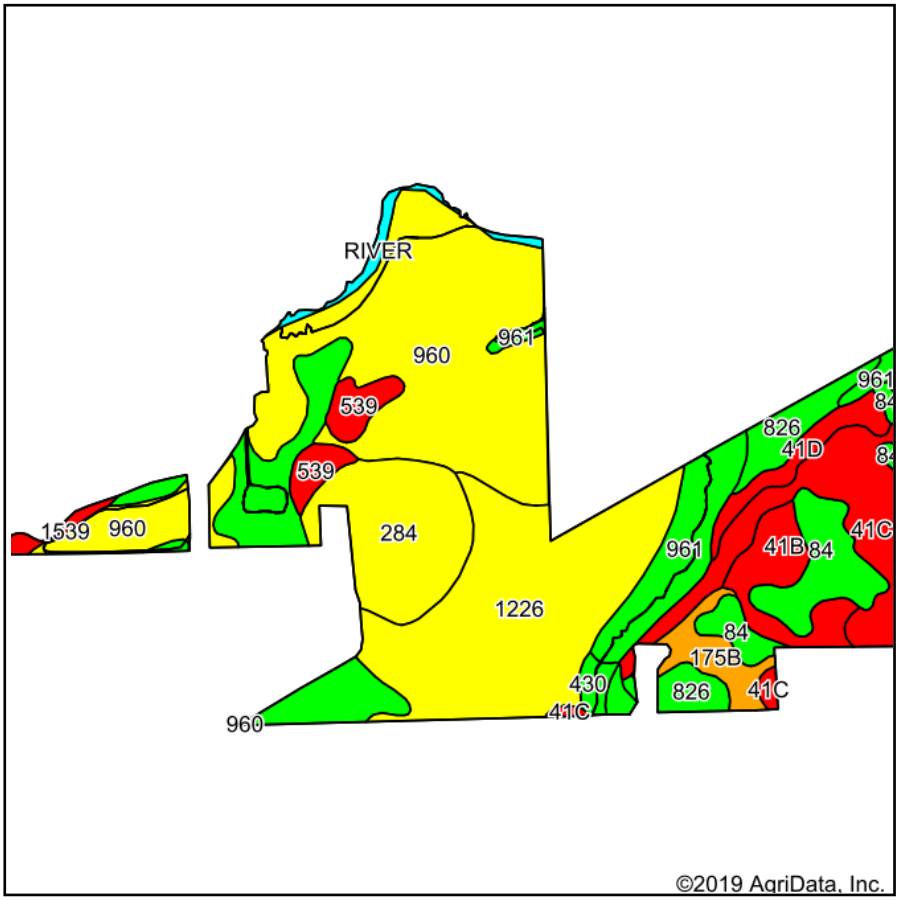
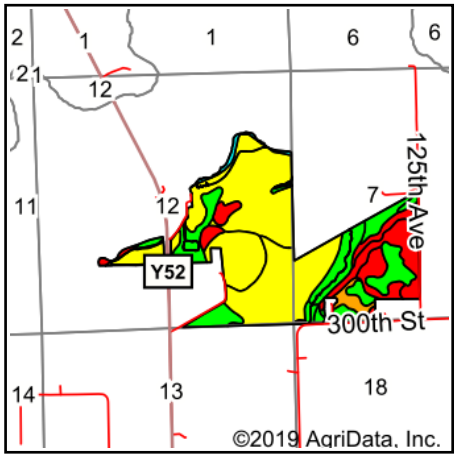
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - TOTAL ACRES - Sec. 7 & 12



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Scott**
Location: **12-80N-2E**
Township: **Allens Grove**
Acres: **283**
Date: **7/9/2019**

PEOPLES COMPANY
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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA163, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCC Cott
960	Shaffton loam, 0 to 2 percent slopes	78.34	27.7%		IIw		80	2.1	23.2	1.4	2.4	58	78	86	86	27	79	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	56.39	19.9%		IIs		80	2.1	23.2	1.4	2.4	59	66	86	86	31	61	
961	Ambraw clay loam, 0 to 2 percent slopes	38.88	13.7%		IIw		196.8	4.1	57.1	3.5	5.9	73	47	91	91	13	76	
284	Flagler sandy loam, 0 to 2 percent slopes	24.14	8.5%		IIIs		80	2.2	23.2	1.4	2.4	56	50	61	61	46	34	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	22.09	7.8%		IVs	IIe	124.8	3.5	36.2	2.2	3.7	34	25	50	50	36	28	
84	Clyde clay loam, 0 to 3 percent slopes	15.86	5.6%		IIw		224	4.7	65	4	6.7	88	75	86	86	4	73	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	10.27	3.6%		IVs	IIe	140.8	3.9	40.8	2.5	4.2	39	40	50	50	37	28	

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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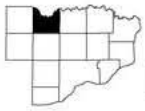
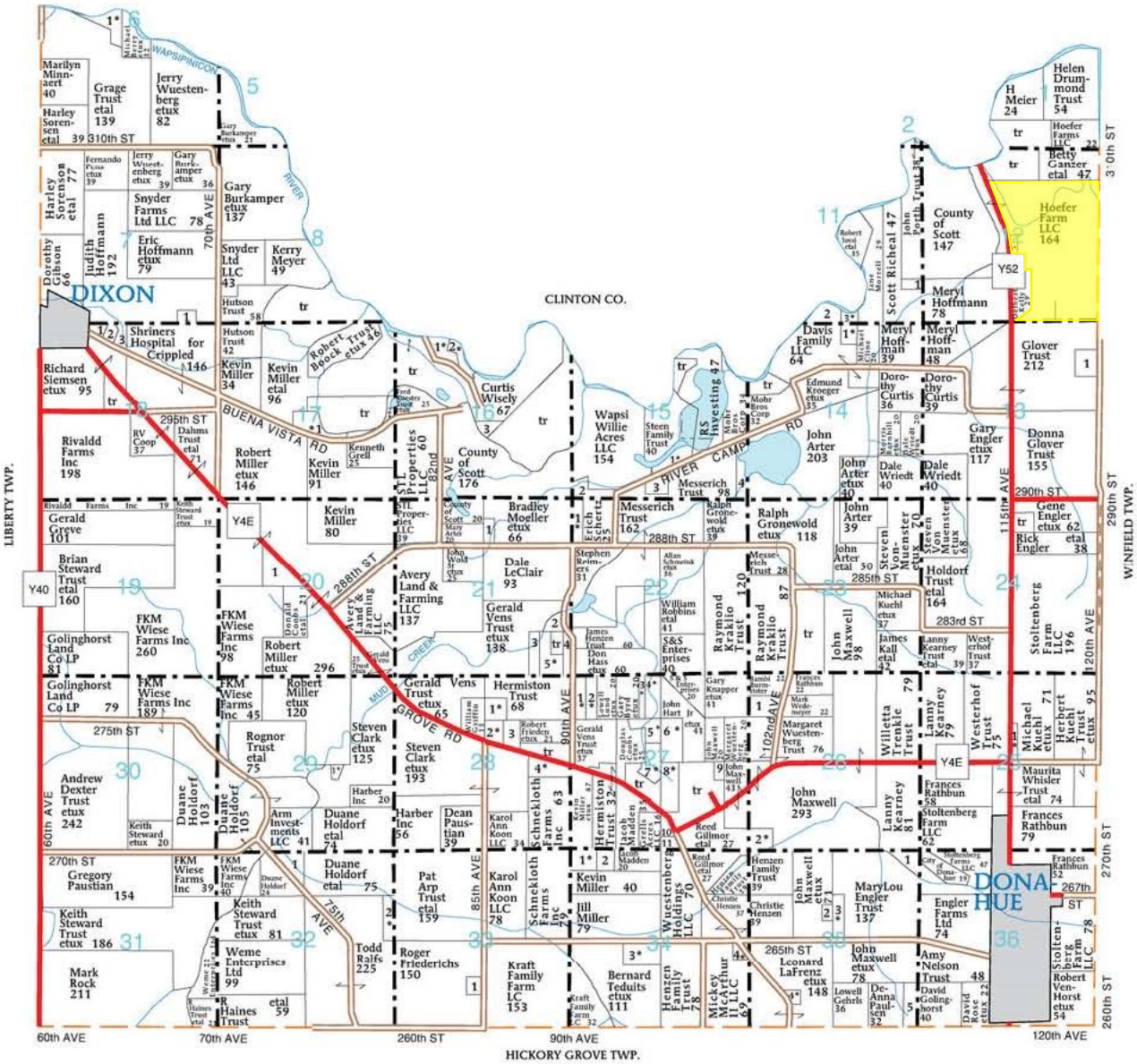
826	Rowley silt loam, 0 to 2 percent slopes	10.11	3.6%		Iw		80	2.1	23.2	1.4	2.4	76	95	87	87	51	83	
539	Perks sandy loam, 0 to 3 percent slopes	6.89	2.4%		IIIs		88	2.5	25.5	1.6	2.6	8	20	42	42	32	22	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.50	2.3%		IIIe		80	2.2	23.2	1.4	2.4	50	55	60	60	47	36	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	5.90	2.1%		VIs		105.6	3	30.6	1.9	3.2	8	15	48	48	35	26	
RIVER	Water, rivers and streams	2.99	1.1%									0			0	0	0	
430	Ackmore silt loam, 0 to 2 percent slopes	2.01	0.7%		IIw		203.2	5.3	58.9	3.7	6.1	77	83	87	87	56	76	
1539	Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes	1.47	0.5%		Vw		120	2.5	34.8	2.2	3.6	5	25	32	32	10	21	
977	Richwood silt loam, 0 to 2 percent slopes	1.16	0.4%		I		240	6.7	69.6	4.3	7.2	100	95	92	92	73	86	
						Weighted Average	**111.4**	**2.8**	**32.3**	**2**	**3.3**	**56.8**	***-**	***n 76.9**	***n 76.9**	***n 28.9**	***n 60.5**	*

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

T-80-N ALLENS GROVE PLAT R-2-E

(Landowners)





ALLENS GROVE TOWNSHIP

SECTION 6
1. Halsey, James etux 18

SECTION 7
1. Bierman, Matthew 6

SECTION 11
1. Hoffman, Meryl 8
2. Davis Family LLC 10
3. Fifer, Nancy etal 5

SECTION 12
1. Wegener, Dirk etux 11

SECTION 13
1. MCG Trust 10

SECTION 14
1. Fifer, Kirk etux 10

SECTION 15
1. Tuftee, Roger etux 8
2. Rohwer Jr, Albert 14
3. Ryan Trust 5
4. Arter, John 14

SECTION 16
1. Wiggins, Lyle etux 15
2. Gliosci, Michael etux 9
3. Braet, Ruth 6

SECTION 17
1. Shachow Trust, Oleg etux 91
2. Kuester Trust, Fred etux 5

SECTION 18
1. Hoffman, Judith 5
2. City of Dixon 7
3. Hoffman, Judith 7

SECTION 20
1. RH&K Enterprises 15

SECTION 21
1. Ewoldt, Jerry 12
2. Robinson-Kramer, Kathy 11
3. Hammes, Wilfred 9
4. West, Barbara 7
5. Kramer, John etux 23

SECTION 22
1. Wold, John etal 8

SECTION 25
1. Seifert, James etux 6

SECTION 26
1. Wuestenberg, Jerry 11
2. Gillmor, Reed etal 14

SECTION 27
1. Meyer, Christopher etux 9
2. Gephart, Jason etux 10
3. Wiese, Michael etal 6
4. McKinney, Greg etux 13
5. Heart Shot Ministres 11
6. VonMuenster, Steven etux 23
7. Onken, Matthew etux 17
8. Altenhofen, Donavon etal 20
9. Mahoney Trust, Mary 5
10. Jungwirth, Jane 8
11. Wuestenberg Holdings LLC 5

SECTION 28
1. Engel, James etux 10
2. Karnish, Thomas etux 13
3. Steffe, Garry 12
4. Karnish, Thomas etux 13

SECTION 29
1. Rognor Trust 18

SECTION 32
1. Arm Investments LLC 12
2. Arp Trust, Pat etal 10

SECTION 33
1. Crossroads Development Co 6

SECTION 34
1. Miller, Kevin etux 13
2. Hermiston Trust 7
3. Wuestenberg, Roger etux 15
4. Keppy, Neal etux 8

SECTION 35
1. Stoltenberg Farm LLC 9
2. Maxwell, John 6
3. Wiese, Michael etal 12
4. Duncan, Curtis etal 6
5. Golinghorst, David 13

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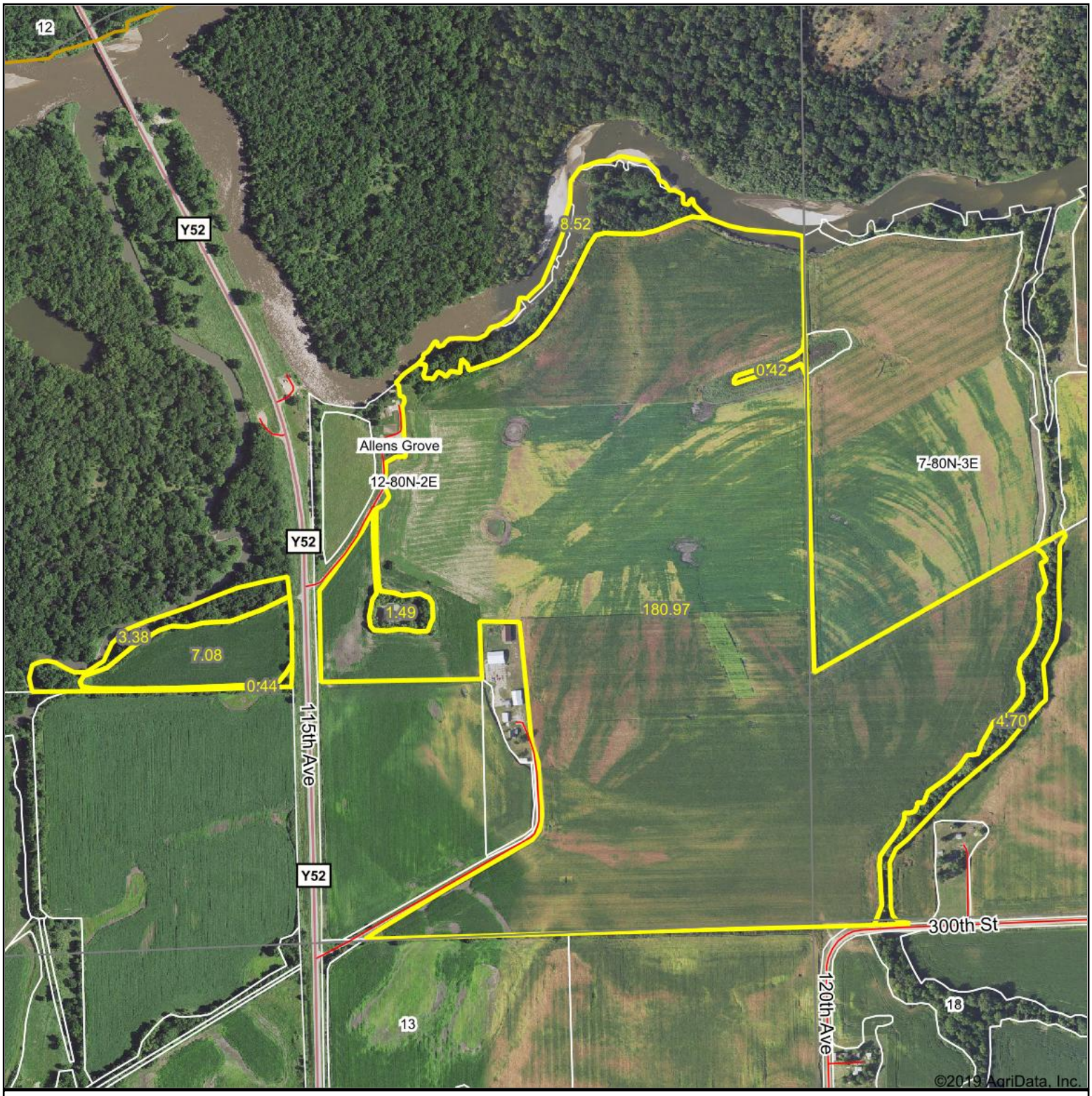
Alan McNeil 563-321-1125
www.yeggemcneilland.com

Aerial Map - Total Acres Sec. 12



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Map Center: 41° 44' 50.86, -90° 40' 13.63

0ft 807ft 1614ft

12-80N-2E
Scott County
Iowa

N W E S

Maps Provided By:
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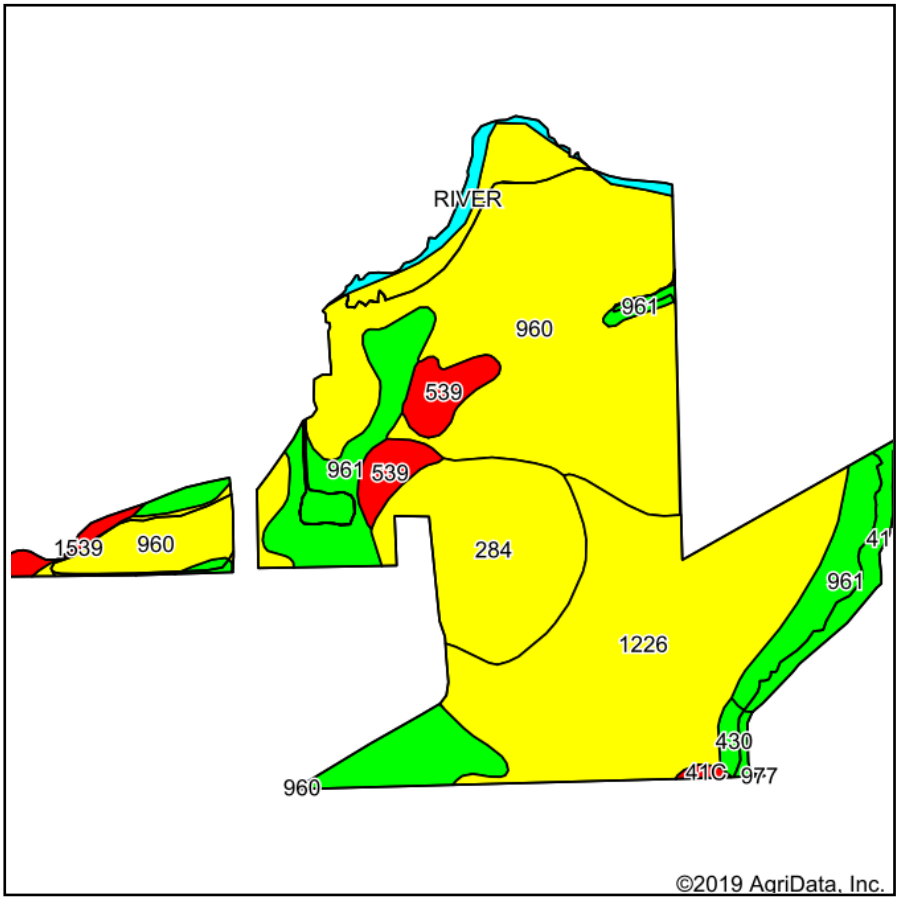
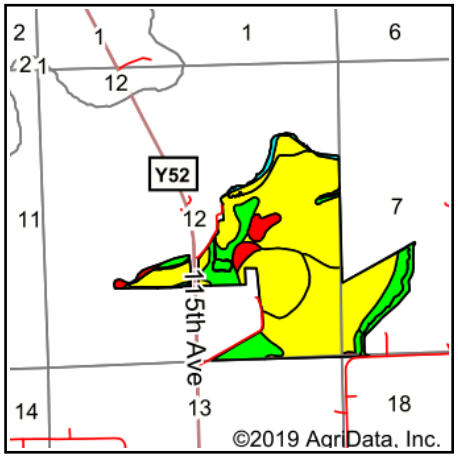
7/9/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres Sec. 12





State: **Iowa**
County: **Scott**
Location: **12-80N-2E**
Township: **Allens Grove**
Acres: **207**
Date: **7/9/2019**

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Soils data provided by USDA and NRCS.

Area Symbol: IA163, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCC Cott
960	Shaffton loam, 0 to 2 percent slopes	78.28	37.8%		IIw		80	2.1	23.2	1.4	2.4	58	78	86	86	27	79	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	56.39	27.2%		IIs		80	2.1	23.2	1.4	2.4	59	66	86	86	31	61	
961	Ambraw clay loam, 0 to 2 percent slopes	34.72	16.8%		IIw		196.8	4.1	57.1	3.5	5.9	73	47	91	91	13	76	
284	Flagler sandy loam, 0 to 2 percent slopes	24.14	11.7%		IIIs		80	2.2	23.2	1.4	2.4	56	50	61	61	46	34	
539	Perks sandy loam, 0 to 3 percent slopes	6.89	3.3%		IIIs		88	2.5	25.5	1.6	2.6	8	20	42	42	32	22	
RIVER	Water, rivers and streams	2.99	1.4%									0			0	0	0	
430	Ackmore silt loam, 0 to 2 percent slopes	1.68	0.8%		IIw		203.2	5.3	58.9	3.7	6.1	77	83	87	87	56	76	

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1539	Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes	1.47	0.7%		Vw		120	2.5	34.8	2.2	3.6	5	25	32	32	10	21	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.44	0.2%		IVs	IIe	124.8	3.5	36.2	2.2	3.7	34	25	50	50	36	28	
						Weighted Average	**100.1**	**2.5**	**29**	**1.8**	**3**	**57.8**	***-**	***n 80.8**	***n 80.8**	***n 27.9**	***n 64.8**	*

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using major components"
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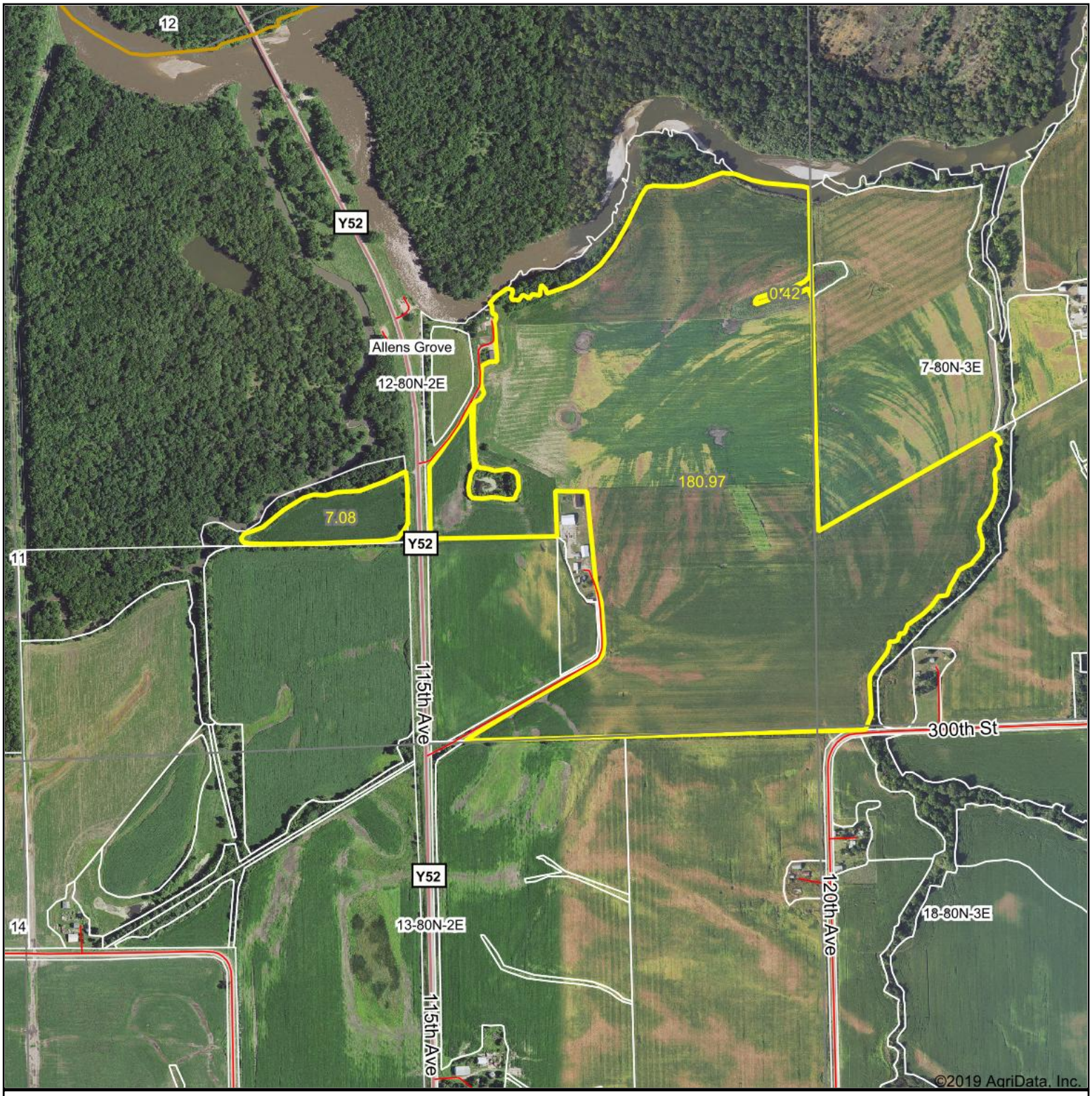
Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres Sec. 12



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Map Center: 41° 44' 43.51, -90° 40' 19.26

0ft 1024ft 2047ft

12-80N-2E
Scott County
Iowa

N W E S

7/9/2019

Maps Provided By:
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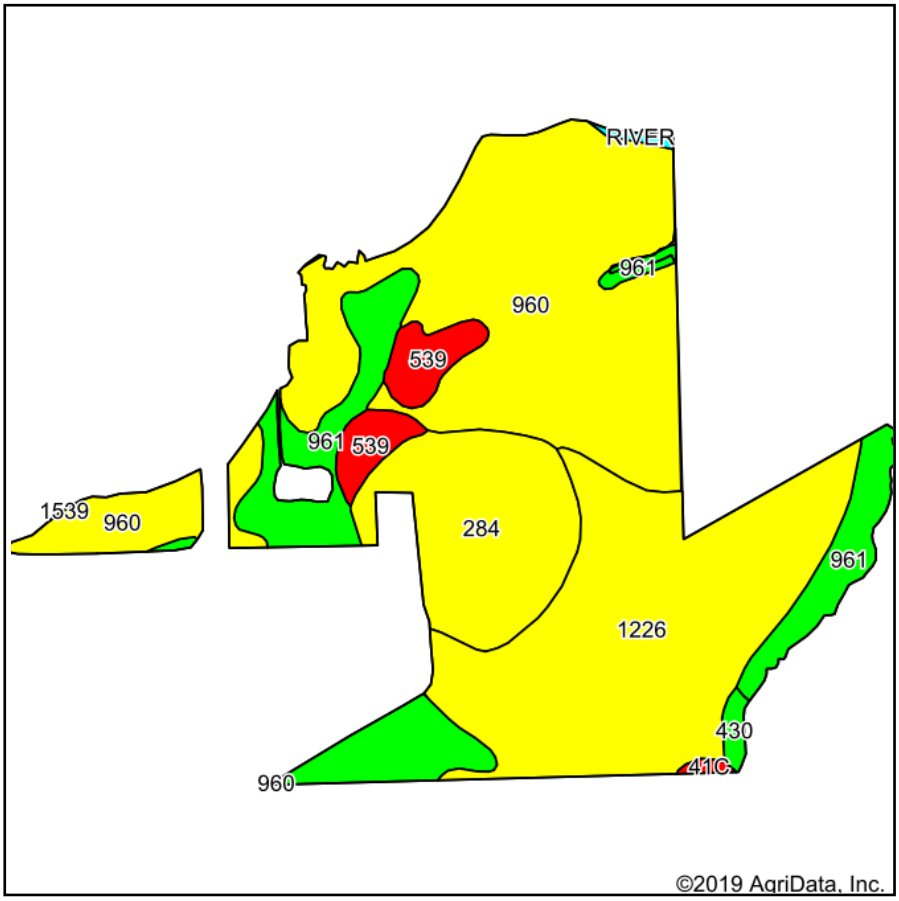
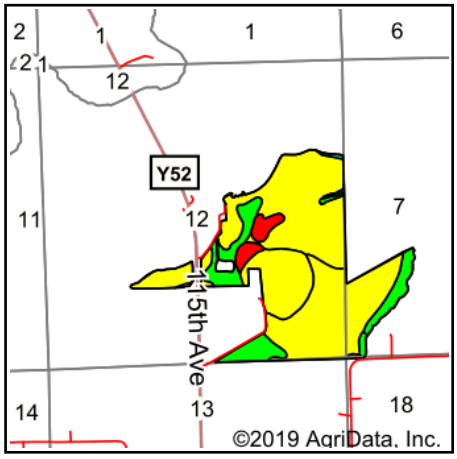
Soils Map - Tillable Acres Sec. 12



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Scott**
Location: **12-80N-2E**
Township: **Allens Grove**
Acres: **188.47**
Date: **7/9/2019**

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Area Symbol: IA163, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
960	Shaffton loam, 0 to 2 percent slopes	71.36	37.9%		IIw		80	2.1	23.2	1.4	2.4	58	78	86	86	27	79
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	56.39	29.9%		IIs		80	2.1	23.2	1.4	2.4	59	66	86	86	31	61
961	Ambraw clay loam, 0 to 2 percent slopes	27.57	14.6%		IIw		196.8	4.1	57.1	3.5	5.9	73	47	91	91	13	76
284	Flagler sandy loam, 0 to 2 percent slopes	24.14	12.8%		IIIs		80	2.2	23.2	1.4	2.4	56	50	61	61	46	34
539	Perks sandy loam, 0 to 3 percent slopes	6.89	3.7%		IIIs		88	2.5	25.5	1.6	2.6	8	20	42	42	32	22
430	Ackmore silt loam, 0 to 2 percent slopes	1.15	0.6%		IIw		203.2	5.3	58.9	3.7	6.1	77	83	87	87	56	76
RIVER	Water, rivers and streams	0.53	0.3%									0			0	0	0
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.44	0.2%		IVs	IIe	124.8	3.5	36.2	2.2	3.7	34	25	50	50	36	28

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Weighted Average	**98**	**2.4**	**28.4**	**1.7**	**2.9**	**58.3**	***-**	***n 81.6**	***n 81.6**	***n 28.9**	***n 65**

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using major components"
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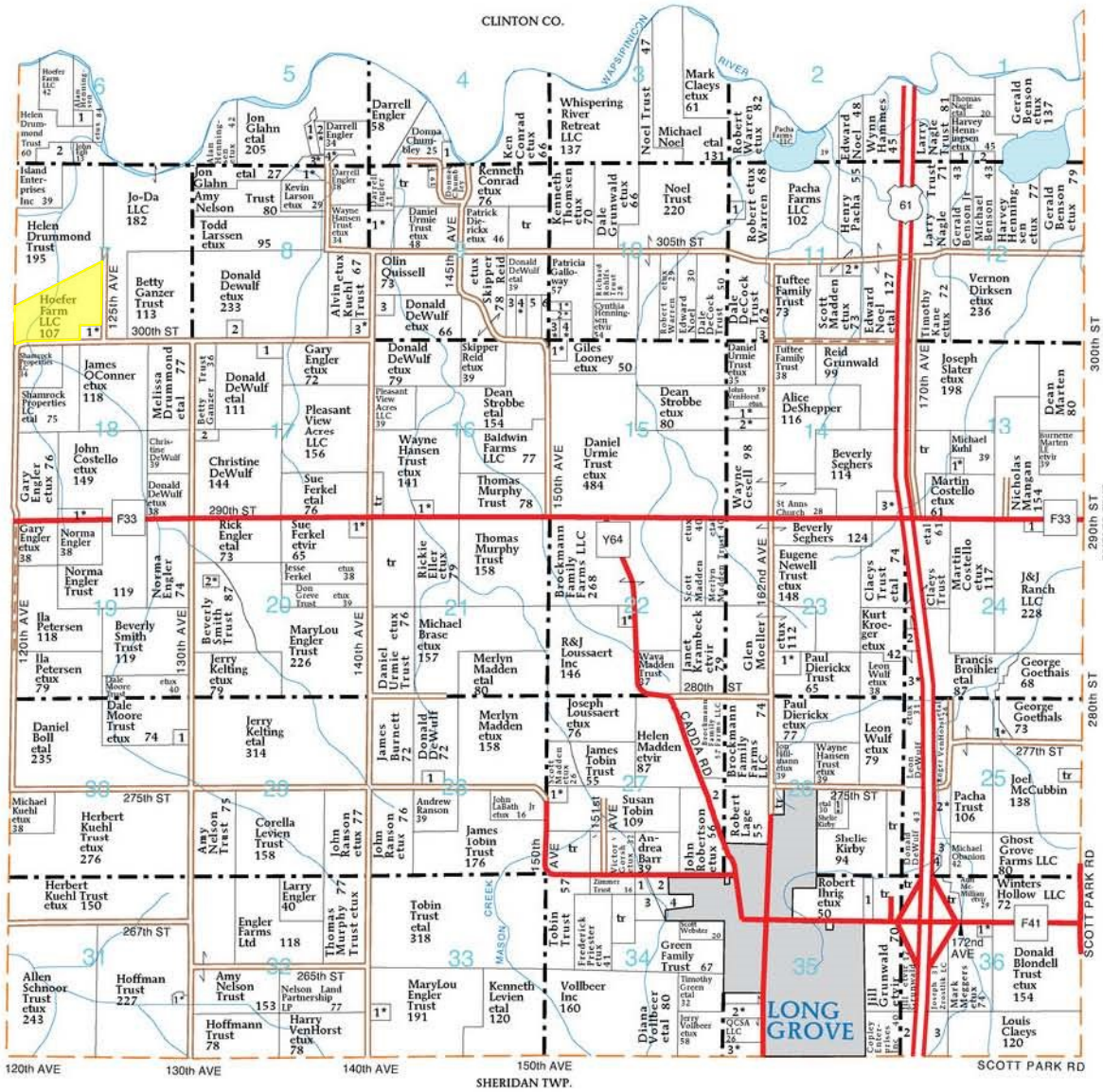
Soils data provided by USDA and NRCS.

T-80-N

WINFIELD PLAT

(Landowners)

R-3-E



WINFIELD TOWNSHIP

SECTION 1
1. Benson Jr, Gerald 5
2. Benson, Michael 5

SECTION 4
1. Mohn, Gary 5

SECTION 5
1. Rathje, Terry etux 6
2. Larssen, Todd etux 5
3. Harrison, Delmar etux 11
4. Page, Ken etux 6

SECTION 6
1. Island Enterprises Inc 10
2. Island Enterprises Inc 15

SECTION 7
1. Carter Trust, Geri etal 8

SECTION 8
1. Harrison, Delmar etux 5
2. Quinn, Kathleen 5
3. Regan, Patrick etux 10

SECTION 9
1. Hansen Trust, Wayne etux 20
2. Kraklio Trust, Raye 10
3. Jones, Dale 10
4. Goettson, Howard etux 10
5. Woodford Trust 12
6. Carstens, Tracy 7

SECTION 10
1. Pethoud, Steven etux 5
2. Fossum, Steven etux 5
3. Howes, Dan etux 5
4. Schwarz, Bruce etux 5

SECTION 11
1. Noel Trust 10
2. Geske, Lyle etux 7
3. DeCock, Richard 9

SECTION 13
1. Schipper, Bradly etux 5

SECTION 14
1. Strobbe, Dean etux 10
2. Lehman, Levi etux 10
3. Paulsen, Daniel etux 13

SECTION 15
1. Young, Kenneth etux 10

SECTION 16
1. Kilburg Trust, Brent etux 6

SECTION 17
1. Broihier, Leslie 7
2. Enslow Trust, Karen 9

SECTION 18
1. OBrien, Robert etal 9

SECTION 20
1. Ferkel, Jesse etux 7
2. Marti, Layne etal 5

SECTION 22
1. Loussaert, John etux 9

SECTION 23
1. Arnold, Joel etux 11

SECTION 24
1. Toohey Trust 5
2. Kroeger, Clark 5
3. Kroeger, Kurt etux 18

SECTION 25
1. Broinier, Francis etal 5
2. Lavender, Robert etux 16
3. Prochaska, Joseph 8
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SECTION 26
1. Saladino, Anthony etux 6

SECTION 27
1. Nixson, Joy etvir 9
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SECTION 28
1. Diamond Builders of Davenport Inc 5

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1. Moore, Patrick 5

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1. Murphy, James etux 5

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1. Roozeboom, Joseph etux 5

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1. Fischer, Nancy 7
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1. Sorensen Trust, Brenda 7
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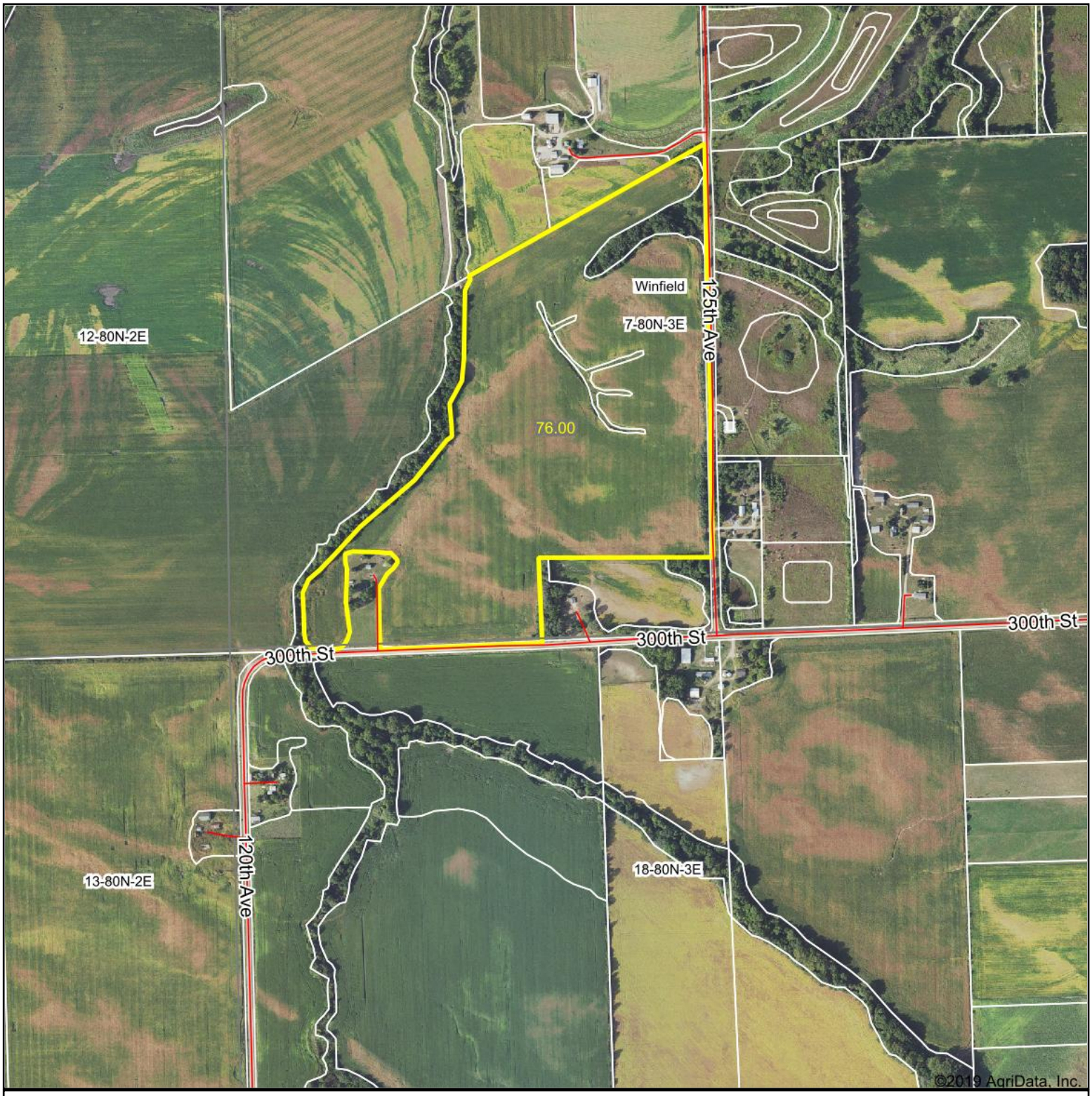
Douglas R. Yegge 563-320-9900
Alan McNeil 563-321-1125
www.yeggemcneilland.com

Aerial Map - Total Acres Sec. 7



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Map Center: 41° 44' 36.25, -90° 39' 33.14

0ft 843ft 1686ft

7-80N-3E
Scott County
Iowa

N W E S

Maps Provided By:
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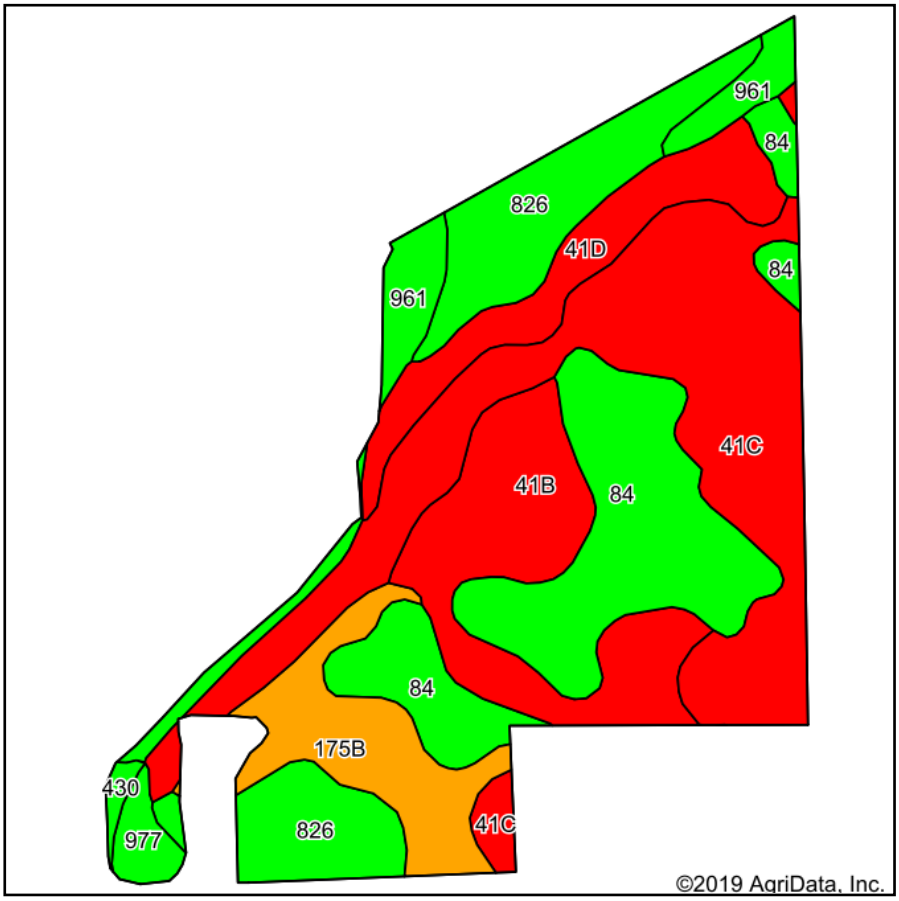
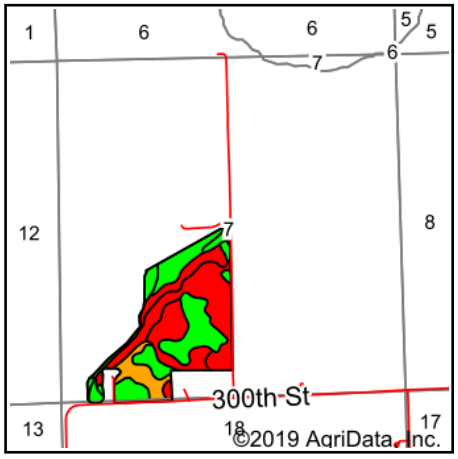
7/9/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres Sec. 7



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Scott**
Location: **7-80N-3E**
Township: **Winfield**
Acres: **76**
Date: **7/9/2019**

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N W E S

Area Symbol: IA163, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCP Cotton
41C	Sparta loamy fine sand, 5 to 9 percent slopes	21.54	28.3%		IVs	IIe	124.8	3.5	36.2	2.2	3.7	34	25	50	50	36	28	
84	Clyde clay loam, 0 to 3 percent slopes	15.81	20.8%		IIw		224	4.7	65	4	6.7	88	75	86	86	4	73	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	10.32	13.6%		IVs	IIe	140.8	3.9	40.8	2.5	4.2	39	40	50	50	37	28	
826	Rowley silt loam, 0 to 2 percent slopes	10.23	13.5%		Iw		80	2.1	23.2	1.4	2.4	76	95	87	87	51	83	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.51	8.6%		IIIe		80	2.2	23.2	1.4	2.4	50	55	60	60	47	36	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	5.89	7.8%		VIs		105.6	3	30.6	1.9	3.2	8	15	48	48	35	26	
961	Ambraw clay loam, 0 to 2 percent slopes	4.20	5.5%		IIw		196.8	4.1	57.1	3.5	5.9	73	47	91	91	13	76	

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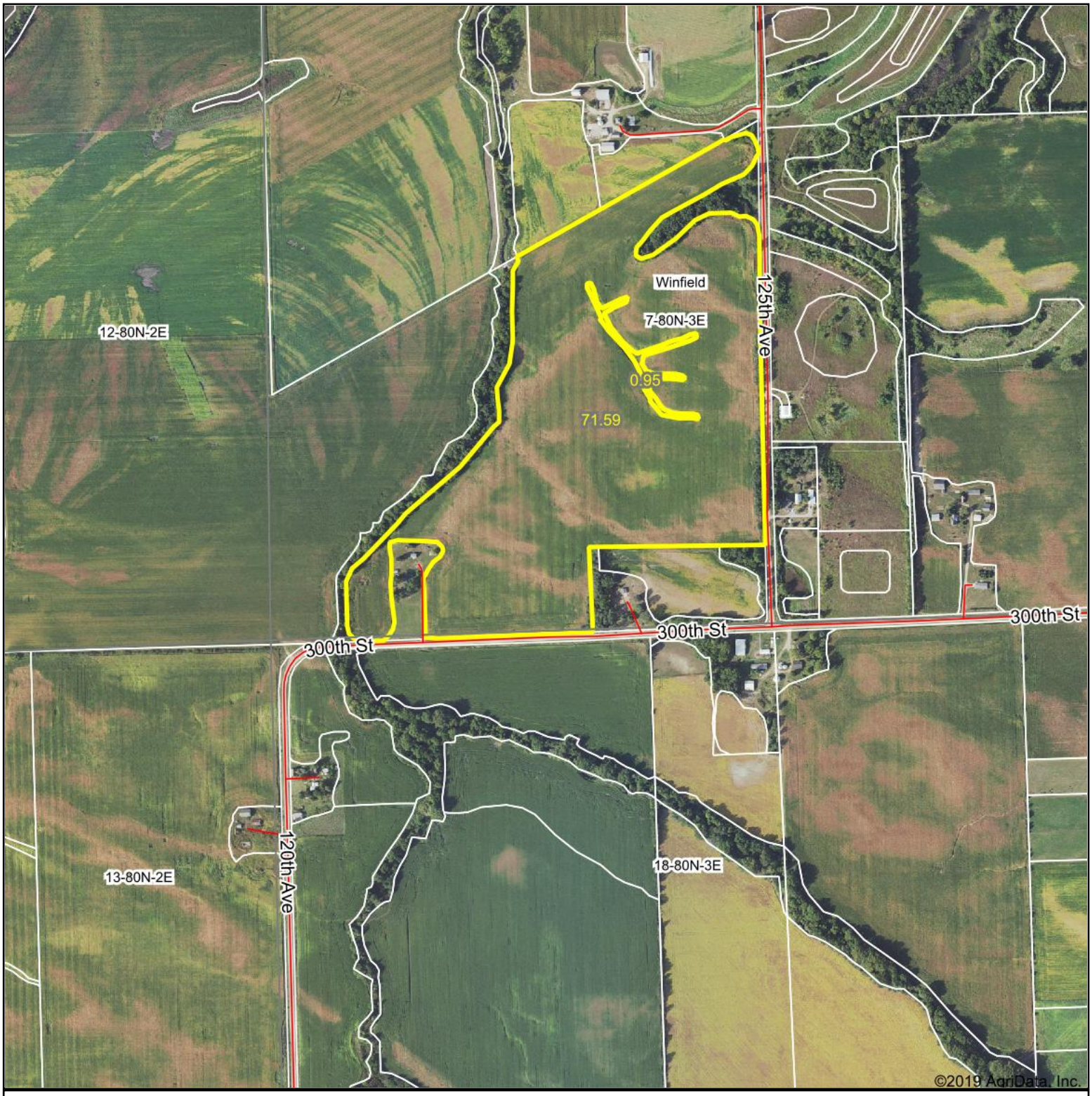
977	Richwood silt loam, 0 to 2 percent slopes	1.14	1.5%		I		240	6.7	69.6	4.3	7.2	100	95	92	92	73	86	
430	Ackmore silt loam, 0 to 2 percent slopes	0.36	0.5%		IIw		203.2	5.3	58.9	3.7	6.1	77	83	87	87	56	76	
						Weighted Average	**142.3**	**3.6**	**41.3**	**2.5**	**4.3**	**54.3**	**51.2**	***n 66.2**	***n 66.2**	***n 31.7**	***n 49**	***n 0**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



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Map Center: 41° 44' 35.72, -90° 39' 36.66

0ft 820ft 1640ft

7-80N-3E
Scott County
Iowa

N W E S

7/9/2019

Maps Provided By:
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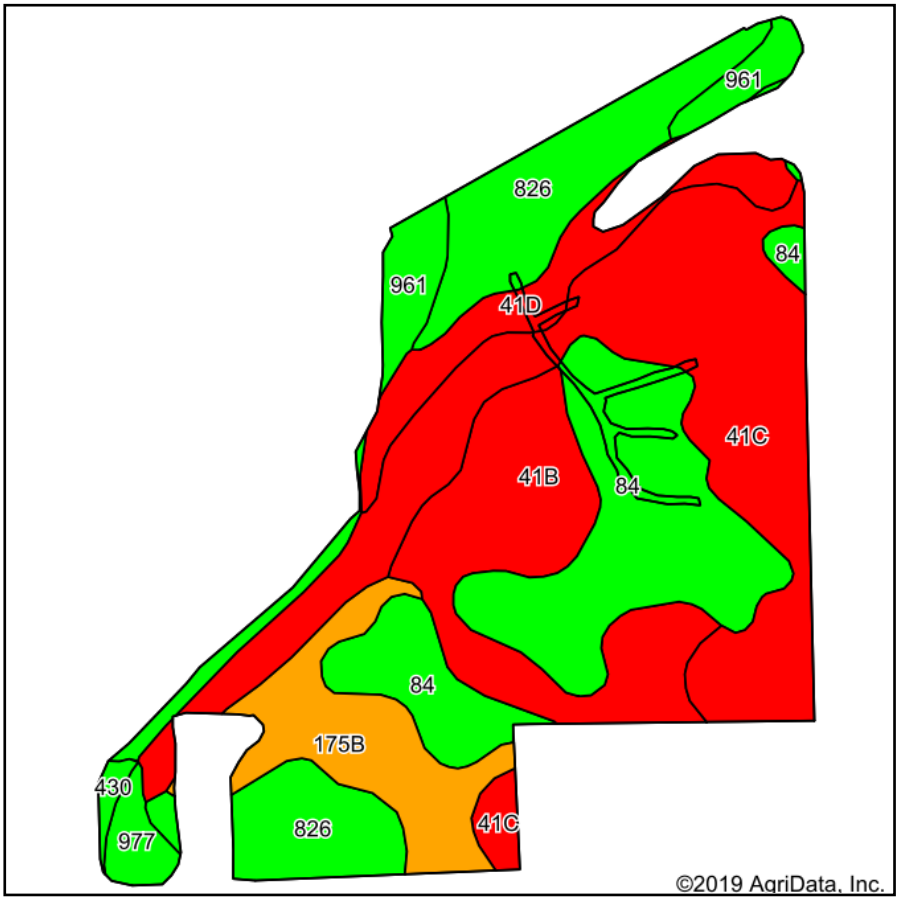
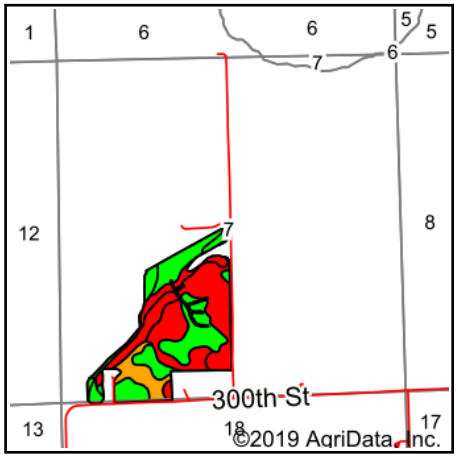
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Scott**
Location: **7-80N-3E**
Township: **Winfield**
Acres: **72.54**
Date: **7/9/2019**

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Area Symbol: IA163, Soil Area Version: 26

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41B	Sparta loamy fine sand, 2 to 5 percent slopes	10.31	14.2%		IVs	IIe	140.8	3.9	40.8	2.5	4.2	39	40	50	50	37	28	
826	Rowley silt loam, 0 to 2 percent slopes	10.11	13.9%		Iw		80	2.1	23.2	1.4	2.4	76	95	87	87	51	83	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.45	8.9%		IIIe		80	2.2	23.2	1.4	2.4	50	55	60	60	47	36	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	4.21	5.8%		VIs		105.6	3	30.6	1.9	3.2	8	15	48	48	35	26	
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977	Richwood silt loam, 0 to 2 percent slopes	1.15	1.6%		I		240	6.7	69.6	4.3	7.2	100	95	92	92	73	86	
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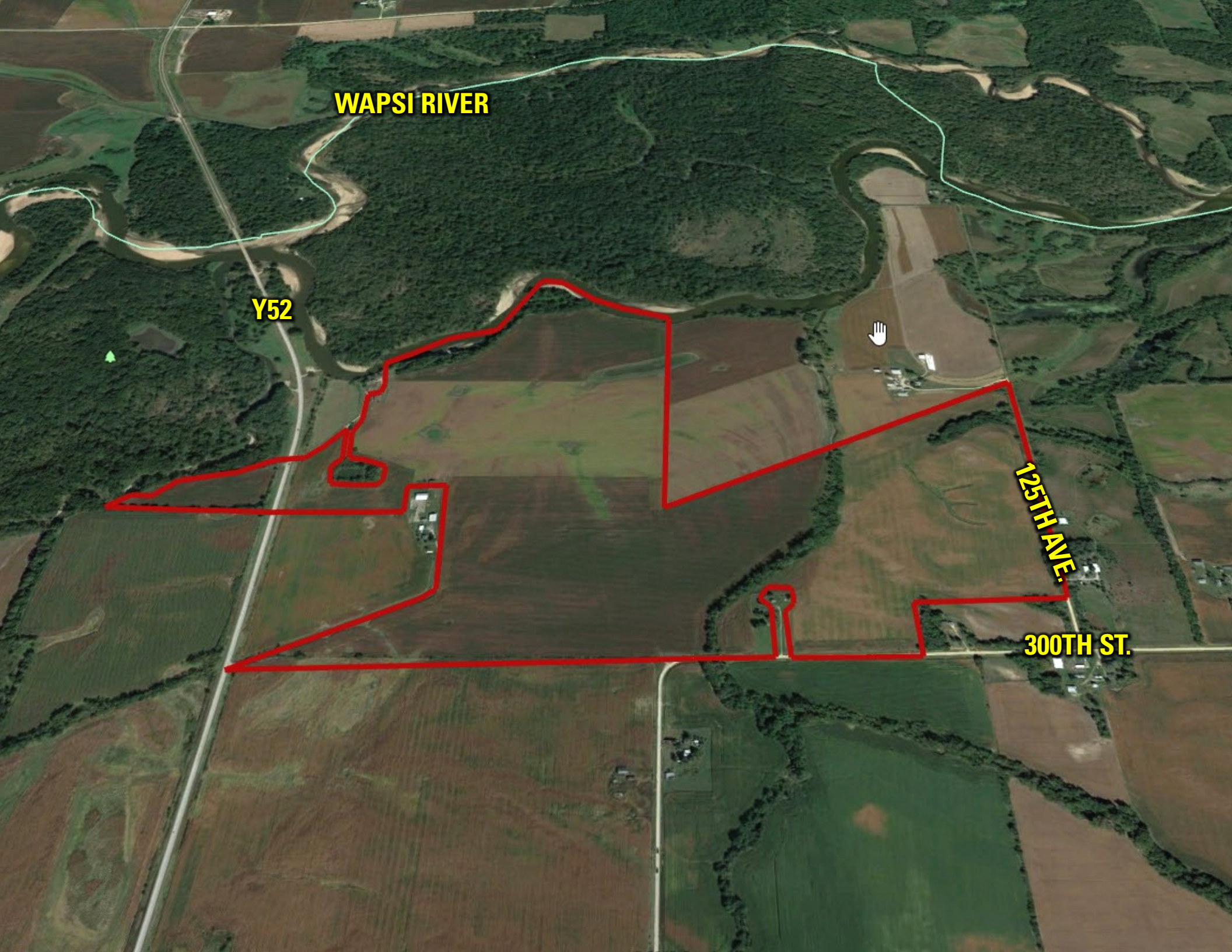
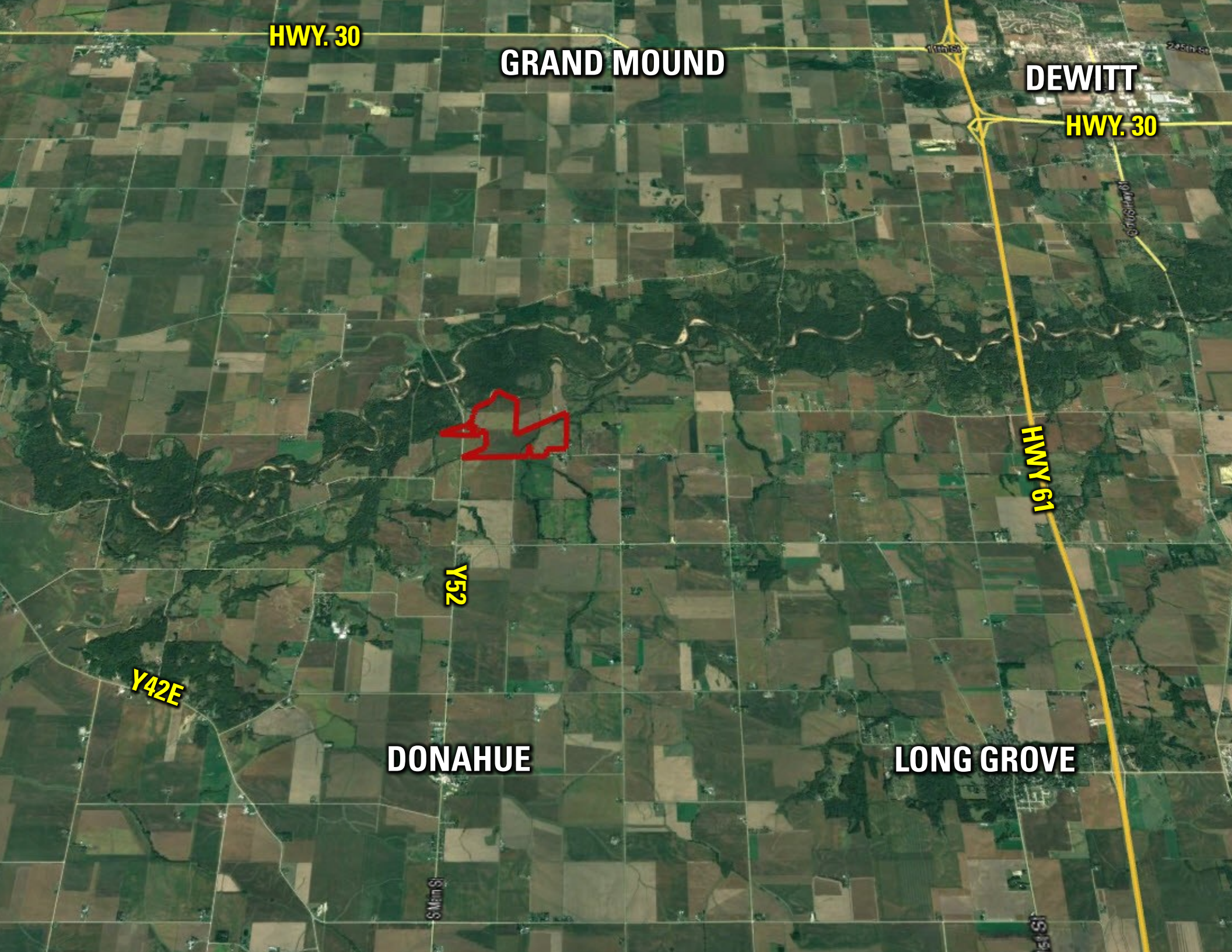
						Weighted Average	**142.5**	**3.6**	**41.3**	**2.5**	**4.3**	**55.1**	**52**	***n 66.5**	***n 66.5**	***n 31.9**	***n 49.4**	***n 0**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.


WAPSI RIVER
Y52
125TH AVE.
300TH ST.


HWY. 30
GRAND MOUND
DEWITT
HWY. 30
HWY 61
Y52
Y42E
DONAHUE
LONG GROVE
S Main St