

LISTING #20122 TRACTS #2, #3, & #4

TRACT #2-64 ACRES M/L

LEGAL DESCRIPTION: (64 Acres M/L) The West One-Half of Northeast Quarter (W1/2 NE1/4), Except the South 24 acres; East 20 acres of the West One-Half of the Southwest Quarter (E 20A. W1/2 SW1/4), except the South 6 acres all in Section Twenty-six (26), Township Eighty-eight (88) North, Range Nineteen (19), West of the 5th P.M., Hardin County, Iowa. Please refer to the abstract and survey for the exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 64 acres (Est)

Corn Base: 57 acres

Bean Base: 6 acres

PLC Yield: 186 bu.

PLC Yield: 46 bu.

This farm is classified as Non-Highly Erodible Land. No Wetlands Determination is complete at this time.

PROPERTY TAXES: \$1,800/year. (Est)

Property taxes will be prorated to date of closing.

IMPROVEMENTS: This property is unimproved except for field drainage tile and perimeter fence.

FARM LEASE: Sellers are to retain all of the 2020 cash rent due for 2020. Contact the auctioneer for details. The lease for 2021 has been terminated.

TRACT #3-141 ACRES M/L

LEGAL DESCRIPTION: (141 Acres M/L) Please see legal descriptions for Tracts #1 & #2 as this is a combination.

FARM PROGRAM INFORMATION:

Cropland: 138 acres (Est)

Corn Base: 123 acres

Bean Base: 12 acres

PLC Yield: 186 bu.

PLC Yield: 46 bu.

This farm is classified as Non-Highly Erodible Land. No Wetlands Determination is complete at this time.

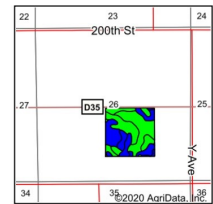
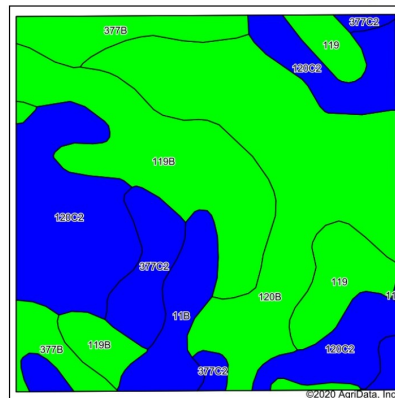
PROPERTY TAXES: \$3,880/year. (Est)

Property taxes will be prorated to date of closing.

IMPROVEMENTS: This property is unimproved except for field drainage tile and perimeter fence.

FARM LEASE: Sellers are to retain all of the 2020 cash rent due for 2020. Contact the auctioneer for details. The lease for 2021 has been terminated.

TOTAL SOILS MAP-TRACT #2 64A M/L - CSR2: 92.1



State: Iowa
County: Hardin
Location: 26-88N-19W
Township: Clay
Acres: 63.91
Date: 7/29/2020

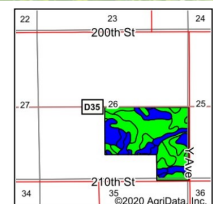
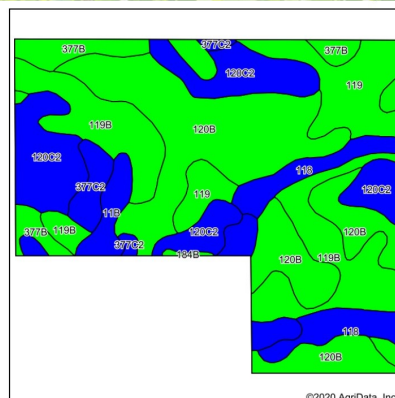


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class "c"	CSR2**	CSR	"n" NCCPI Soybeans
120B	Tama silt loam, 2 to 5 percent slopes	18.11	28.3%		ile	95	95	80
120C2	Tama silt loam, 5 to 9 percent slopes, eroded	15.15	23.7%		ile	87	78	70
119B	Muscatine silt loam, 2 to 5 percent slopes	12.12	19.0%		ile	95	95	89
377B	Dinsdale silt loam, 2 to 5 percent slopes	5.07	7.9%		ile	94	90	75
11B	Colo-Ely complex, 0 to 5 percent slopes	4.68	7.3%		ile	86	70	76
119	Muscatine silt loam, 0 to 2 percent slopes	4.60	7.2%		ile	100	100	91
377C2	Dinsdale silt loam, 5 to 9 percent slopes, eroded	3.89	6.1%		ile	85	73	63
184B	Klinger silt loam, 2 to 5 percent slopes	0.29	0.5%		ile	95	90	83
		Weighted Average				92.1	87.7	*n 78.4

**For more information
please visit our website
and look up Listing #20122.**

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TOTAL SOILS MAP-TRACT #3 141A M/L - CSR2: 93



State: Iowa
County: Hardin
Location: 26-88N-19W
Township: Clay
Acres: 137.6
Date: 7/29/2020



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class "c"	CSR2**	CSR	"n" NCCPI Soybeans
120B	Tama silt loam, 2 to 5 percent slopes	45.23	32.9%		ile	95	95	80
119B	Muscatine silt loam, 2 to 5 percent slopes	25.59	18.6%		ile	95	95	89
120C2	Tama silt loam, 5 to 9 percent slopes, eroded	23.38	17.0%		ile	87	78	70
119	Muscatine silt loam, 0 to 2 percent slopes	16.31	11.1%		ile	100	100	91
11B	Colo-Ely complex, 0 to 5 percent slopes	9.50	6.9%		ile	90	95	86
377B	Dinsdale silt loam, 2 to 5 percent slopes	7.31	5.3%		ile	86	70	76
377C2	Dinsdale silt loam, 5 to 9 percent slopes, eroded	7.03	5.1%		ile	94	90	75
184B	Klinger silt loam, 2 to 5 percent slopes	3.98	2.9%		ile	85	73	63
184B	Klinger silt loam, 2 to 5 percent slopes	0.27	0.2%		ile	95	90	83
		Weighted Average				93	90.4	*n 80.7

LISTING #20122 TRACTS #2, #3, & #4

DESCRIPTION: 221 acres m/l to be offered in 3 individual tracts and a combination at auction on Wednesday, September 9th, 2020, at 10:00 A.M. Tract #1 consists of 77 acres m/l, of which there are approximately 74 taxable acres m/l and 74 cropland acres m/l. Tract #2 consists of 64 acres m/l with approximately 64 taxable acres m/l and 64 cropland acres m/l. Tract #3 is a combination of Tracts #1 & #2 or a total of 141 acres m/l with approximately 138 taxable acres and 138 cropland acres m/l. Tract #4 consists of 80 acres m/l with approximately 79 taxable acres m/l and 66 cropland acres m/l. Tract #1 has an average CSR2 of 93.8, Tract #2 has an average CSR2 of 92.1, Tract #3 has an average CSR2 of 93, & Tract #4 has an average CSR2 of 84.3. The county average CSR2 is 79.7.

***Due to the ongoing COVID-19 pandemic, face masks are strongly recommended and social distancing should be maintained.**

TRACT #4-80 ACRES M/L

LEGAL DESCRIPTION: (80 Acres M/L) The West One-Half of the Northwest Quarter (W1/2 NW1/4) all in Section Thirty-four (34), Township Eighty-eight (88) North, Range Nineteen (19), West of the 5th P.M., Hardin County, Iowa. Please refer to the abstract for the exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 66 acres (Est)

Corn Base: 26.8 acres **PLC Yield:** 186 bu.

Bean Base: 15.6 acres **PLC Yield:** 46 bu.

This farm is classified as Highly Erodible Land. No Wetlands Determination is complete at this time.

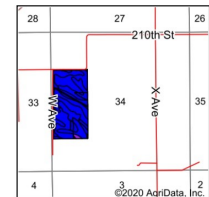
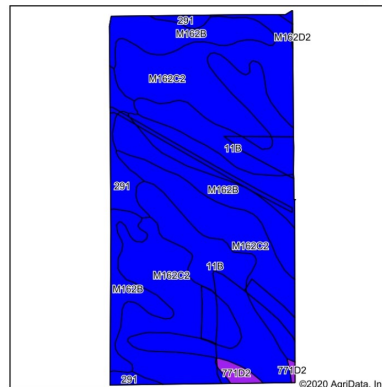
PROPERTY TAXES: \$1,918/year. (Est)

Property taxes will be prorated to date of closing.

IMPROVEMENTS: This property is unimproved except for field drainage tile and perimeter fence.

FARM LEASE: Sellers are to retain all of the 2020 cash rent due for 2020. Contact the auctioneer for details. The lease for 2021 has been terminated.

TOTAL SOILS MAP-TRACT #4 80A M/L - CSR2: 84.3



State: Iowa
County: Hardin
Location: 34-88N-19W
Township: Clay
Acres: 78.02
Date: 7/29/2020

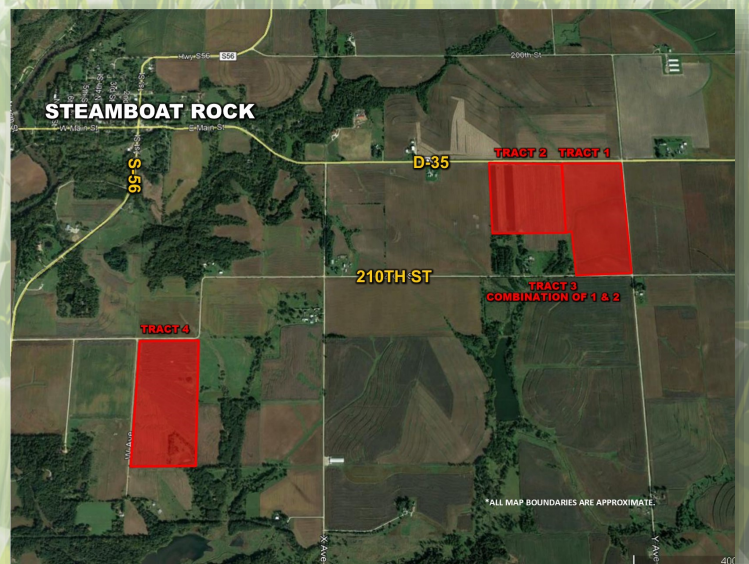


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class %	CSR2**	n NCCPI	Soysystems
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	39.89	51.1%		IIIa	82	69	
11B	Colo-Ely complex, 0 to 5 percent slopes	19.44	24.9%		IIIw	86	76	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	14.25	18.3%		IIIe	90	81	
291	Atterberry silt loam, 1 to 3 percent slopes	3.60	4.6%		IIw	85	97	
771D2	Waukeek silt loam, 9 to 14 percent slopes, moderately eroded	0.84	1.1%		IIIe	56	71	
		Weighted Average		84.3				

For more information
please visit our website
and look up Listing #20122.

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MID IOWA
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