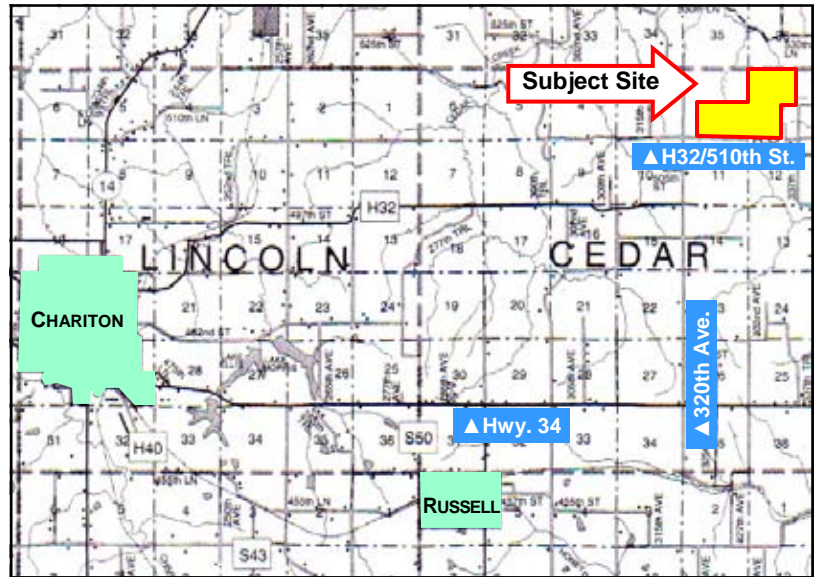
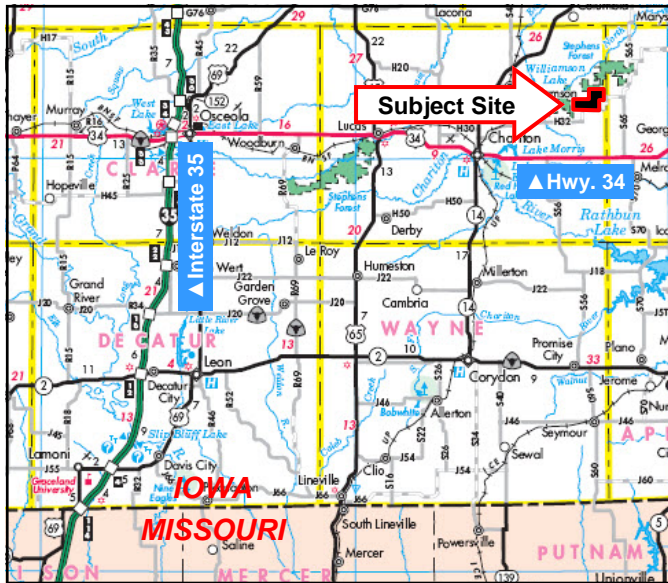
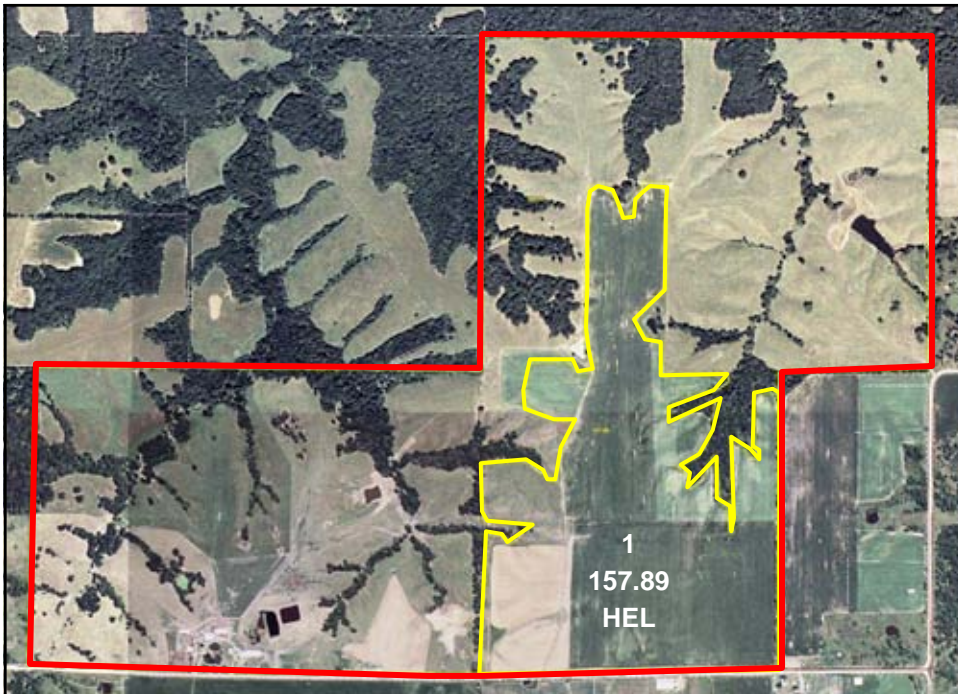


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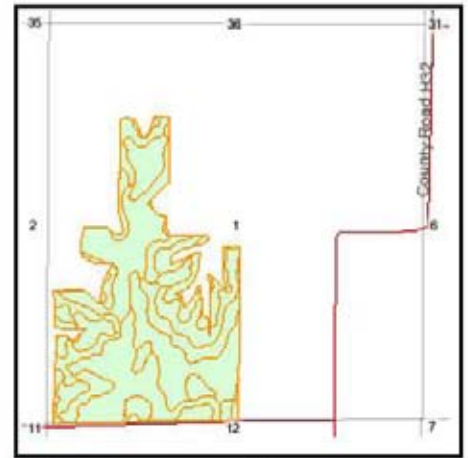
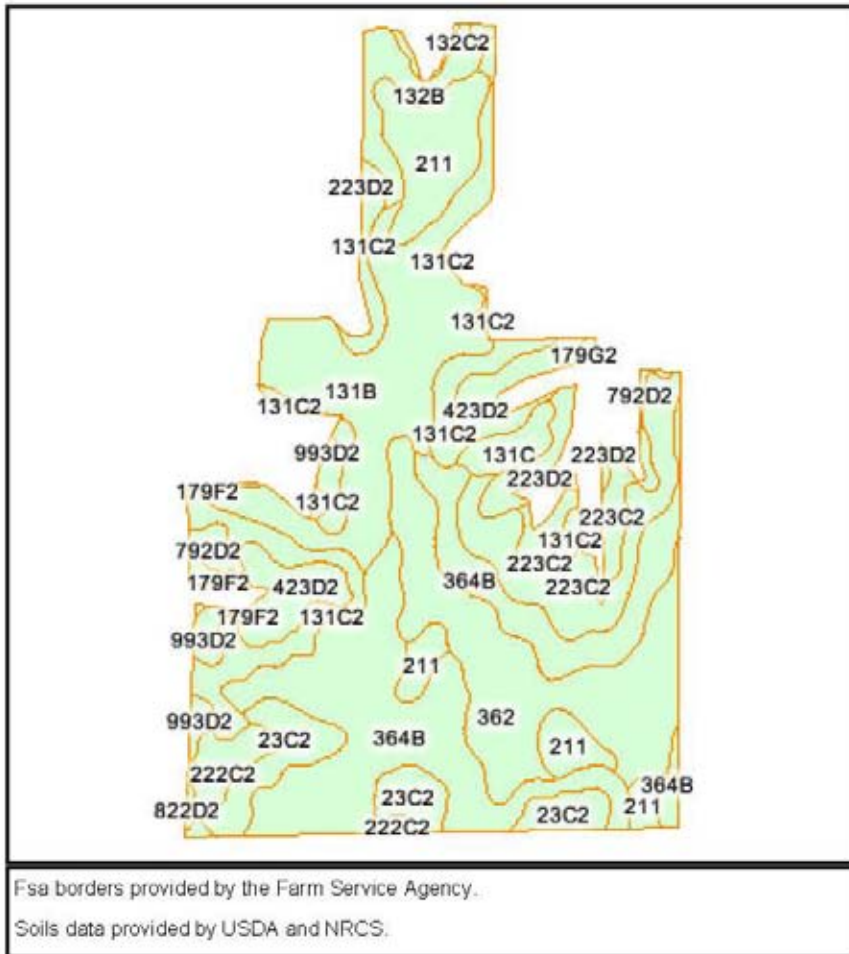


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CROPLAND SOIL MAP



State: **IA**
County: **Lucas**
Location: **1-72N-20W**
Township: **Cedar**
Acres: **157.9**






Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
364B	Grundy silty clay loam, 2 to 5 percent slopes	35.2	22.3%	Ile	75	164	45
131B	Pershing silt loam, 2 to 5 percent slopes	24.9	15.8%	IIle	67	145	40
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	24.4	15.5%	IIle	45	132	36
362	Haig silt loam, 0 to 2 percent slopes	22.4	14.2%	IIlw	70	159	44
211	Edina silt loam, depressional, 0 to 1 percent slopes	11.9	7.5%	IIlw	57	131	36
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.9	5.6%	IIle	50	152	41
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	7.6	4.8%	IVe	13	78	21
132B	Weller silt loam, 2 to 5 percent slopes	4.6	2.9%	IIle	60	126	34
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.2	2.7%	IVw	22	78	21
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.2	2.0%	IVw	25	89	24
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.6	1.6%	IVe	9	67	18
131C	Pershing silt loam, 5 to 9 percent slopes	2.3	1.5%	IIle	49	141	38
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	2.0	1.3%	IVe	31	94	29
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.4	0.9%	IVe	13	79	21
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	1.2	0.8%	VIIe	13	0	0
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	0.6	0.4%	IIle	40	111	30
179G2	Gara clay loam, 25 to 40 percent slopes, moderately eroded	0.3	0.2%	VIIe	5	0	0
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.2	0.1%	IVe	15	90	24
Weighted Average					56.4	138	38

PROPERTY DATA

LOCATION:	Eastern Lucas County about 9 miles northeast of Chariton on the north side of County H-32 (510th St.)			
ABBREVIATED LEGAL DESCRIPTION:	E½ SW¼ and SE¼, with exceptions, Section 2; and W Frl ½ and W½ NE¼, with exceptions, Section 1 all in Township 72 North Range 20 West of the 5th P.M. (Cedar Township)			
PRICE:	\$1,780,650.00 (\$2,682/Acre)			
REAL ESTATE TAX:	Net Payable in Fiscal Year 2008-2009 - \$8,854.00 Tax Per Acre on 658.75 Taxable Acres - \$13.44			
FSA INFORMATION:	Farm Number:	3554	Base	Yields
	Total Farmland:	663.7	Corn	135.0
	Cropland:	157.9	Beans	8.4
				23/23
LAND DESCRIPTION:	Property is currently used as the headquarters site for a cow-calf operation with the majority of the farm in rolling open pasture and timber pasture. There are a total of seven pastures with good fences, ponds and flowing streams for water. The 157.90 crop acres are used for corn and hay production, and have an average CSR of 56.4.			
CROPLAND SOIL TYPES:	Grundy, Pershing, Haig, Edina and others. (See soil map for detail) Cropland CSR: 56.4 Source: AgriData, Inc.			
SERVICES:	School District: Chariton Telephone: Russell Trade Centers: Chariton & Knoxville Mail: Russell			
IMPROVEMENTS:	Excellent headquarters site with a 1,300 S.F. ranch house built in 1964; 625 S.F. detached garage; new Morton calving barn with corral work chute and office; 3,240 S.F. Morton machine shed; two Morton cattle sheds with concrete feed areas and fenceline bunks; 6,250 S.F. confinement feeding barn with commodity storage shed; 20' x 60' concrete silo and 24' x 80' stave silo; 8,500 Bu. Stormor bin; other smaller bins and older silos.			
WATER & WELL DATA:	The farm has nine different ponds - seven of them equipped with automatic waterers. The building site and a waterer in the east pasture have rural water. There is a well at the building site, but it is not currently in use.			
	<div></div>			
	(A) Building site from the west (B) Machine Shed (C) Confinement barn, silos and commodity shed			
POSSESSION:	As agreed			
TERMS:	Ten percent down payment with offer. Final settlement will require wire transfer or certified funds.			
COMMENT:	In addition to being an excellent cow-calf headquarters unit, this property has good hunting and recreation opportunities. It is adjacent to the Stephens State Forest, and has nice timbered areas for wildlife cover.			

PROPERTY PHOTOS

