



BERNADINE MILLS TRUST - TRACT 1 (133.71 AC TOTAL, 99.20 AC TILLABLE)

## AERIAL MAP



Center: 41.583836, -93.448088

01-78N-23W

Four Mile Township

Polk County, IA

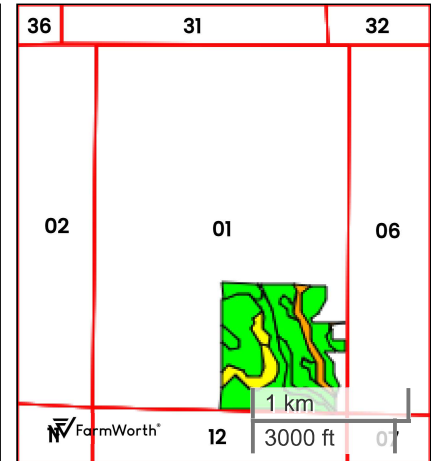
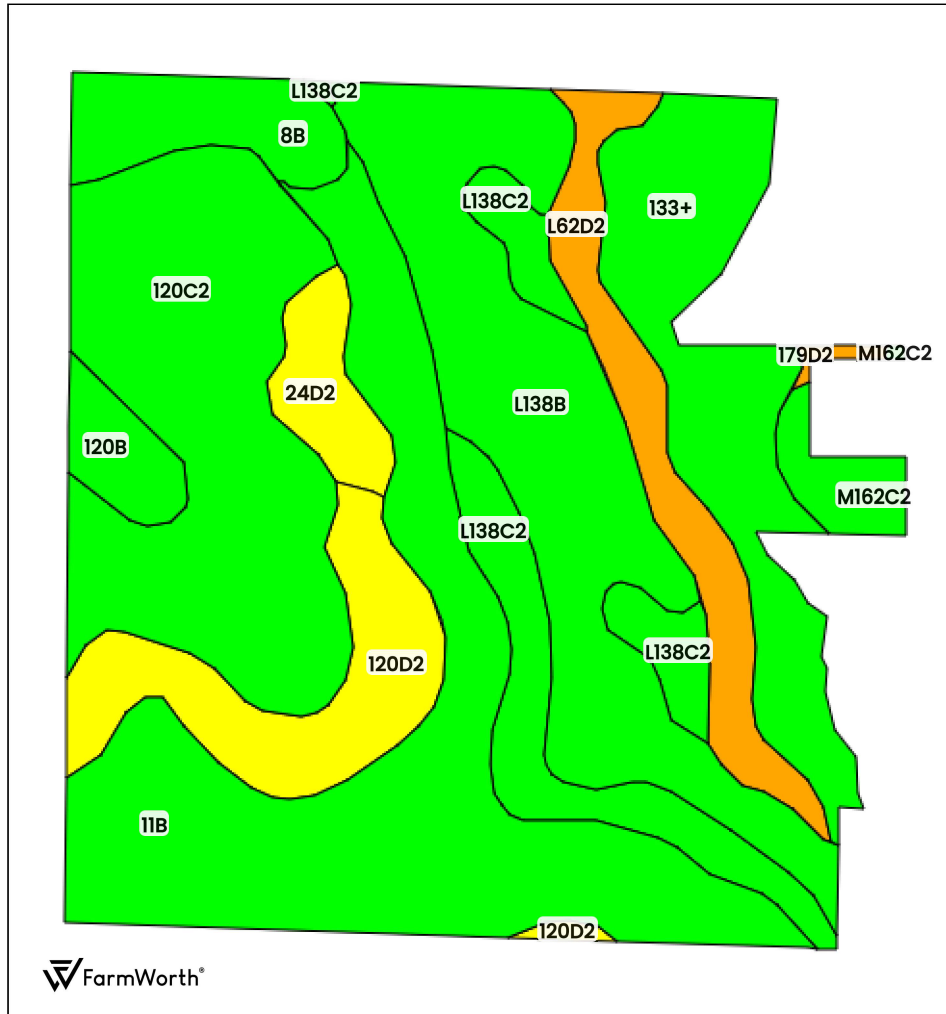


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# BERNADINE MILLS TRUST - TRACT 1 (133.71 AC TOTAL, 99.20 AC TILLABLE)

## TOTAL SOILS



County: Polk County, IA  
 Location: 01-78N-23W  
 Township: Four Mile  
 Acres: 133.71  
 Date: 04/07/2025



Field borders obtained from Farm Service Agency  
 as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	30.26	22.63 %	80	85	-	2	Poorly drained
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	23.98	17.94 %	87	88	-	3	Well drained
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.97	17.18 %	88	79	-	2	Well drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	14.76	11.04 %	78	82	-	2	Poorly drained
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.47	7.83 %	83	62	-	3	Well drained
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	9.85	7.37 %	62	84	-	3	Well drained
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	7.86	5.88 %	41	63	-	4	Well drained
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	5.07	3.79 %	93	93	-	2	Well drained
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.32	2.48 %	50	78	-	3	Well drained
120B	Tama silty clay loam, 2 to 5 percent slopes	2.55	1.91 %	95	96	-	2	Well drained
M162C2	Downs silty clay loam, till plain, 5 to 9 percent slopes, eroded	2.31	1.73 %	82	86	-	3	Well drained
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.31	0.23 %	45	74	-	4	Well drained
Average:				79.0	81.3			

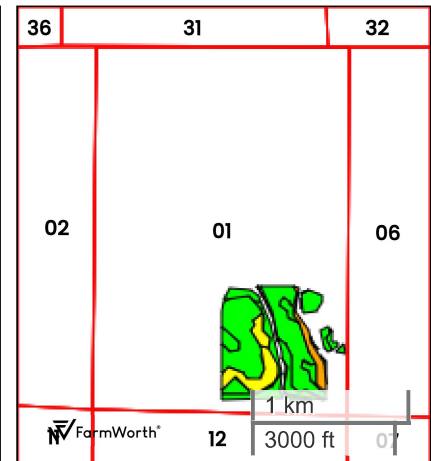
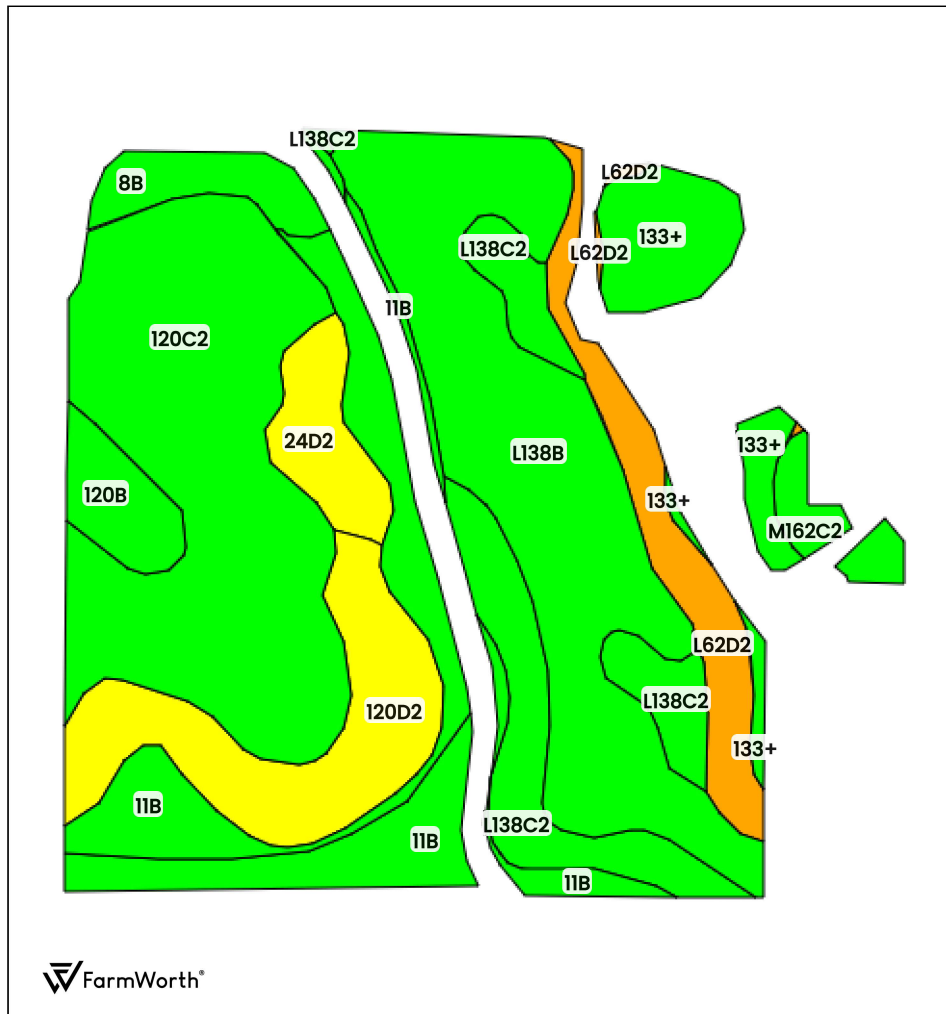
IA has updated the CSR values for each county to CSR2.





BERNADINE MILLS TRUST - TRACT 1 (133.71 AC TOTAL, 99.20 AC TILLABLE)

## TILLABLE SOILS



County: Polk County, IA  
 Location: 01-78N-23W  
 Township: Four Mile  
 Acres: 99.20  
 Date: 04/07/2025



Field borders obtained from Farm Service Agency  
 as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	23.80	23.99 %	87	88	-	3	Well drained
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.91	22.08 %	88	79	-	2	Well drained
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	13.27	13.38 %	80	85	-	2	Poorly drained
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	9.54	9.62 %	62	84	-	3	Well drained
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.26	9.33 %	83	62	-	3	Well drained
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	5.79	5.84 %	41	63	-	4	Well drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.37	5.41 %	78	82	-	2	Poorly drained
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.32	3.35 %	50	78	-	3	Well drained
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	2.74	2.76 %	93	93	-	2	Well drained
120B	Tama silty clay loam, 2 to 5 percent slopes	2.55	2.57 %	95	96	-	2	Well drained
M162C2	Downs silty clay loam, till plain, 5 to 9 percent slopes, eroded	1.64	1.65 %	82	86	-	3	Well drained
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.02	0.02 %	45	74	-	4	Well drained
Average:				79.4	81.0			

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







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## FLOOD HAZARDS



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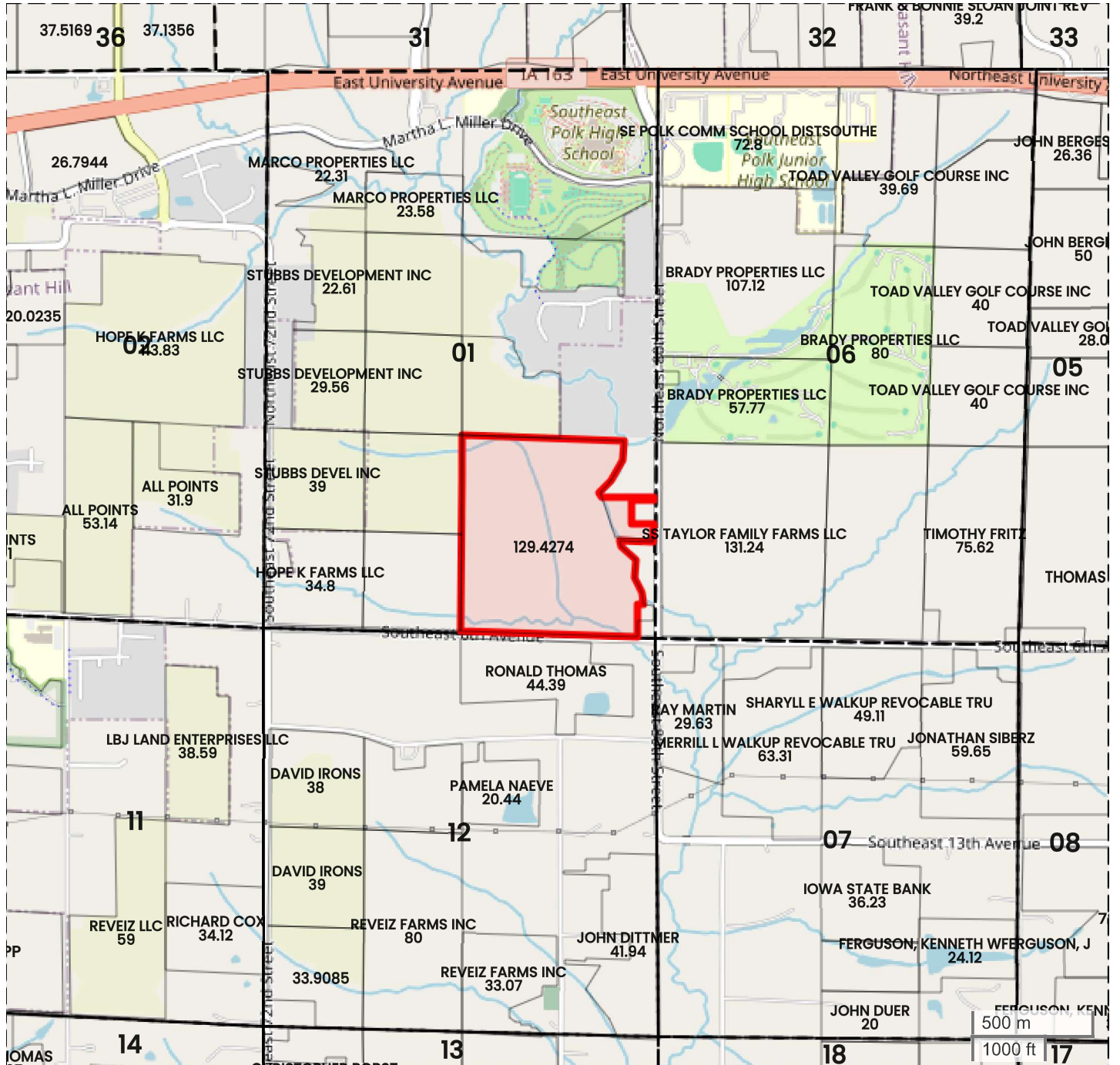
### Significant Flood Hazards

- Regulatory Floodway (Zones AE, AO, AH, VE, AR)
- Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)



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## PLAT MAP



Center: 41.583824, -93.448078

01-78N-23W

Four Mile Township

Polk County, IA



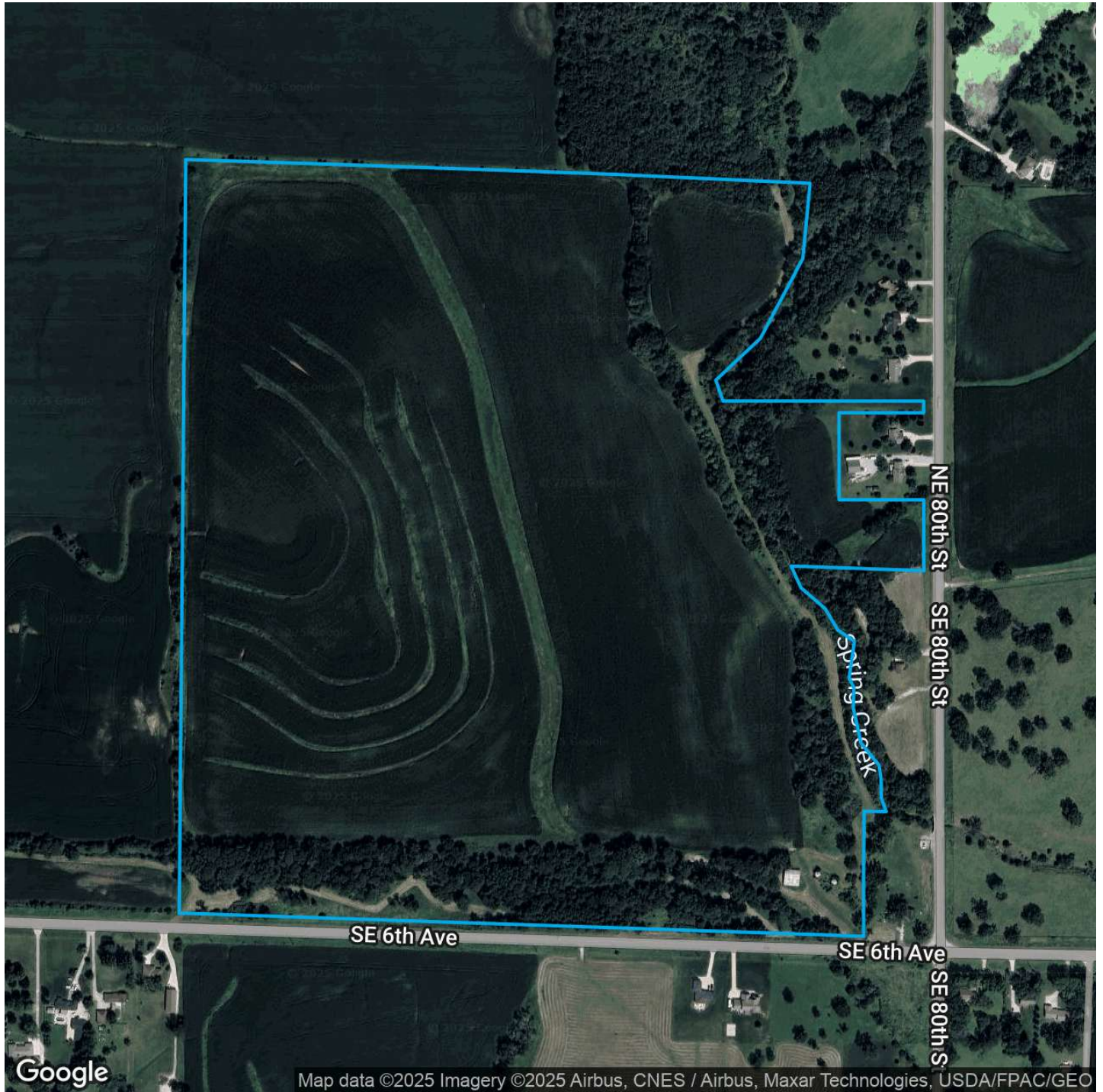
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## PROXIMITY MAP



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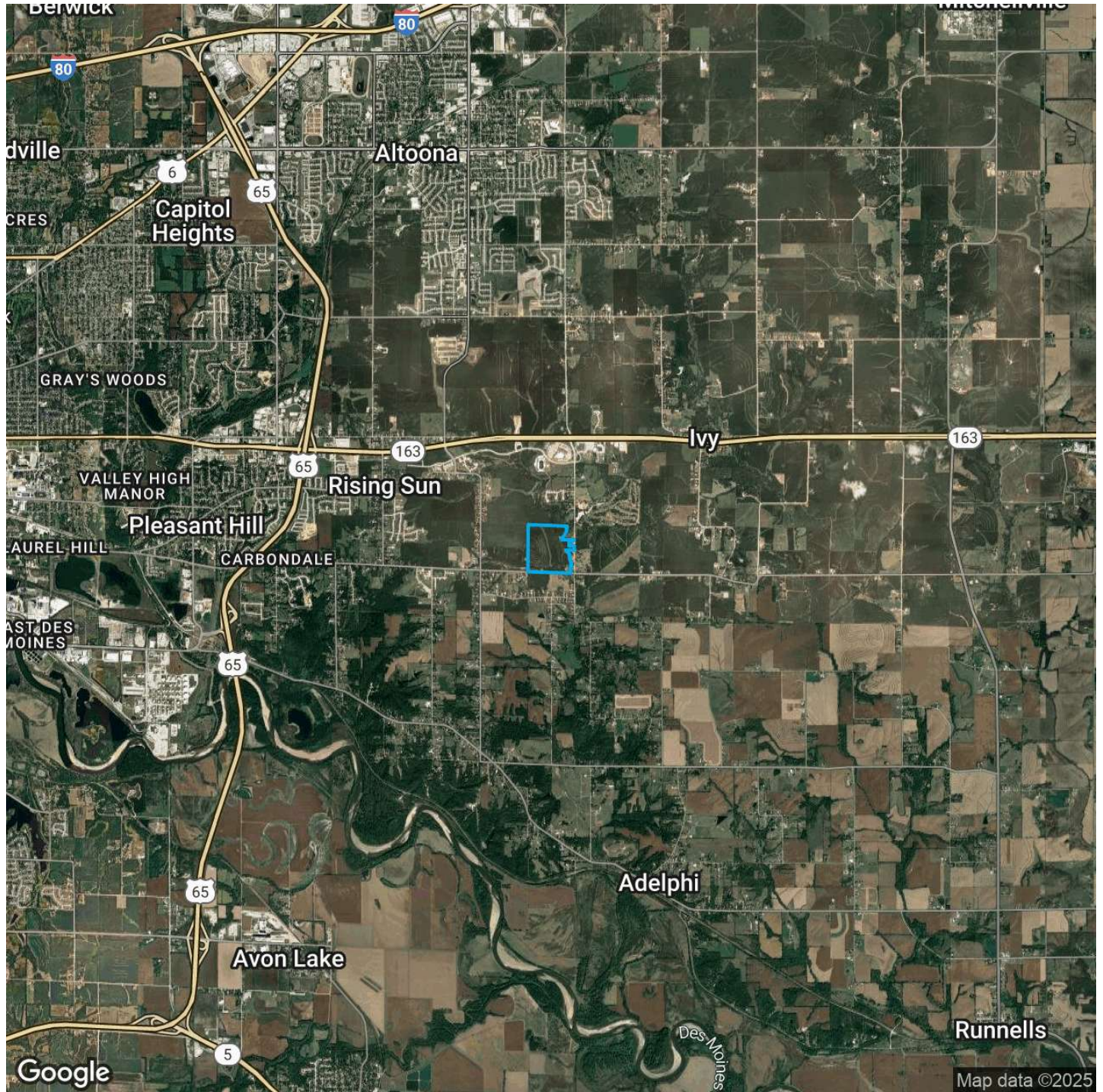
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BERNADINE MILLS TRUST - TRACT 1 (133.71 AC TOTAL, 99.20 AC TILLABLE)

## REGIONAL MAP



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