

CLAY COUNTY TRACT 1 INFO

GENERAL DESCRIPTION: Selling will be 160 m/l acres of farmland. FSA records show 147.48 tillable acres with an average CSRll of 96. **(This farm includes the following grain bins and buildings): (1)** a 30' x 18' grain bin built in 1975, **(2)** 18' x 18' government bin, **(3)** 36' x 21' grain bin built in 2004 + a 30' x 60' utility building and other older buildings. Predominate soil types are McCreath, Gillett Grove, and Sac silty clay loam, with small amounts of Afton silty clay loam.

LEGAL DESCRIPTION: SW1/4 Section 4, Peterson Twp, Clay County, IA.

METHOD OF SALE: As disclosed on salebill and website www.iowauctiongroup.com

REAL ESTATE TAXES: Seller will pay all 2021 accrued real estate taxes due and payable on March 30 & September 30, 2022. The current 2021 taxes are \$5,592/yr.

TERMS: As disclosed on salebill and website www.iowauctiongroup.com

Dean Reese Trust etal 46	Ken-Jo Farms Inc 118
Arthur Dahl etal 160	
	Sue Brugman etvir 80
	Chad McCaty etal 71
	1

CLAY COUNTY TRACT 2 INFO

GENERAL DESCRIPTION: Selling will be 80 m/l acres of farmland. FSA records show 79 tillable acres with an approx. CSRII of 96. Predominate soil types are McCreath, Gillet Grove, and Sac silty clay loam, and small amounts of Afton silty clay loam.

LEGAL DESCRIPTION: S1/2 NW1/4 of Section 4, Peterson Twp, Clay County, IA

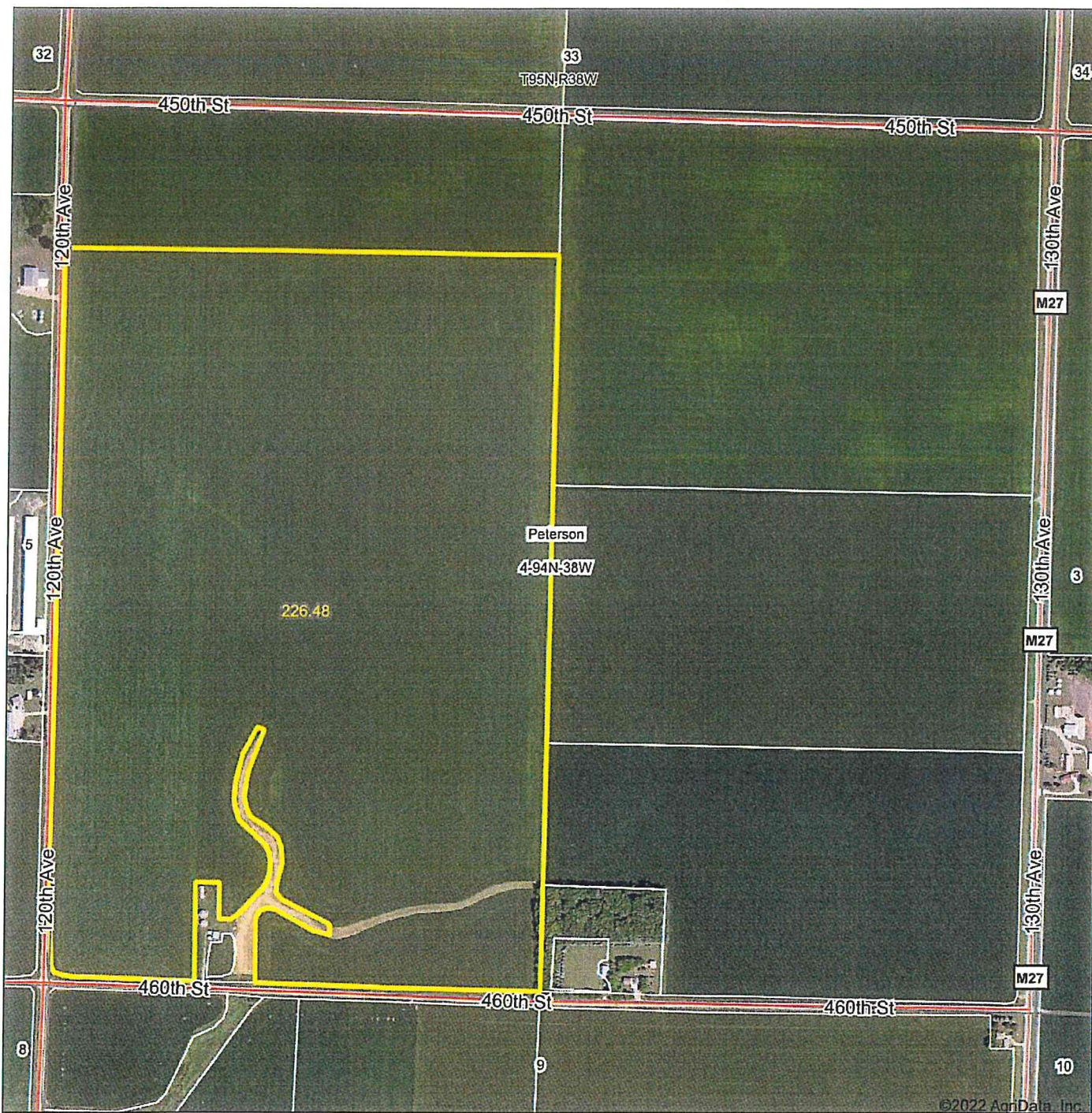
METHOD OF SALE: As disclosed on salebill and website www.iowauctiongroup.com

REAL ESTATE TAXES: Seller will pay all 2021 accrued real estate taxes due and payable on March 30 & September 30, 2022. The current 2021 taxes are \$2,778/yr.

TERMS: As disclosed on salebill and website www.iowauctiongroup.com

Dean Reese Trust etal 46	Ken-Jo Farms Inc 118
Arthur Dahl etal 80	
	Sue Brugman etvir 80
	Chad McCaty etal 71
	1

Aerial Map



Map Center: 42° 59' 22.78, -95° 20' 19.93

0ft 829ft 1658ft

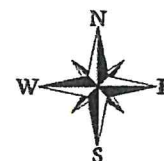
4-94N-38W
Clay County
Iowa

Maps Provided By:



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



2/16/2022

CLAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3043

Prepared : 3/8/22 2:03 PM

Crop Year : 2022

Operator Name : CHARLES R HYDE
 Farms Associated with Operator : 19-041-205, 19-041-4538, 19-041-5645, 19-041-6038
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
387.28	374.40	374.40	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	374.40	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	173.80	0.00	176	
Soybeans	173.80	0.00	53	
TOTAL	347.60	0.00		

NOTES

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Tract Number : 482

Description : S2 NW4 & SW4 4 94 38 PETERSON
 FSA Physical Location : IOWA/CLAY
 ANSI Physical Location : IOWA/CLAY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ARTHUR L DAHL
 Other Producers : MICHAEL K HYDE
 Recon ID : None

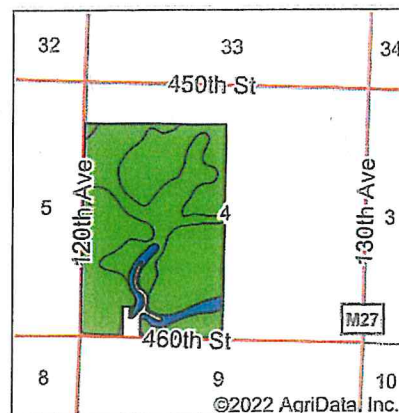
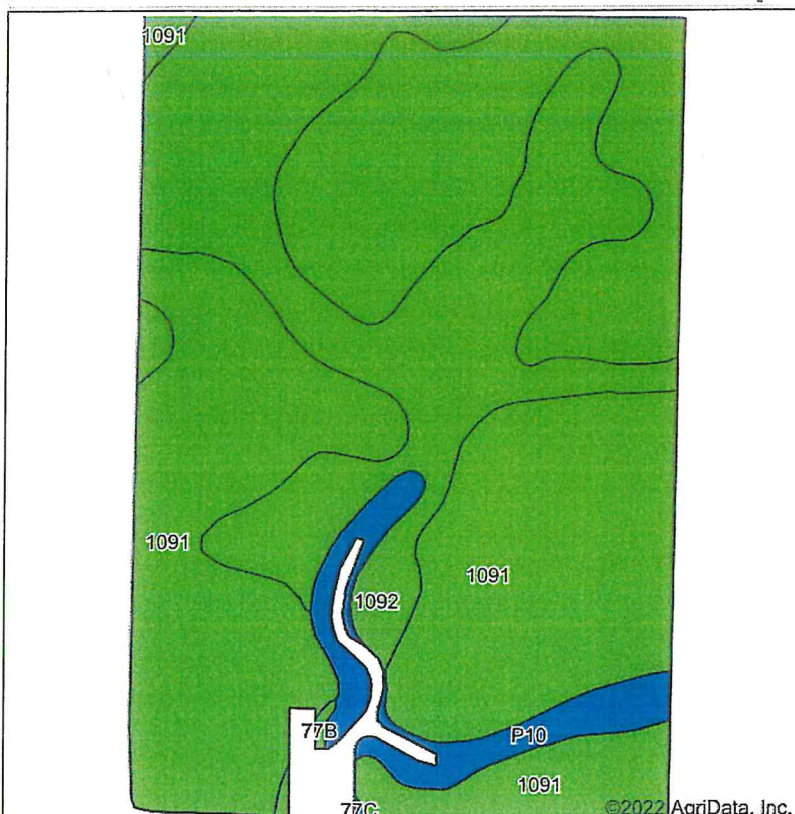
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
231.66	227.11	227.11	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	227.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Soils Map



State: Iowa
 County: Clay
 Location: 4-94N-38W
 Township: Peterson
 Acres: 226.48
 Date: 2/16/2022

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1091	McCreath silty clay loam, 0 to 2 percent slopes	147.16	65.0%	■	Iw	98	83	74
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	67.49	29.8%	■	IIw	94	78	74
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	11.24	5.0%	■	IIw	82		67
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	0.50	0.2%	■	Ile	95	71	77
77C	Sac silty clay loam, loam substratum, 5 to 9 percent slopes	0.09	0.0%	■	IIle	90	55	81
Weighted Average					1.35	96	*	*n 73.7

**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.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.