



509 Main St., PO Box 745
Griswold, IA 51535
Phone: (712) 778-2242
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90 Acres M/L

Brief legal-E ½ SW ¼ Section 6 Frankfort Township, Montgomery Co.
(Subject to Survey)

- Cropland Acres Estimated- 85
- Corn Base-82.40
- Corn Yield -124
- CSR II- 53.7

**Seller is surveying off approximately 26 acres pasture located along the gravel road on the West side of the farm. Seller will retain easement for access to pasture. The 4-acre parcel is priced with the farm but may be sold separate, call for details.

**Rented for 2018 only

**List Price: \$5400 per acre subject to survey. If closing occurs on or before Aug 1, 2018 seller will pay \$6850 for rent or as agreed upon.

**Taxes estimated @ \$23 an acre.

**** Information received from sources believed to be reliable. Sellers & Auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.**

Email: bergrenre@netins.net Website: Bergrenrealestateandauction.com



Abbreviated 156 Farm Record

Operator Name : SCOTT AUGHE
 Farms Associated with Operator : 19-137-224, 19-137-253
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.11	105.70	105.70	0.00	0.00	0.00	0.00	0.00	Active	1
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	105.70	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	2.30	0.00	0	35	
Corn	82.40	0.00	0	124	
Soybeans	0.60	0.00	0	39	
TOTAL	85.30	0.00			

NOTES

Tract Number : 1052

Description : FRANKFORT 6
 FSA Physical Location : IOWA/MONTGOMERY
 ANSI Physical Location : IOWA/MONTGOMERY
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : SCOTT AUGHE
 Other Producers : CLARENCE F AUGHE JR
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
119.11	105.70	105.70	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	105.70	0.00	0.00	0.00	0.00	0.00

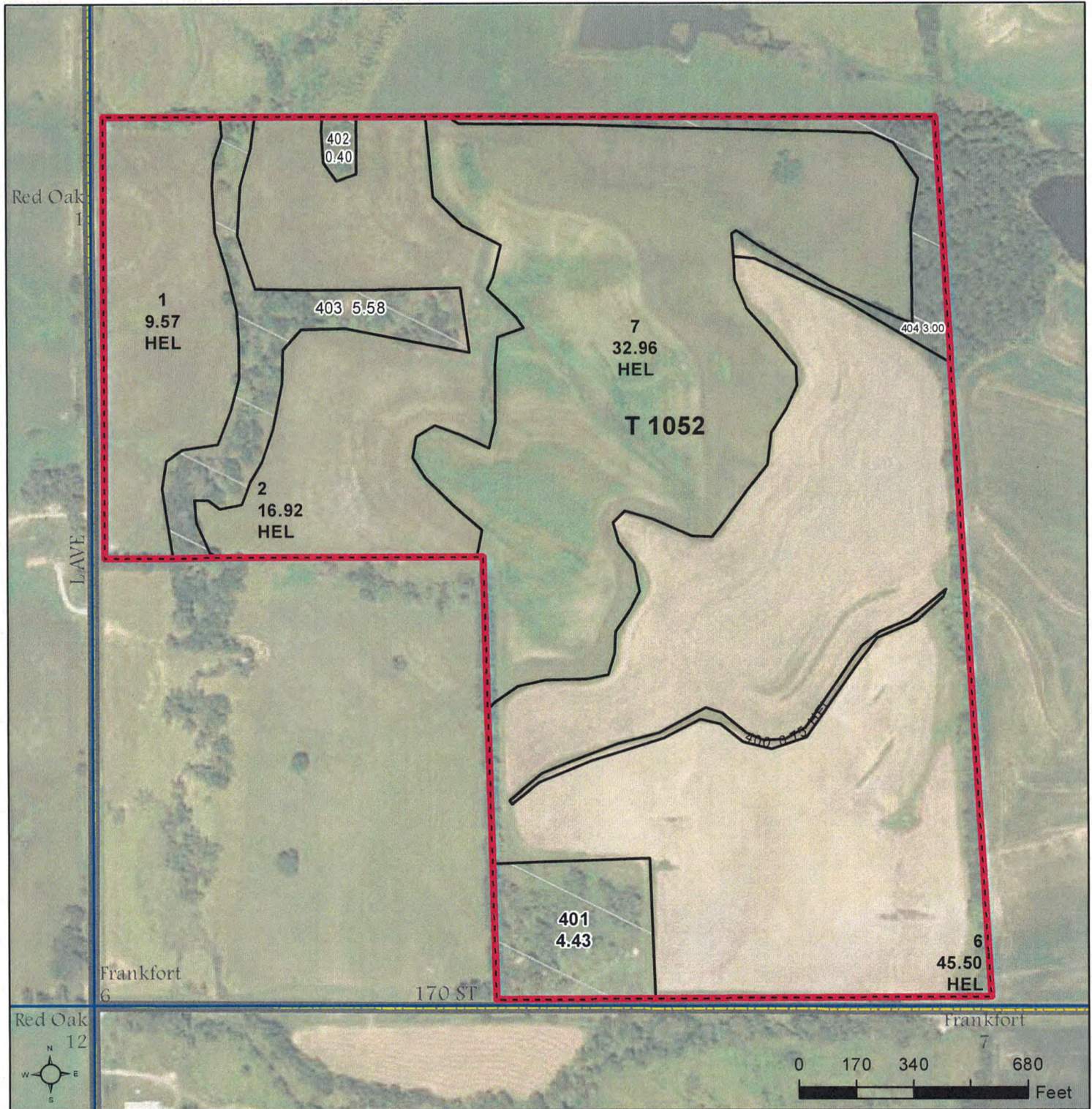
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.30	0.00	0	35



United States
Department of
Agriculture

Montgomery County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 105.70 acres

2018 Program Year

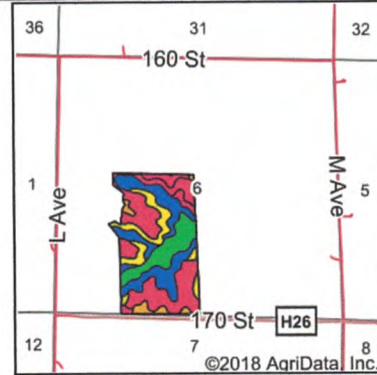
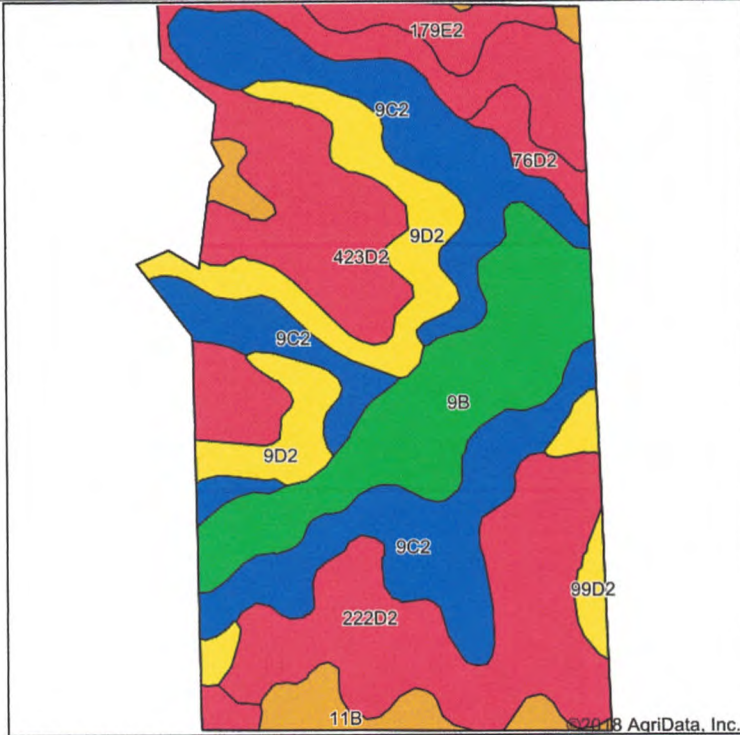
Map Created April 12, 2018

Farm 253
Tract 1052

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USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Montgomery**
 Location: **6-72N-37W**
 Township: **Frankfort**
 Acres: **83.9**
 Date: **6/7/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA137, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	21.33	25.4%		IIIe	87	68
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	16.82	20.0%		IVe	7	13
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	14.96	17.8%		IVe	17	10
9B	Marshall silty clay loam, 2 to 5 percent slopes	12.45	14.8%		IIe	95	85
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	9.54	11.4%		IIIe	61	58
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	3.54	4.2%		IIw	79	68
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	2.30	2.7%		VIe	32	33
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	1.51	1.8%		IIIe	61	55
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	1.45	1.7%		IIIe	49	52
Weighted Average						53.7	46.5

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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T-72-N

FRANKFORT PLAT (Landowners)

R-37-W

