

Bergren Real Estate & Auction L.L.C.

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BRIEF LEGAL-W 1/2 NE 1/4 SEC 21 DOUGLAS
TWN., PAGE CO., IA-ACREAGE SITE 5.37 ACRES
SURVEYED OFF; AFTER SURVEY 73.63 M/L.

- CROPLAND ACRES BEFORE SURVEY 74.21
- CORN BASE BEFORE SURVEY 37.28/PLC YIELD 157
- BEAN BASE BEFORE SURVEY 35.29/PLC YIELD 39
- CSR II RATING ON TOTAL FARM- 59.1
- THIS FARM HAS BEEN RECENTLY TILED & TERRACED EXCEPT FOR APPROXIMATELY 6-8 ACRES WHICH HAS OLDER CLAY TILE INSTALLED YEARS BACK. CROPLAND SHOULD BE NEAR 100% MINUS TERRACES-3475' OF TERRACE, 2859' TILE.

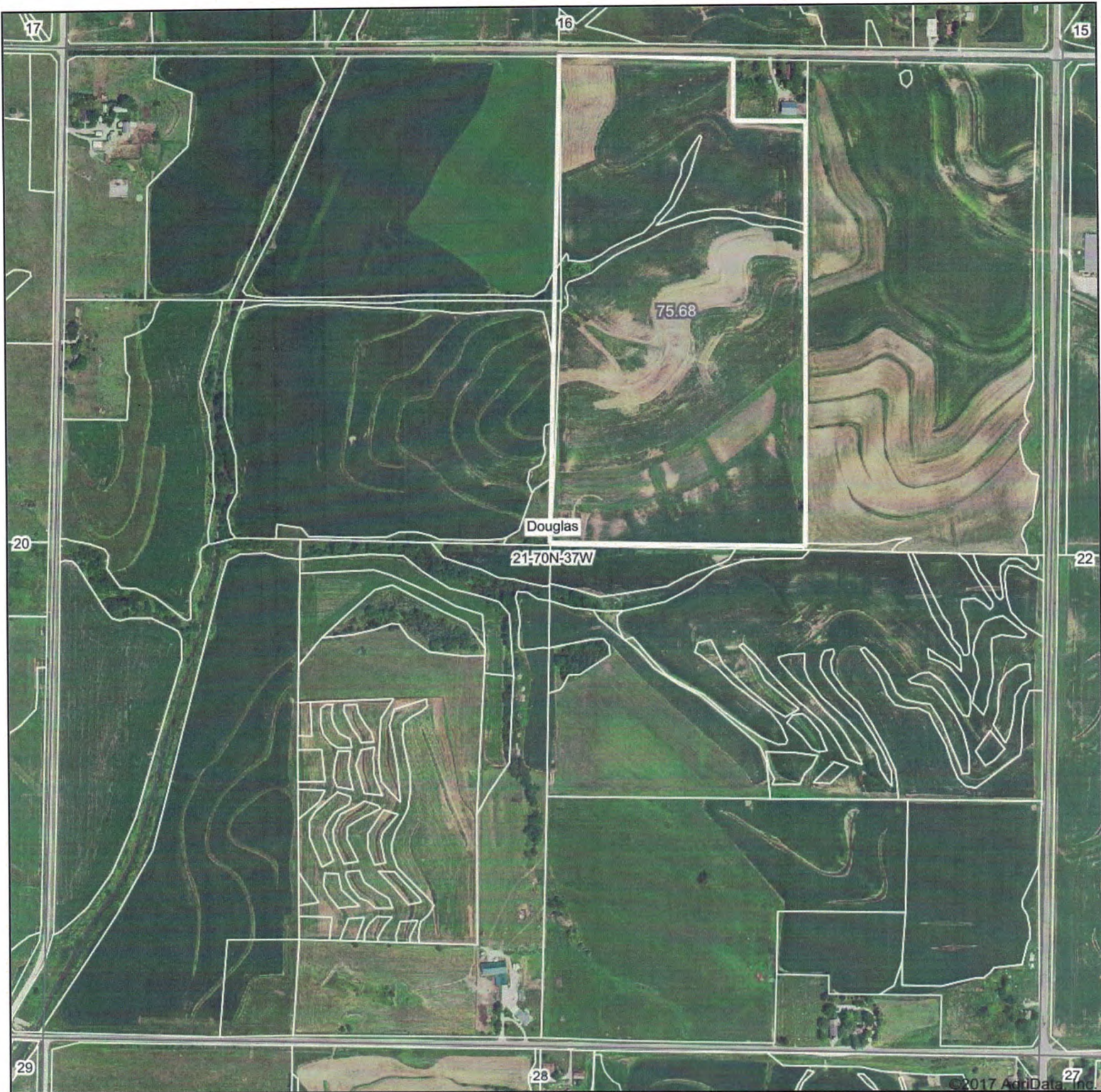
LIST PRICE: \$5000 PER NET ACRES AFTER SURVEY.

**** 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.**

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Aerial Map



map center: 40° 51' 0.33, -95° 6' 33.04



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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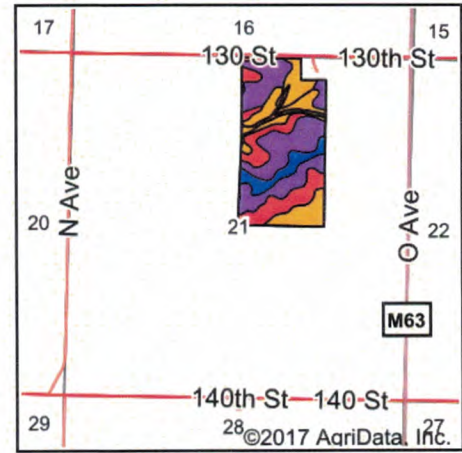
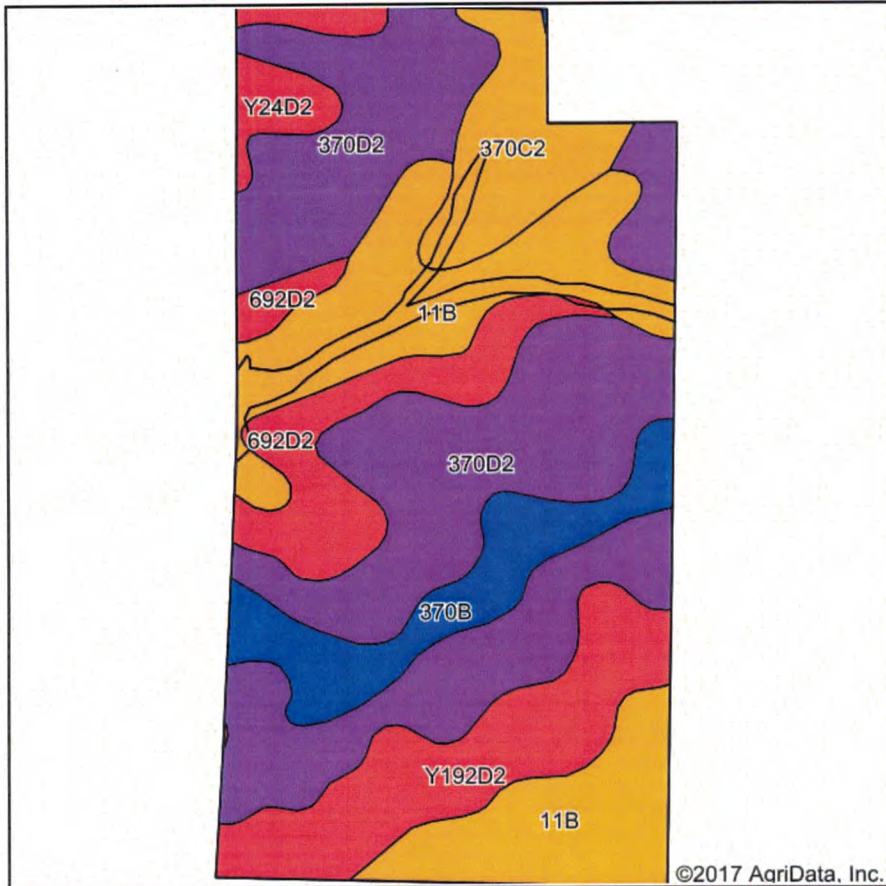
21-70N-37W
Page County
Iowa



1/16/2018

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

Soils Map



State: **Iowa**
 County: **Page**
 Location: **21-70N-37W**
 Township: **Douglas**
 Acres: **74.82**
 Date: **1/16/2018**

Maps Provided By:

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Area Symbol: IA145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	30.29	40.5%		IIIe	54	55
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	15.83	21.2%		IIw	80	65
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.72	11.7%		IVe	29	
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	6.44	8.6%		IVe	30	10
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.21	8.3%		Ile	90	85
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.13	6.9%		IIIe	80	65
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	2.20	2.9%		IIIe	49	
Weighted Average						59.1	*-

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.