



PO Box 745 509 MAIN ST., GRISWOLD, IA 51535

315 ACRES M/L- W 1/2 SECTION 36 SHERMAN TOWNSHIP MONT. CO., IA

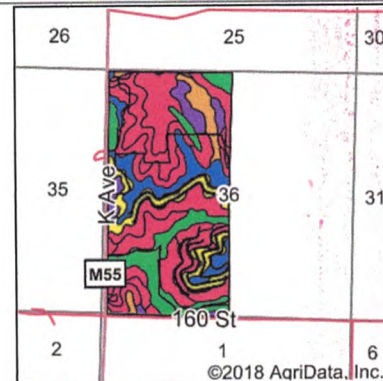
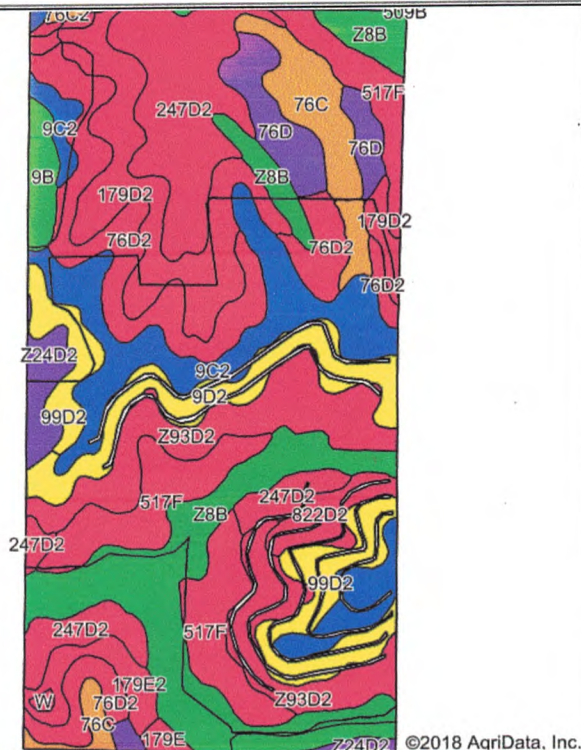
- TAXABLE ACRES-314.52
- CROPLAND ACRES-183.66
- PASTURE LAND ACRES-132 M/L
- CSR II-56.4

LIST PRICE-\$1,446,797

Steve Bergren/Broker @ (712)-789-0847
Jim Sifford/Agent @ (712)-370-2560
Heather Pelzer/Agent @ (712)-621-5014

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.

Soils map



State: **Iowa**
 County: **Montgomery**
 Location: **36-73N-38W**
 Township: **Sherman**
 Acres: **302.31**
 Date: **8/29/2018**

Maps Provided By:



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	NCCPI Soybeans
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	42.09	13.9%		Ile	92		78
247D2	Shelby, sandy substratum-Hesch, deep-Hesch complex, 9 to 14 percent slopes, moderately eroded	33.40	11.0%		Vle	38		38
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	32.13	10.6%		IIle	87	68	64
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	30.52	10.1%		IIle	49	52	58
517F	Marshall, sandstone substratum-Hesch complex, 14 to 25 percent slopes	29.89	9.9%		Vle	22		49
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	29.87	9.9%		IIle	43		47
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	26.79	8.9%		IVe	43	43	51
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	16.46	5.4%		IIle	61	55	58
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	12.57	4.2%		IIle	61	58	60
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	11.79	3.9%		IIle	80	67	76
76D	Ladoga silt loam, 9 to 14 percent slopes	11.41	3.8%		IIle	52	57	70
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	6.21	2.1%		IIle	52		53
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	5.55	1.8%		Vle	32	33	47
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	4.81	1.6%		IVe	10	15	45
9B	Marshall silty clay loam, 2 to 5 percent slopes	4.36	1.4%		Ile	95	85	73
76C2		2.84	0.9%		IIle	75	62	62
	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded							
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	1.21	0.4%		Vle	37	35	60
W	Water	0.41	0.1%			0	0	0
Weighted Average						56.4	*-	57.5

**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

Montgomery County, Iowa

Sherman Sherman
26 25

1-68 1-8-10

9/22/92
Don 1/3
Amy 1/3
Randy 1/3

2
10.24
HEL

407A
80
2GS 92 N1
4-1-30

407
88.70

10D
LGM May 11
12-14
4-19-14

T 2790

Sherman

36

10A

12.3

6MAY 11

4-1-07

10
159.58
HEL

10B

8.96

LGM May 11

4-9-14

408 37.35

Amy 25
Randy 25
Estate 50

10G
1
Bols 11
4-1-85

160 ST

Sherman

35

Red Oak

2

3 4.76 HEL

Red Oak

300 300 1,200

Feet

- 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: 183.66 acres

2019-2018 Program Year
Map Created April 12, 2018

Farm 1756
Tract 2790

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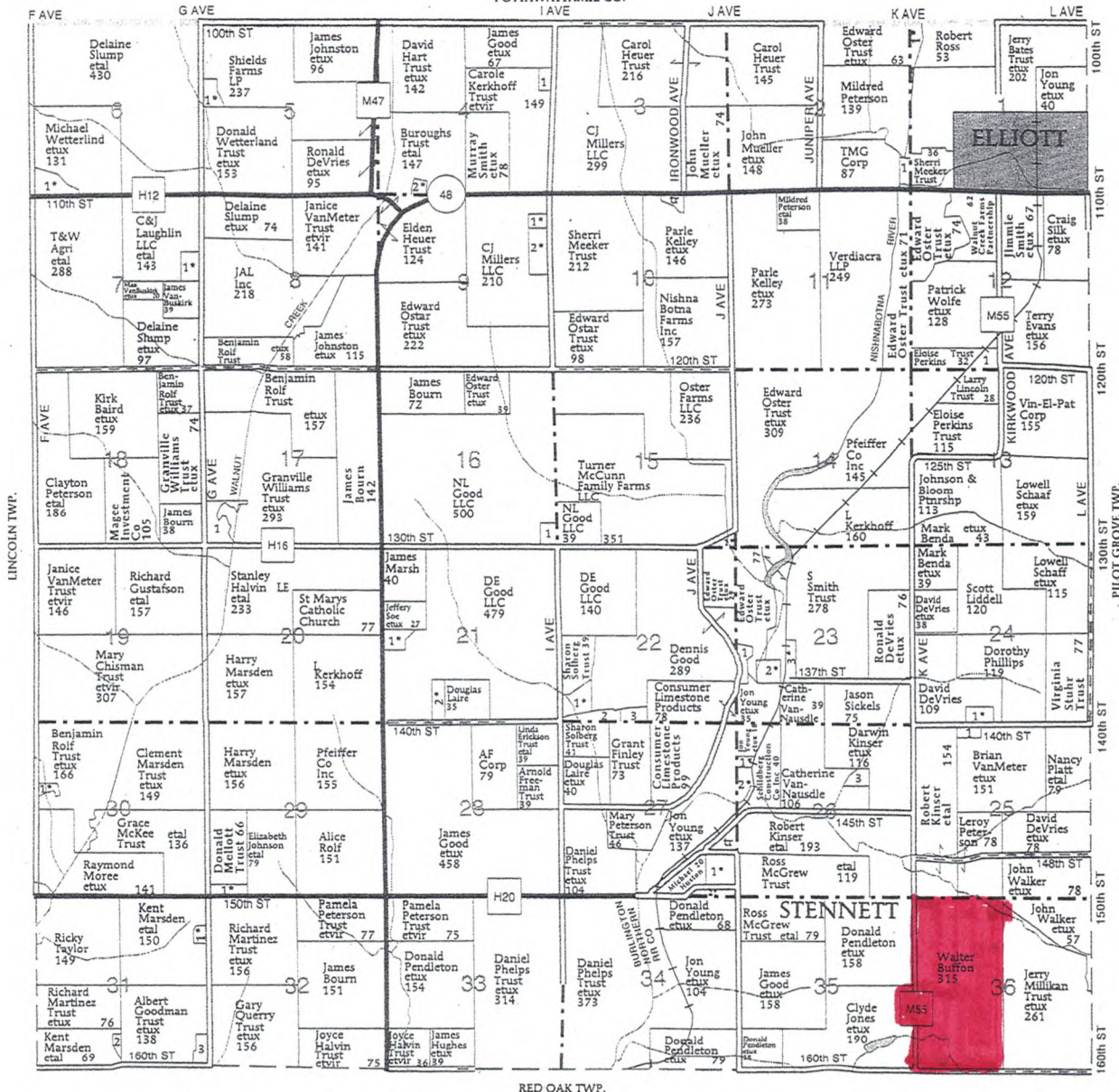
T-73-N

SHERMAN PLAT

R-38-W

(Landowners)

POTTAWATTAMIE CO.



RED OAK TWP.

SHERMAN TOWNSHIP

SECTION 1

1. Oster Trust, Edward etux 8
2. Peterson, Mildred 6

SECTION 2

1. Meeker Trust, Sherri 7

SECTION 4

1. Berry, David 5
2. Smith, Murray etux 7

SECTION 5

1. Dorrance, Dan etux 9

SECTION 6

1. Staskiewicz, Brian etux 13

SECTION 7

1. Day, Glen etux 12

SECTION 9

1. Sederburg, Troy etux 6

2. Ogg Jr, James etux 13

1. Lincoln Trust, Larry 8

SECTION 12

1. Oster Trust, Edward etux 5

SECTION 15

1. Good, Susan 6

SECTION 16

SECTION 17

1. Bourn, James 21

SECTION 21

1. Dietz, Jerry etux 12

2. Paul, Justin etux 10

SECTION 22

1. VanNausdie, Kirk etal 13

2. Solberg Trust, Sharon 14

3. Finley Trust, Grant 11

SECTION 23

1. Good, Dennis 6

2. McDonald, Karlyn etal 11

3. VanScyoc, Ricki etux 11

SECTION 24

1. DeVries, David etux 7

SECTION 25

1. Peterson, Leroy 7

SECTION 26

1. Kinser, Darwin etux 12

2. Young, Jon etux 11

3. Steel, Katherine 9

SECTION 27

1. Adams, Lynn etux 14

2. Pendleton, Donald etux 9

SECTION 29

1. Sattro, Michael etal 7

SECTION 30

1. Younts, Donald etal 8

SECTION 31

1. Eitzen, James etux 5

2. Huger, Helen 6

3. Johnson, Phillip 7