



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

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

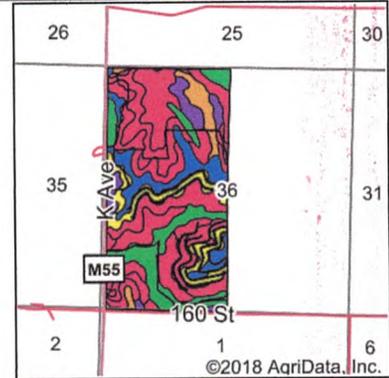
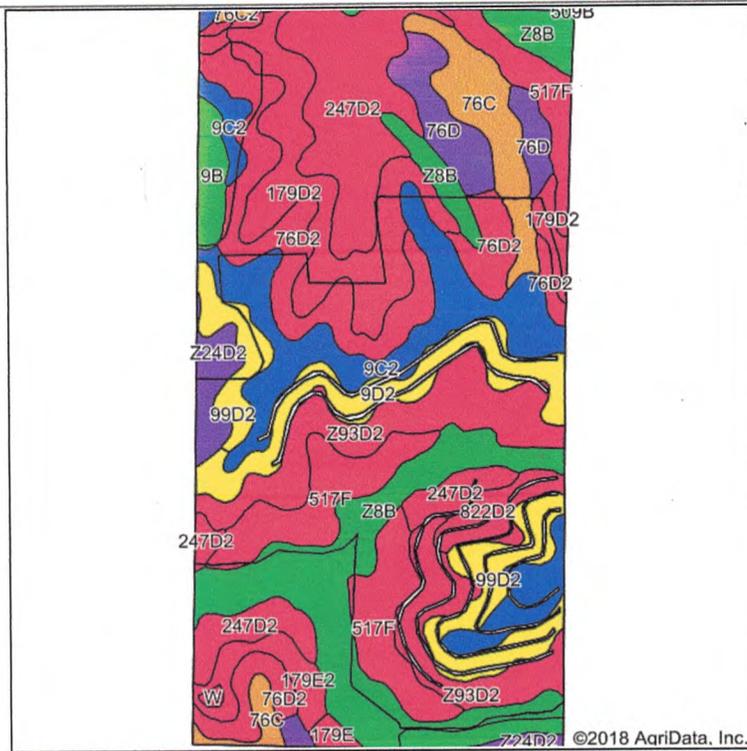
- TAXABLE ACRES-314.52
- CROPLAND ACRES-183.66
- PASTURE LAND ACRES-132 M/L
- CSR II-56.4

LIST PRICE-\$1,446,797

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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**

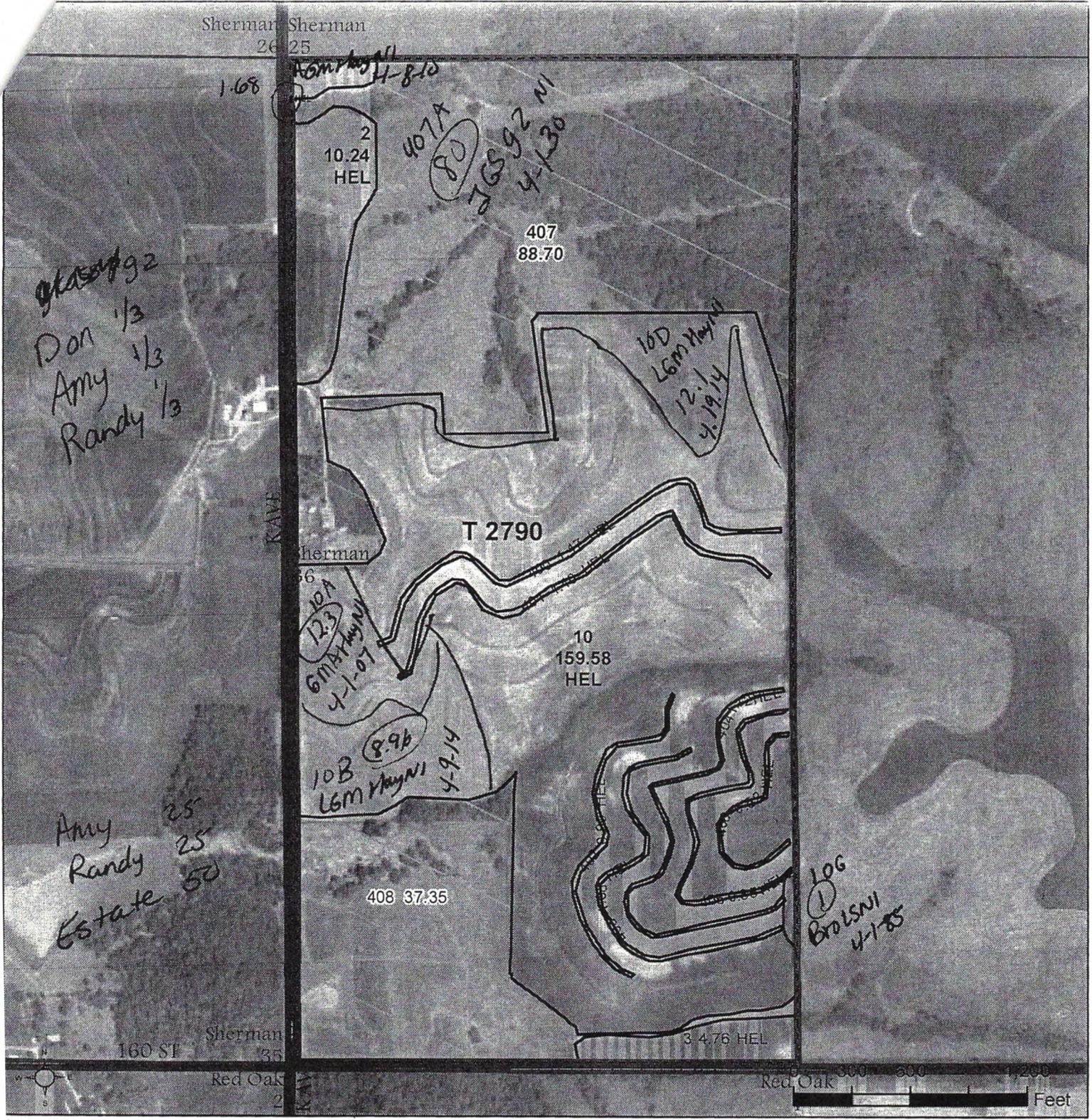


Soils data provided by USDA and NRCS.

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

Sherman Sherman
26 25



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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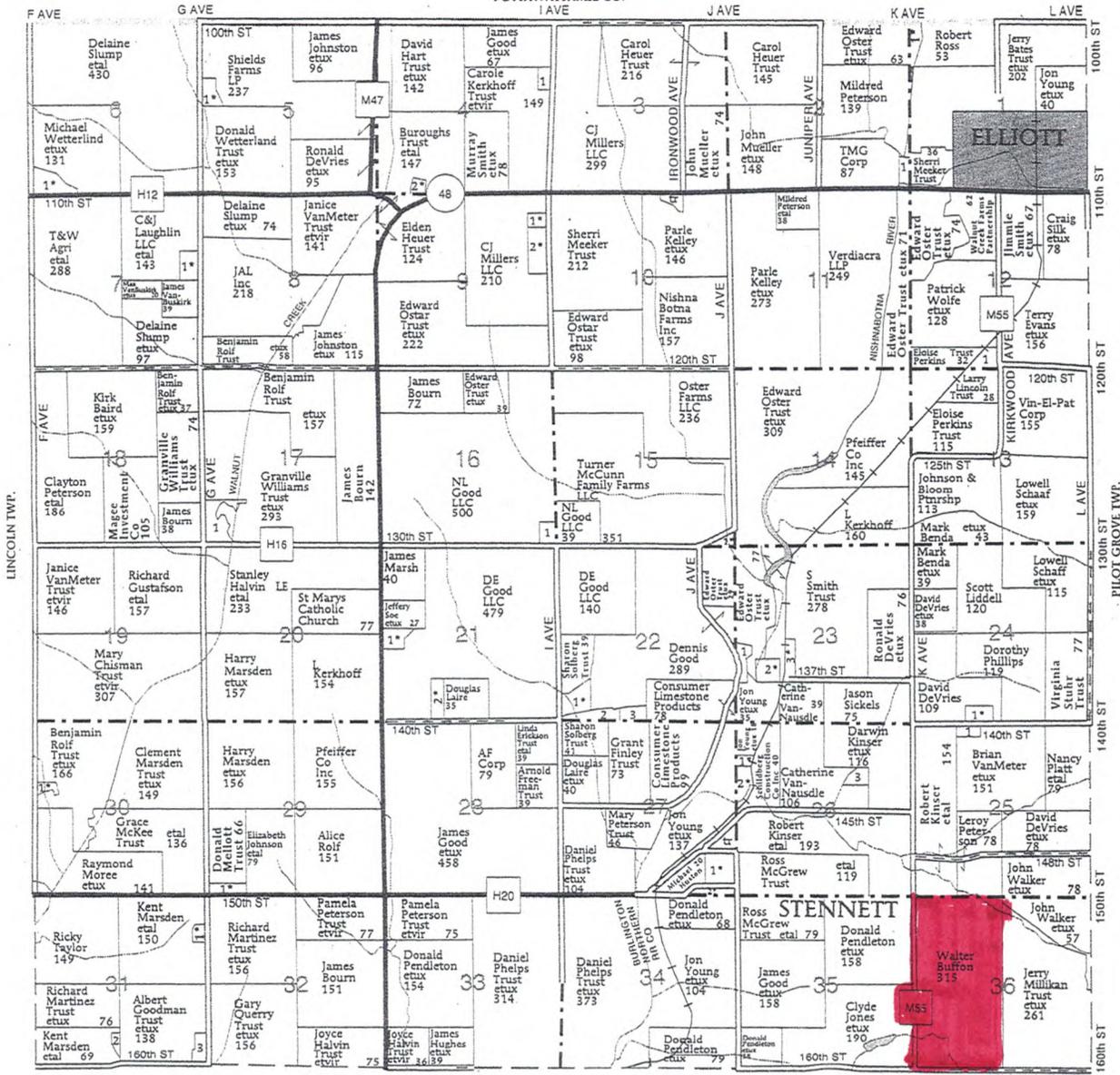
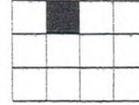
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T-73-N

SHERMAN PLAT

R-38-W

(Landowners)



RED OAK TWP.

SHERMAN TOWNSHIP

- SECTION 1**
- 1. Oster Trust, Edward etux 8
- SECTION 2**
- 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
- SECTION 12**
- 1. Lincoln Trust, Larry 8
- SECTION 15**
- 1. Oster Trust, Edward etux 5
- SECTION 16**
- 1. Good, Susan 6

- SECTION 17**
- 1. Bourn, James 21
- SECTION 21**
- 1. Dietz, Jerry etux 12
- 2. Paul, Justin etux 10
- SECTION 22**
- 1. VanNausdle, 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