

LAND SALE

ROBERT PETERSON FARM

VAN METER, MADISON COUNTY, IOWA

160 ACRES, M/L, RESIDENTIAL/DEVELOPMENT/FARM PROPERTY

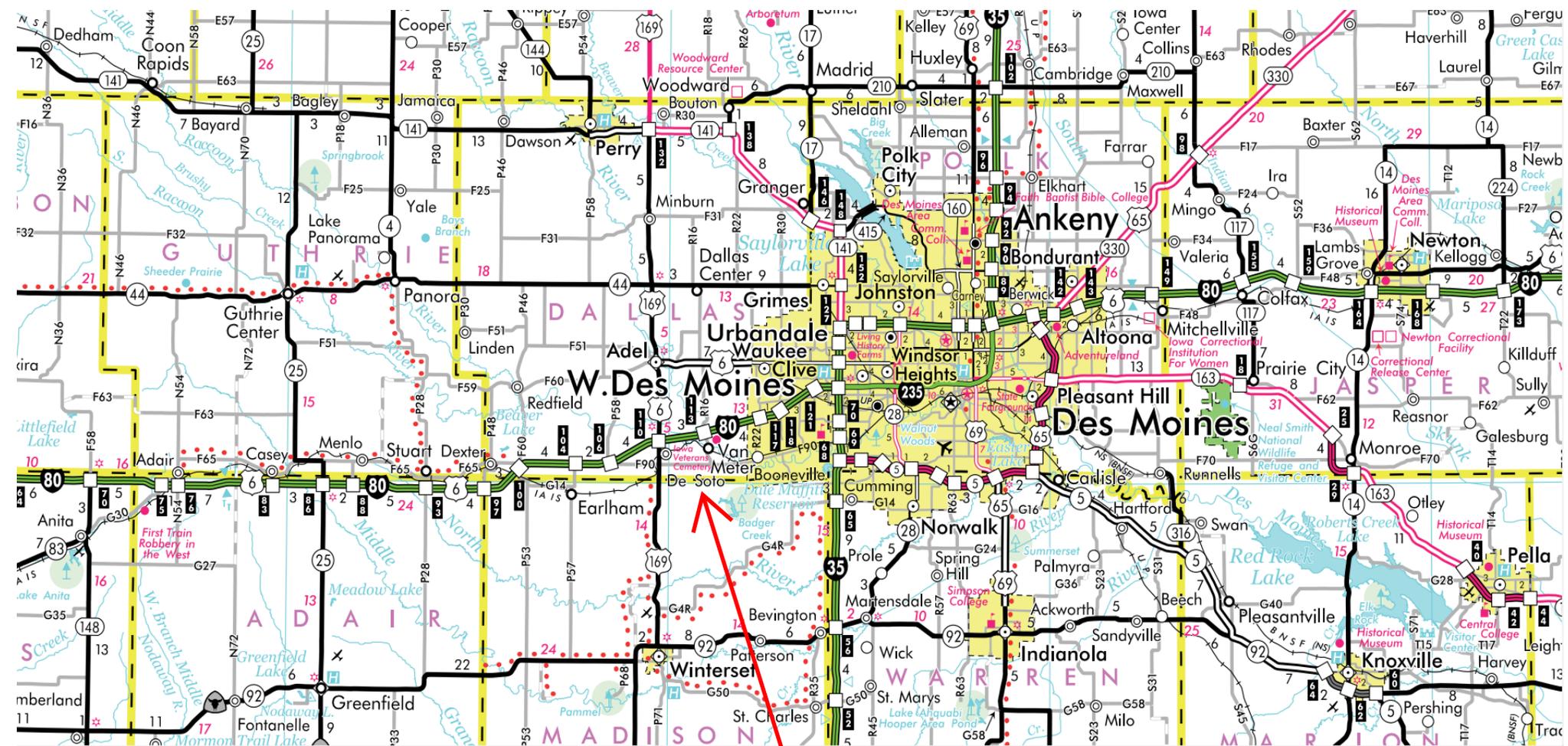
Location – 1115 Prairieview Avenue, Van Meter, Iowa

Land – 160 acres M/L, to be sold in one parcel. NE ¼ of 9-77-27 West of the 5th P.M., Madison County, Iowa (South of Van Meter).

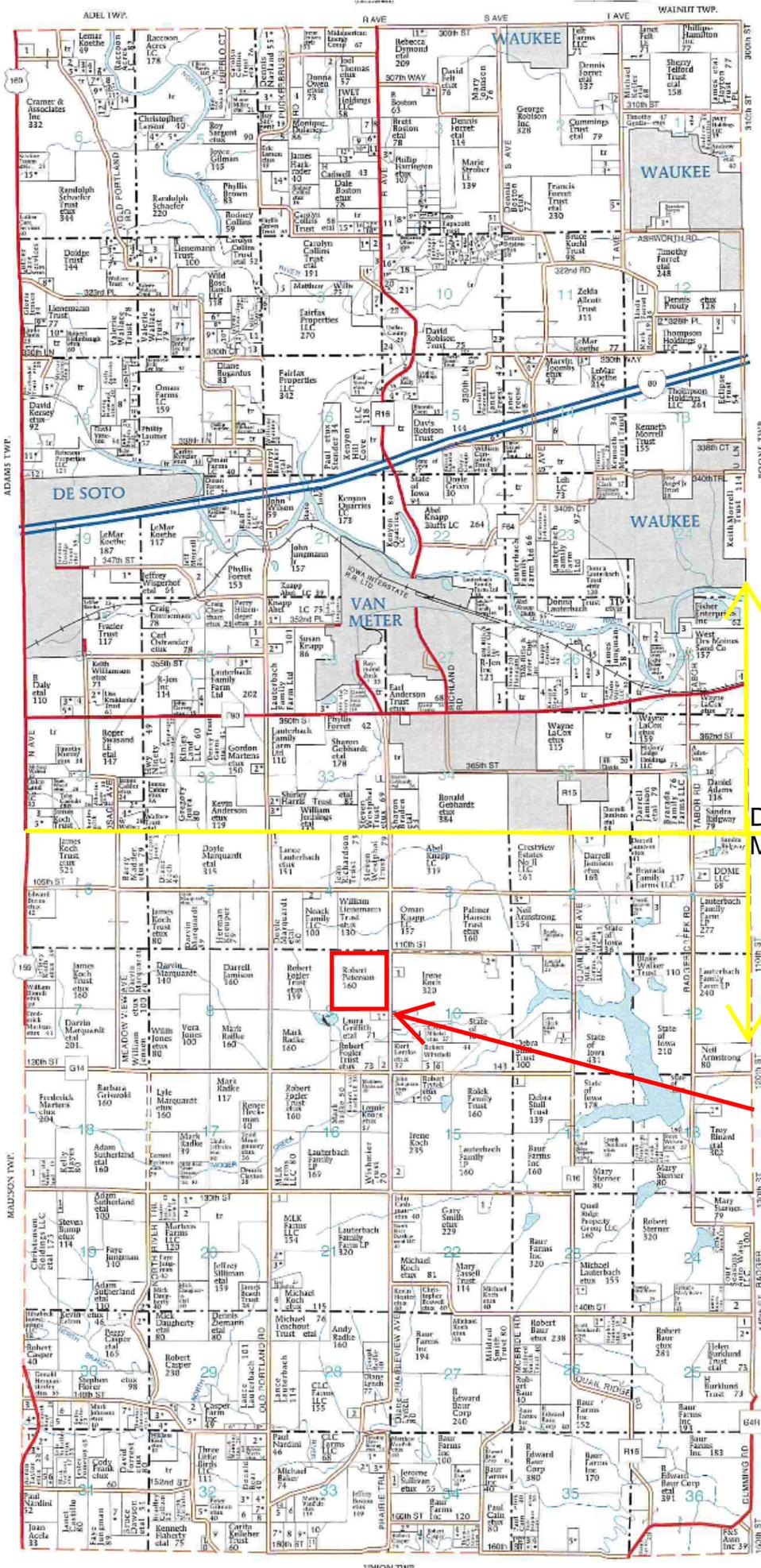
To obtain bid forms and for further information contact: Jim Van Werden, Attorney, or Adam Doll, Attorney, 1009 Main Street, Adel, IA 50003, (515) 993-4545. You can also view the bid forms and information sheets online at www.hhlawpc.com/resources.

Sellers reserve the right to reject any and all bids. Announcements made at the sale take precedent over any advertised or printed materials. Prospective buyers are responsible for their own research.

Written bids must be submitted by September 29, 2023



Peterson Farm



Dallas County
Madison County

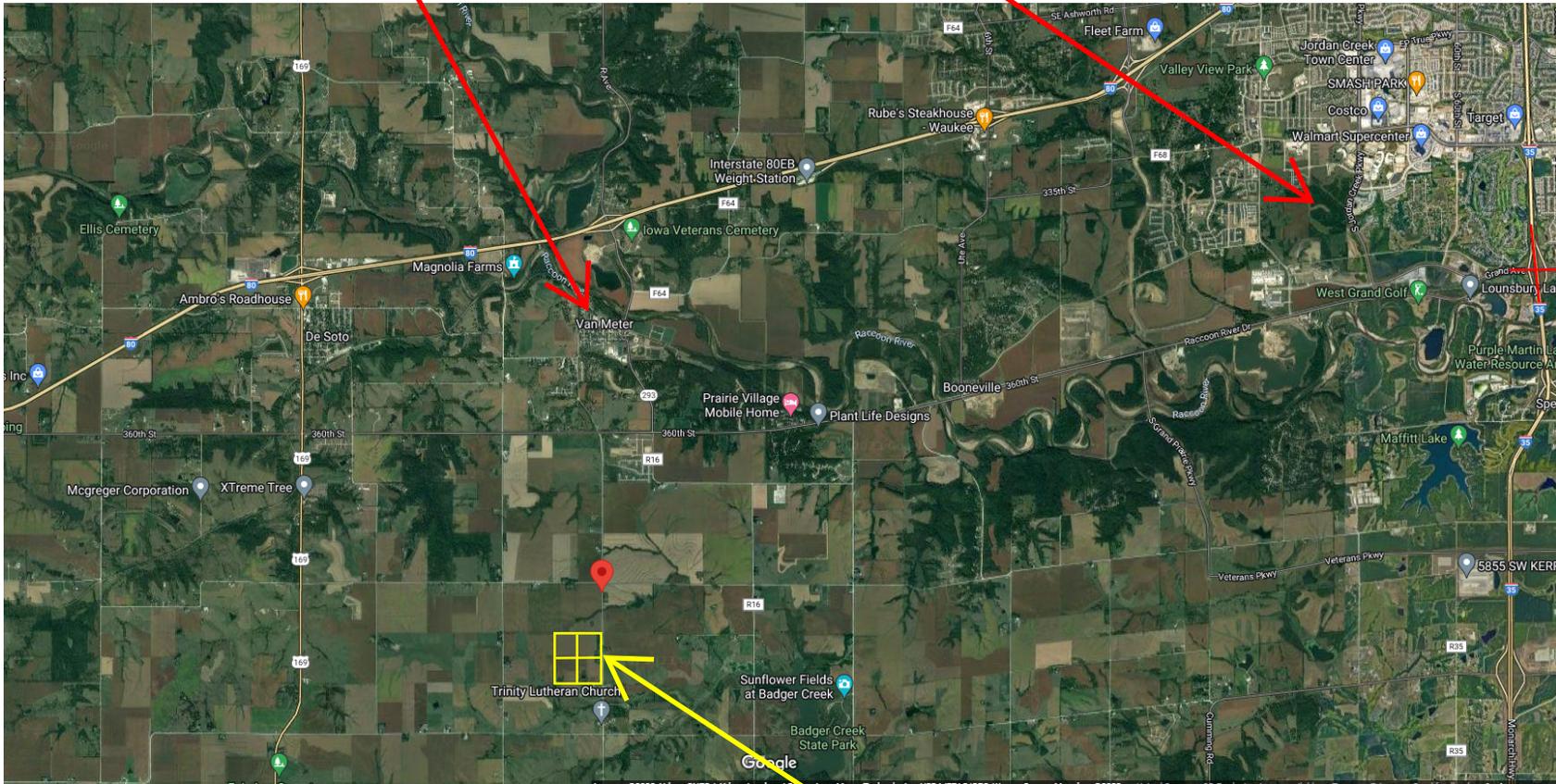
Peterson Farm

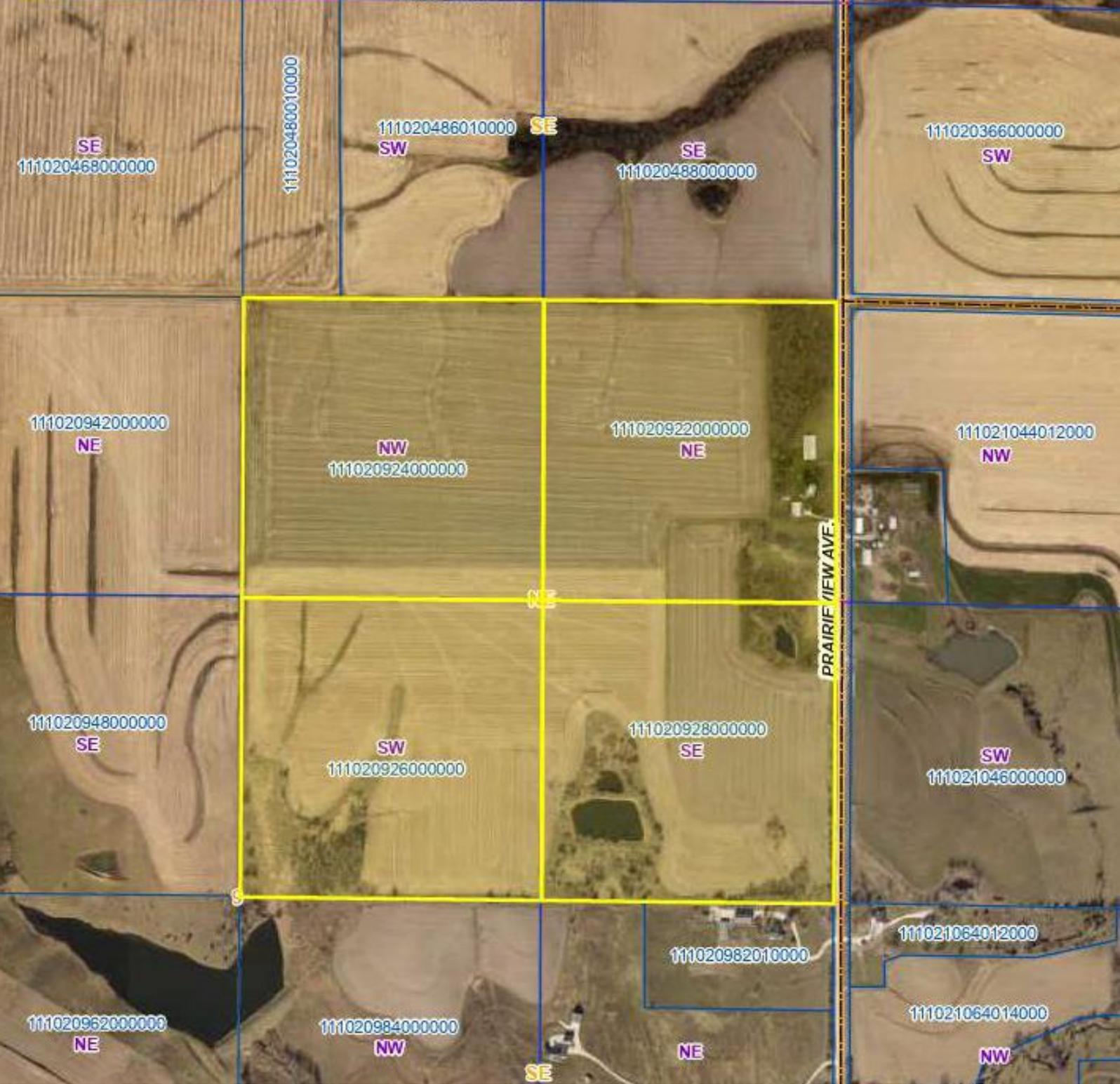
Van Meter

West Des Moines

Grand Ave & I-35

Peterson Farm





Robert Peterson Farm

Van Meter, Madison County

NE 1/4 of 9-77-27 West of the 5th P.M., Madison County, Iowa (South of Van Meter).

<u>Total Acres</u> Farm	160 M/L
<u>Tillable Acres</u> Farm	130.27 M/L (per County Assessor)
<u>Avg. CSR2</u> Farm – cropland	155.95 M/L
Corn Base Acres	See attached USDA/FSA farm record*
Corn Direct//CC Yield	See attached USDA/FSA farm record*
Soybean Base Acres	See attached USDA/FSA farm record*
Soybean Direct//CC Yield	See attached USDA/FSA farm record*
<u>CRP Acres</u> Farm	0 M/L
<u>Taxes</u>	
Parcel 111020922000000	\$2,854.00
Parcel 111020924000000	\$1,314.00
Parcel 111020926000000	\$878.00
Parcel 111020928000000	\$956.00
Total	\$6,002.00

*Owners of the Robert Peterson Farm have authorized the United States Department of Agriculture to answer any inquiries regarding the Robert Peterson land.

*Property is currently zoned as agriculture

Bidders are cautioned to ascertain for themselves the accuracy of the above information and not to rely on the above information unless verified by bidder.



Abbreviated 156 Farm Record

Operator Name : ORY FARMS INC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.95	130.27	130.27	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	130.27	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	68.10	0.00	141	
Soybeans	57.50	0.00	48	
TOTAL	125.60	0.00		

NOTES

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Tract Number : 1007

Description : JEFFERSON 9
FSA Physical Location : IOWA/MADISON
ANSI Physical Location : IOWA/MADISON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROBERT PETERSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.95	130.27	130.27	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1007 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	130.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	68.10	0.00	141
Soybeans	57.50	0.00	48
TOTAL	125.60	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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

- Wetland Determination**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 130.27 acres

2023 Program Year
Map Created June 07, 2023

Farm 420
Tract 1007

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

RULES ON BIDDING
(Robert Peterson Farm, Winterset, Madison County, Iowa)

Dear Prospective Bidder:

Please be advised the following rules will be followed for the sale of property described as the NE ¼ of 9-77-27 West of the 5th P.M., Madison County, Iowa.

1. You should submit all bids on the forms provided by James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main Street, Adel, Iowa 50003. Written bids will be accepted through the 29th day of September, 2023.
2. The property is presently zoned as agriculture.
3. You should inspect the property before placing a bid. The property is being sold in “as is” condition and therefore you are encouraged to inspect it before placing a bid. Prospective buyers are responsible for their own research. Announcements made at the bid-off take precedent over any advertised or printed materials. Seller believes the house is beyond repair and would not meet present code. Seller will not pay to remediate the water, sewer, septic or any other component of the house or any other building. Seller makes no implied or expressed warranty concerning the property. Seller will warrant the title to the real estate.
4. Please use the Bid Offer form if you wish to place a bid on the property.
5. The written bids will be opened shortly after the 29th day of September, 2023. The high bidders will be notified of the time and place of the bid-off. At the bid-off, each bidder will be informed of the high bid submitted and each bidder may raise his/her bid in the presence of the others.
6. The residential/development property shall be sold in one parcel as shown by the bidding forms.
7. The owner retains the right to refuse any and all bids. Seller reserves the right at any time to withdraw the property from the bidding process and sell it at private sale.
8. Tentative bid-off date to be October 9, 2023. Highest bidder or bidder’s agents must be present at bid-off.
9. The seller will furnish an abstract of title to the property described above and will convey said property by Warranty Deed.

You should further be advised that the above rules attempt to apply a fair and orderly manner of sale.

BIDS ON REAL ESTATE
(Robert Peterson Farm, Winterset, Madison County, Iowa)

To: Janet M. Willemssen as Executor of the Estate of Robert W. Peterson, THE UNDERSIGNED (herein designated as Bidder) hereby offers to buy real estate situated in Van Meter, Madison County, Iowa described as follows:

PARCEL 1:

NE ¼ of 9-77-27 West of the 5th P.M., Madison County, Iowa.

Together with any easements and servient estates appurtenant thereto, but with reservations and exceptions only as follows:

- a.) title shall be taken subject to applicable zoning restrictions;
- b.) And subject to any reasonable, customary, and appropriate restrictive covenants as may be shown of record;
- c.) And subject to easements of record.

For the total sum of \$_____ payable at the office of James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main Street, Adel, IA 50003, or at such other place as designated by James E. Van Werden.

1. BID PAYMENT, DOWN PAYMENT AND SETTLEMENT PAYMENT:

Each bidder must submit a payment of \$5,000 with the bid(s), payable to James E. Van Werden, Hopkins & Huebner, P.C., escrow agents for seller. This payment will be held by the escrow agents pending the final bid-off. If the bidder is not a successful bidder, the \$5,000 will be promptly returned. If the bidder is a successful bidder, the \$5,000 will be applied to the down payment.

A successful bidder will be required to provide a down payment of 5% of the total purchase price on the day of the bid-off, wired by Federal Reserve System wired funds to the account of Hopkins & Huebner, P.C., escrow agents.

The balance of the purchase price shall be similarly paid on or before the closing date of November 15, 2023, or when crops are harvested.

2. TAXES. Seller shall pay their prorated share, based upon the date of possession, of the real estate taxes for the fiscal year in which possession is given.

3. SPECIAL ASSESSMENTS. Seller shall pay all installments of special assessments which, if not paid, would become delinquent the year this offer is accepted, and all prior installments thereof. All other special assessments shall be paid by Buyer.

4. CLOSING AND POSSESSION. Closing shall be on or before November 15, 2023. If Buyer timely performs all obligations, then Seller shall deliver possession of said property to Buyer on the date of closing. Possession is subject to an existing farm lease. Termination Notice has been given. Farm tenant has stated he will relinquish possession as soon as crops are harvested. Current crops shall be the property of and remain with the Seller.

5. PURCHASE PRICE. It is agreed that at time of settlement, funds of the purchase price may be used to pay taxes, other liens, and to acquire outstanding interests, if any, of other parties.

6. ABSTRACT OF TITLE. Seller shall promptly continue and pay for the abstract of title to and including date of acceptance of this offer, and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement, the land title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association.

7. DEED. Upon payment of purchase price, Seller shall convey title by Warranty Deed and Trustee's Deed, with terms and provisions as per form approved by the Iowa State Bar Association, free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided.

8. TIME OF THE ESSENCE. Time is of the essence in this Agreement.

9. REMEDIES OF THE PARTIES - FORFEITURE - FORECLOSURE:

a) If Buyer fails to fulfill this agreement, the Seller may forfeit the same as provided in the Code of Iowa, and all payments made hereunder shall be forfeited.

b) In addition to the foregoing remedies, Buyer and Seller each shall be entitled to any and all other remedies, or actions at law or in equity, including foreclosure, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed.

10. CONTRACT BINDING ON SUCCESSORS IN INTEREST. This contract shall apply to and bind the successors in interest of the respective parties.

11. CONDITION OF PROPERTY. Buyer is purchasing this property "as is". The property including building, grounds, and all improvements, will be preserved by the Sellers in its present condition until possession, ordinary wear and tear excepted. Seller believes the house is beyond repair and would not meet present code. Seller will not pay to remediate the water, sewer, septic or any other component of the house or any other building. Seller makes no implied or expressed warranty concerning the property. Seller will warrant the title to the real estate.

12. FENCE. Successful bidder agrees if a fence is required by either the bidder or the adjoining land owner, the bidder shall install his portion of a boundary fence pursuant to the laws of the State of Iowa, using the commonly accepted "right hand" rule.

13. SELLER RESERVES RIGHTS. Seller reserves the right at any time to withdraw the property from the bidding process and sell it at private sale.

14. PURCHASE AGREEMENT. The final successful bidder and the Seller will enter into a real estate contract incorporating paragraphs 2 through 14 of this bid form, as well as the final price for the property.

BIDDER: _____
Social Security No. _____

ADDRESS: _____

TELEPHONE NO. Home: _____
Work: _____
Email: _____

MADISON COUNTY ASSESSOR



Parcel Number: 111020922000000
Deed Holder: PETERSON, ROBERT W.
Property Address: 1115 PRAIRIEVIEW AVE
 VAN METER, IA 50261-0000 [MAP THIS ADDRESS](#)
Mailing Address: PETERSON, ROBERT W.
 1115 PRAIRIE VIEW AVE.
 VAN METER, IA 50261 USA
PDF Name: AG DEBASED
Class: AG DWELLING
Map Area: JEFFERSON
Tax District: 111 JFBC V VMFD
Subdivision: (EMPTY)
Sec-Twp-Rng: 009-077-027
Lot-Block: 027-077
Deeded Acres: 40.0000
Legal Description: NE NE
Online Applications: [HOMESTEAD TAX CREDIT \(54-028\)](#) SUBMISSION
(New applicants only) [MILITARY SERVICE TAX EXEMPTION APPLICATION \(54-146\)](#) SUBMISSION
CHECK WITH OFFICE FOR CREDITS & EXEMPTIONS ALREADY ON FILE.
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 111020922000000 Photo

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Current value as of January 01, 2023 Taxes payable September 2024 and March 2025

	Land Value	Dwelling Value	Improvement Value	Total Value
Current Value	\$60,900	\$174,400	\$200	\$235,500
Exempt	\$6,000	\$0	\$0	\$6,000
Total Assessed	\$54,900	\$174,400	\$200	\$229,500

Agricultural Land Information

Description	Acres	CSR2 Points
368 - MACKSBURG - (Taxable)	19.790	1,840.47
370B - SHARPSBURG - (Taxable)	7.740	704.34
370C2 - SHARPSBURG - (Taxable)	1.450	116.00
Total Acres: 28.980		
CSR2 Points: 2,660.81		
Cropland Totals		Averaged Taxable CSR2: 91.815
368 - MACKSBURG - (Taxable)	1.520	141.36
Adjustment: Macksburg silty clay loam, 0 t	-1.520	-67.26
370B - SHARPSBURG - (Taxable)	1.410	128.31
Adjustment: Sharpsburg silty clay loam, 2	-1.410	-60.28
370C - SHARPSBURG - (Taxable)	0.640	51.84
Adjustment: Sharpsburg silty clay loam, 5	-0.640	-22.56
824E2 - SHELBY-LAMONI COMPLEX - (Taxable)	0.030	0.81
Adjustment: Shelby-Lamoni complex, 14 to 1	-0.030	0.00

Total Acres: 3.600		Non-Crop Totals	Averaged Taxable CSR2: 47.839
		CSR2 Points: 172.22	
368 - MACKSBURG - (Taxable)		4.210	391.53
Adjustment: Macksburg silty clay loam, 0 t		-4.210	-186.29
370B - SHARPSBURG - (Taxable)		1.080	98.28
Adjustment: Sharpsburg silty clay loam, 2		-1.080	-46.17
370C - SHARPSBURG - (Taxable)		1.100	89.10
Adjustment: Sharpsburg silty clay loam, 5		-1.100	-38.78
824E2 - SHELBY-LAMONI COMPLEX - (Taxable)		0.030	0.81
Adjustment: Shelby-Lamoni complex, 14 to 1		-0.030	0.00
Total Acres: 6.420		Forest Reserve Totals	Averaged Taxable CSR2: 48.050
		CSR2 Points: 308.48	Averaged Taxable CSR2: 0.000
ROW - ROAD RIGHT OF WAY - (Exempt)		1.000	0.00
		ROW Totals	CSR2 Points: 0.00
		Total Acres: 1.000	

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	2 Story Frame	1860	3,020

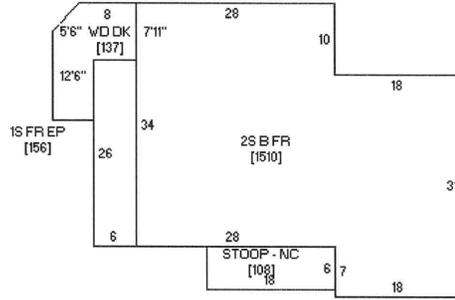
Agricultural Building Information

Building Type	Building Count	Year Built
▼ Crib (Width - 26, Length - 48)	1	1900
▼ Shed (Width - 36, Length - 60)	1	1900
▼ Poultry House (Width - 18, Length - 36)	1	1900
▼ Shed (Width - 16, Length - 12)	1	1900
▼ Egg Laying (Width - 50, Length - 105, Concrete Pit Width - 0)	1	1966

Sale Information

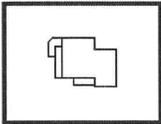
Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 03/15/2018	\$0	38 - No consideration	B2018 P819
▼ 10/15/2015	\$0	38 - No consideration	B2015 P3023

Sketch



Sketch of Pin 111020922000000

1 / 1



GIS Map Information

The image shows a web-based map interface. On the left side, there are navigation controls: a compass icon, a plus sign for zooming in, a minus sign for zooming out, and a square icon for full-screen mode. In the bottom-left corner, there is a scale bar showing 50 meters and 100 feet. On the right side, there is a 'Views' panel with the following options:

- Views**
- Base Layer
 - Imagery 2021
 - Imagery 2018
 - Imagery Off
- Overlays
 - Townships
 - Annotations
 - Cadastral Line
 - Parcel Number
 - Roads
 - RailRoads
 - Water
 - Soils

Below the 'Views' panel are four buttons: Search, Legend, Help, and Tools.



Parcel Number:
111020924000000

Deed Holder:
PETERSON, ROBERT W.

Property Address:
000000

Mailing Address:
PETERSON, ROBERT W.
1115 PRAIRIE VIEW AVE.
VAN METER, IA 50261 USA

PDF Name:
AG LAND

Class:
AG LAND

Map Area:
JEFFERSON

Tax District:
111 JFBC V VMFD

Subdivision:
(EMPTY)

Sec-Twp-Rng:
009-077-027

Lot-Block:
027-077

Deeded Acres:
40.0000

Legal Description:
NW NE

Property Report:
[PROPERTY REPORT \(PDF FILE\)](#)

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Current value as of January 01, 2023 Taxes payable September 2024 and March 2025

Land Value	Dwelling Value	Improvement Value	Total Value
\$71,500	\$0	\$0	\$71,500

Agricultural Land Information

Description	Acres	CSR2 Points
368 - MACKSBURG - (Taxable)	22.560	2,098.08
370B - SHARPSBURG - (Taxable)	17.440	1,587.04
Total Acres: 40.000	Cropland Totals	Averaged Taxable CSR2: 92.128
	CSR2 Points: 3,685.12	

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
03/15/2018	\$0	38 - No consideration	B2018 P819
10/15/2015	\$0	38 - No consideration	B2015 P3023

GIS Map Information

The image shows a web-based map interface. On the left side, there are navigation controls: a compass icon, a plus sign for zooming in, a minus sign for zooming out, and a double horizontal line for full-screen mode. In the bottom-left corner, there is a scale bar showing 50 meters and 100 feet. On the right side, there is a 'Views' panel with the following options:

- Views**
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 - Imagery 2021
 - Imagery 2018
 - Imagery Off
- Overlays
 - Townships
 - Annotations
 - Cadastral Line
 - Parcel Number
 - Roads
 - RailRoads
 - Water
 - Soils

Below the 'Views' panel are four buttons: **Search**, **Legend**, **Help**, and **Tools**.



Parcel Number:
111020926000000

Deed Holder:
PETERSON, ROBERT W.

Property Address:
000000

Mailing Address:
PETERSON, ROBERT W.
1115 PRAIRIE VIEW AVE.
VAN METER, IA 50261 USA

PDF Name:
AG LAND

Class:
AG LAND

Map Area:
JEFFERSON

Tax District:
111 JFBC V VMFD

Subdivision:
(EMPTY)

Sec-Twp-Rng:
009-077-027

Lot-Block:
027-077

Deeded Acres:
40.0000

Legal Description:
SW NE

Property Report:
[PROPERTY REPORT \(PDF FILE\)](#)

No
image
to
display



Current value as of January 01, 2023 Taxes payable September 2024 and March 2025

Land Value	Dwelling Value	Improvement Value	Total Value
\$47,800	\$0	\$0	\$47,800

Agricultural Land Information

Description	Acres	CSR2 Points
1134 - COLO-ELY GULLIED - (Taxable)	0.060	3.54
368 - MACKSBURG - (Taxable)	6.360	591.48
370B - SHARPSBURG - (Taxable)	10.300	937.30
370C2 - SHARPSBURG - (Taxable)	8.520	681.60
822D2 - LAMONI - (Taxable)	7.370	51.59
824E2 - SHELBY-LAMONI COMPLEX - (Taxable)	0.020	0.54
Total Acres: 32.630	Cropland Totals	Averaged Taxable CSR2: 69.447
	CSR2 Points: 2,266.05	Averaged Taxable CSR2: 26.264
1134 - COLO-ELY GULLIED - (Taxable)	2.540	149.86
Adjustment: Colo, frequently flooded-Ely s	-2.540	-47.63
24E2 - SHELBY CLAY LOAM - (Taxable)	0.260	9.10
Adjustment: Shelby clay loam, dissected ti	-0.260	-0.19
370B - SHARPSBURG - (Taxable)	0.210	19.11
Adjustment: Sharpsburg silty clay loam, 2	-0.210	-8.98
370C2 - SHARPSBURG - (Taxable)	0.420	33.60
Adjustment: Sharpsburg silty clay loam, 5	-0.420	-14.49
822D2 - LAMONI - (Taxable)	2.660	18.62
Adjustment: Lamoni clay loam, 9 to 14 perc	-2.660	0.00
824E2 - SHELBY-LAMONI COMPLEX - (Taxable)	1.280	34.56

Adjustment: Shelby-Lamoni complex, 14 to 1

-1.280

0.00

Non-Crop Totals

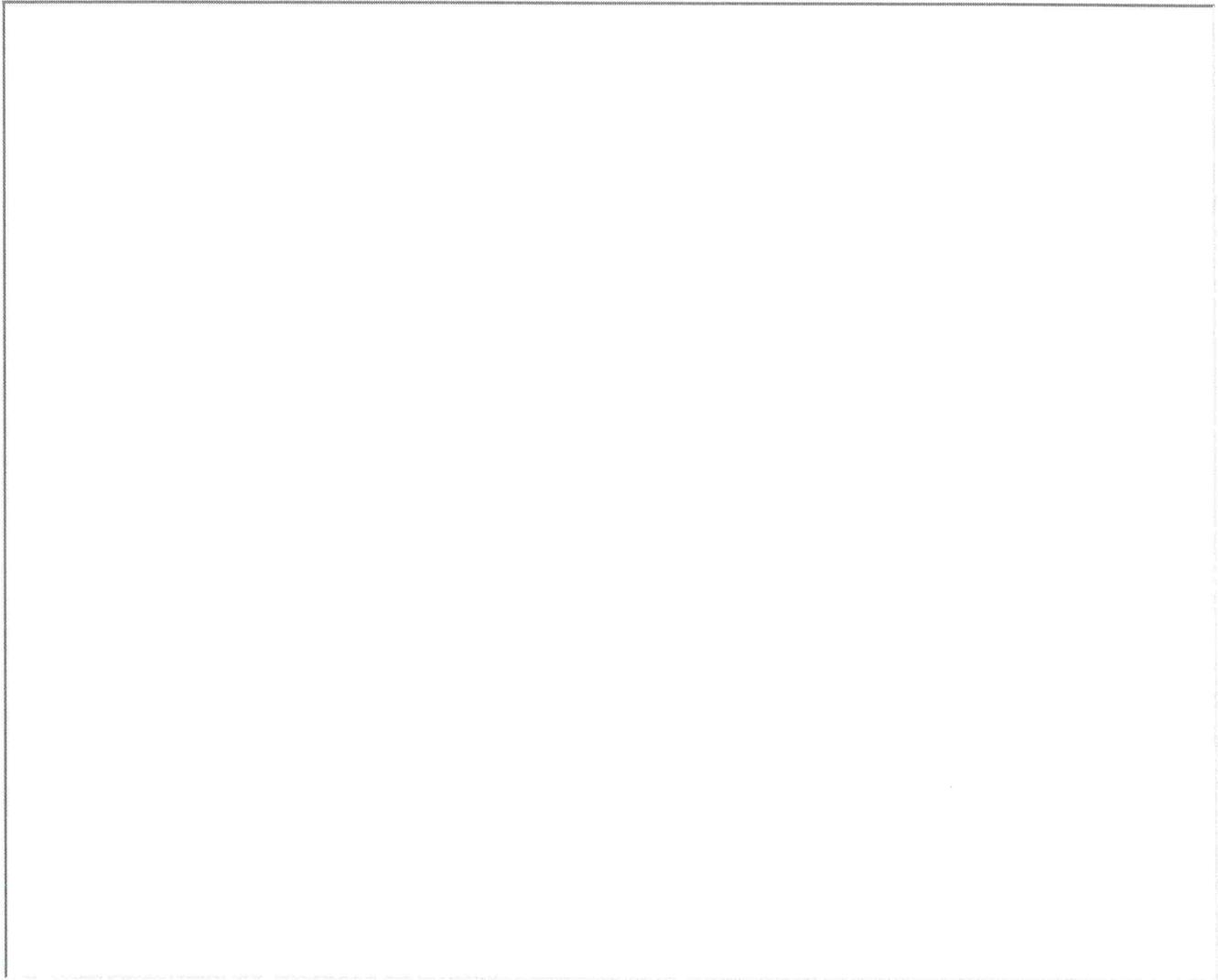
Total Acres: 7.370

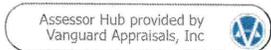
CSR2 Points: 193.56

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
03/15/2018	\$0	38 - No consideration	B2018 P819
10/15/2015	\$0	38 - No consideration	B2015 P3023

GIS Map Information





Parcel Number:
111020928000000

Deed Holder:
PETERSON, ROBERT W.

Property Address:
000000

Mailing Address:
PETERSON, ROBERT W.
1115 PRAIRIE VIEW AVE.
VAN METER, IA 50261 USA

PDF Name:
AG LAND

Class:
AG LAND

Map Area:
JEFFERSON

Tax District:
111 JFBC V VMFD

Subdivision:
(EMPTY)

Sec-Twp-Rng:
009-077-027

Lot-Block:
027-077

Deeded Acres:
40.0000

Legal Description:
SE NE

No
image
to
display

Property Report:
[PROPERTY REPORT \(PDF FILE\)](#)



Current value as of January 01, 2023 Taxes payable September 2024 and March 2025

Land Value	Dwelling Value	Improvement Value	Total Value
\$52,100	\$0	\$0	\$52,100

Agricultural Land Information

Description	Acres	CSR2 Points
368 - MACKSBURG - (Taxable)	8.120	755.16
370B - SHARPSBURG - (Taxable)	10.780	980.98
370C - SHARPSBURG - (Taxable)	0.410	33.21
370C2 - SHARPSBURG - (Taxable)	8.760	700.80
822D2 - LAMONI - (Taxable)	1.000	7.00
824D2 - SHELBY-LAMONI COMPLEX - (Taxable)	0.570	15.96
Total Acres: 29.640		
	Cropland Totals	Averaged Taxable CSR2: 84.113
	CSR2 Points: 2,493.11	Averaged Taxable CSR2: 20.433
370B - SHARPSBURG - (Taxable)	0.630	57.33
Adjustment: Sharpsburg silty clay loam, 2	-0.630	-26.93
370C - SHARPSBURG - (Taxable)	1.570	127.17
Adjustment: Sharpsburg silty clay loam, 5	-1.570	-55.34
370C2 - SHARPSBURG - (Taxable)	0.730	58.40
Adjustment: Sharpsburg silty clay loam, 5	-0.730	-25.18
822D2 - LAMONI - (Taxable)	3.730	26.11
Adjustment: Lamoni clay loam, 9 to 14 perc	-3.730	0.00
824E2 - SHELBY-LAMONI COMPLEX - (Taxable)	1.100	29.70
Adjustment: Shelby-Lamoni complex, 14 to 1	-1.100	0.00
W - WATER - (Taxable)	1.600	0.00

Adjustment: WATER NonTillable

-1.600

0.00

Non-Crop Totals

Total Acres: 9.360

CSR2 Points: 191.25

ROW - ROAD RIGHT OF WAY - (Exempt)

1.000

0.00

ROW Totals

Averaged Taxable CSR2: 0.000

Total Acres: 1.000

CSR2 Points: 0.00

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
03/15/2018	\$0	38 - No consideration	B2018 P819
10/15/2015	\$0	38 - No consideration	B2015 P3023

GIS Map Information

