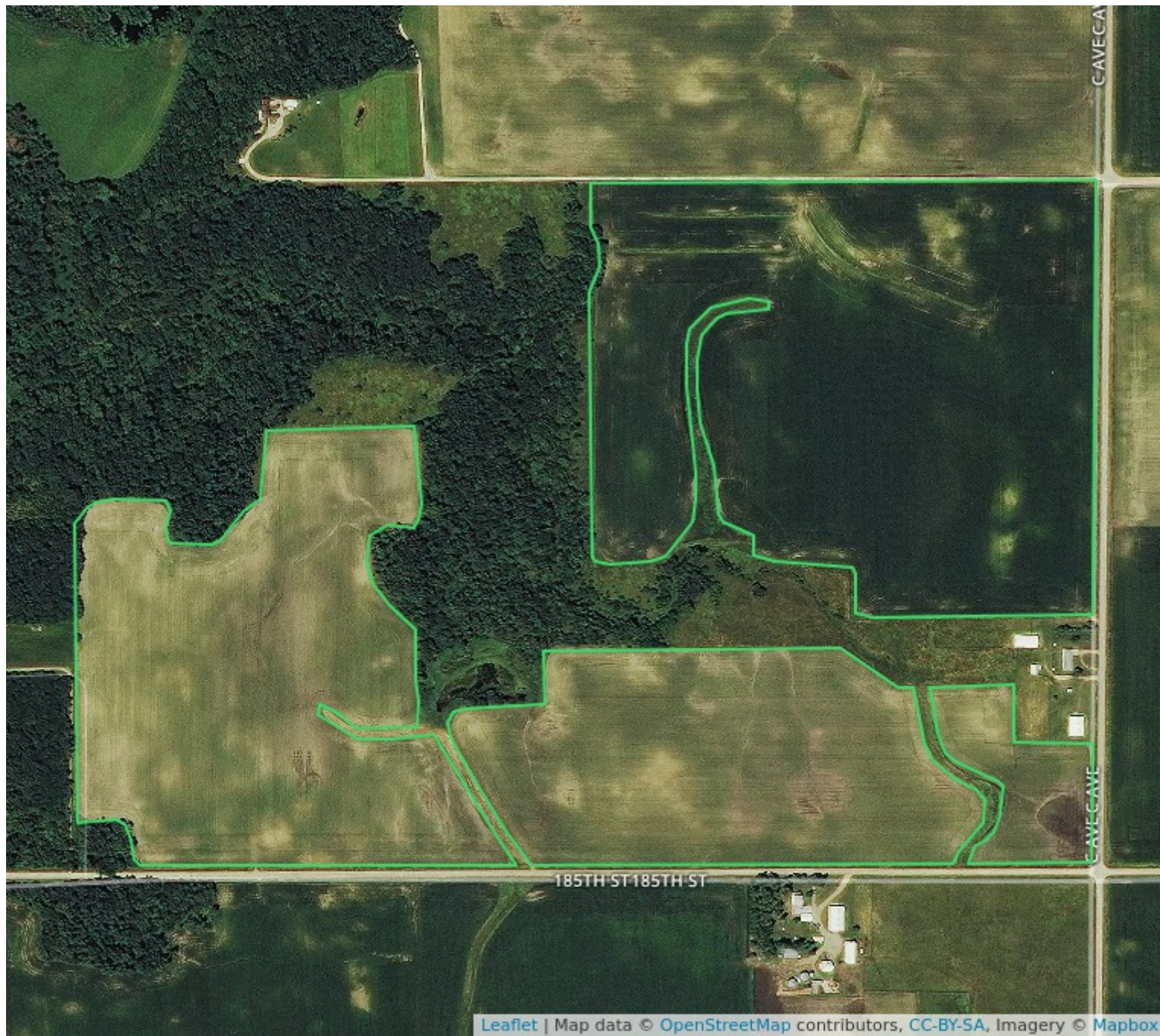


## Aerial Map

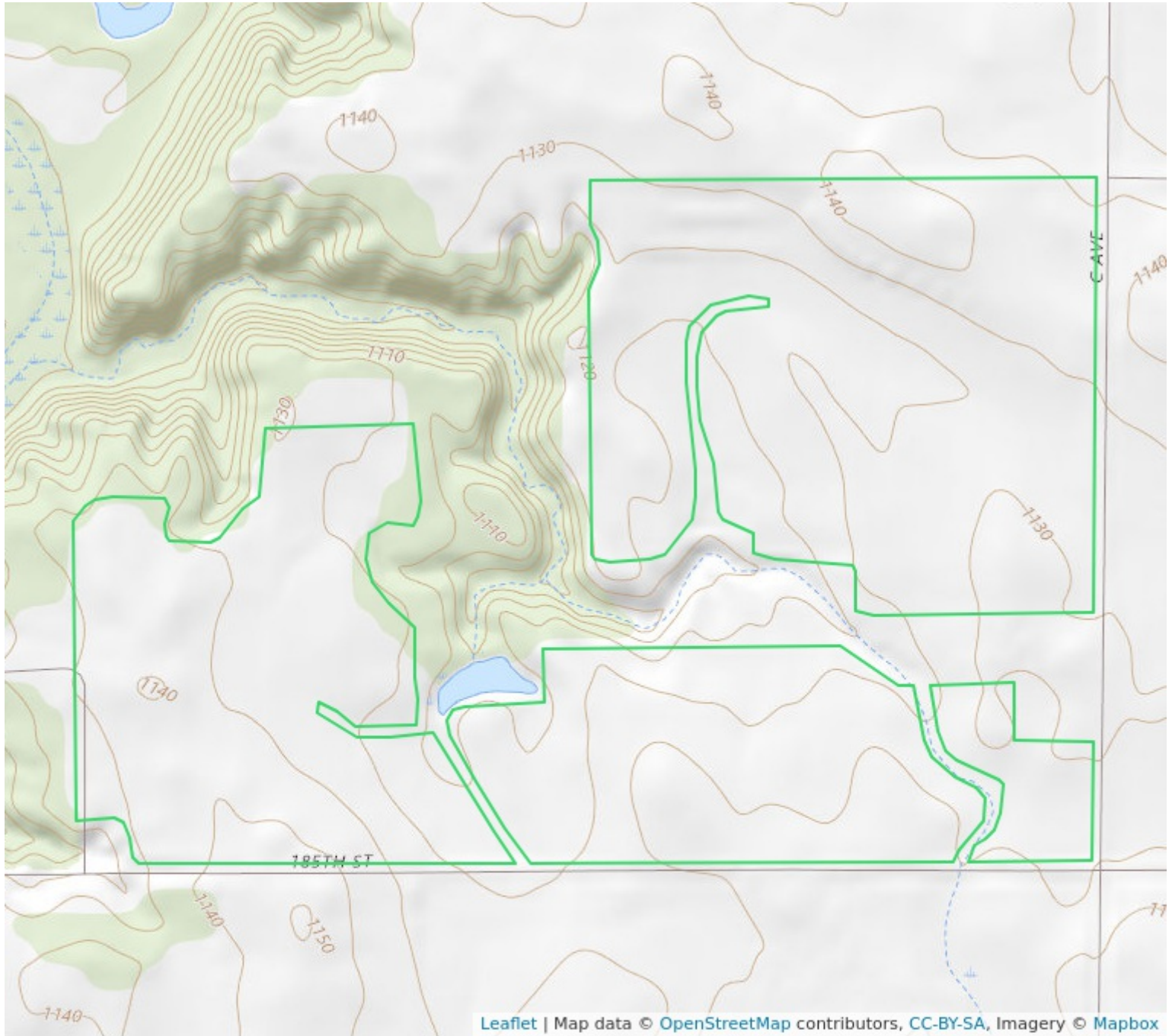


17 - 84N - 32W  
Greene County, Iowa

42°5'15.81" N, 94°35'47.74" W



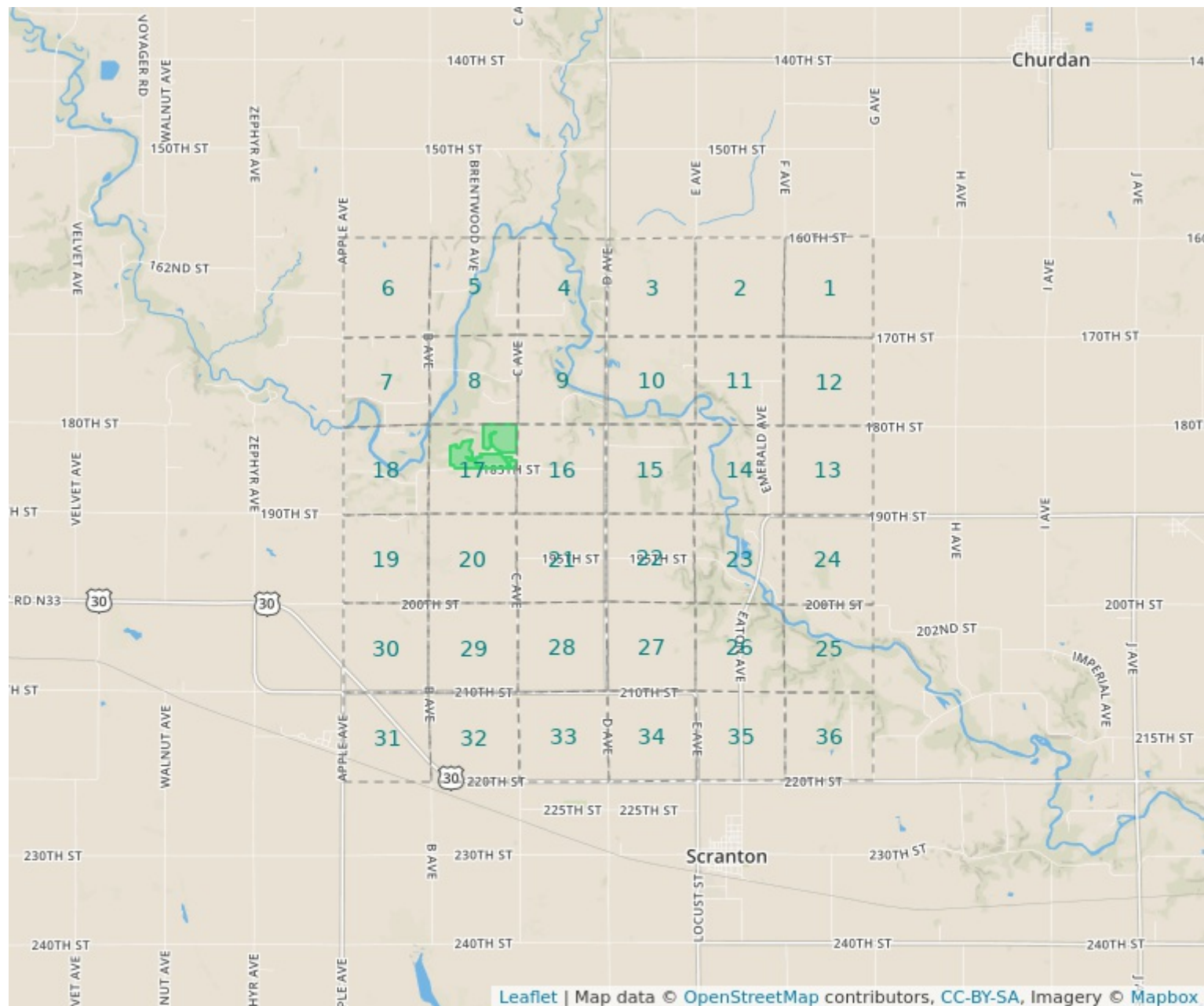
## Topography Map



**17 - 84N - 32W**  
**Greene County, Iowa**

**42°5'15.81" N, 94°35'47.74" W**

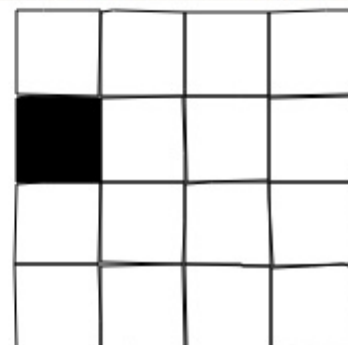
# Plat Map



17 - 84N - 32W

Greene County, Iowa

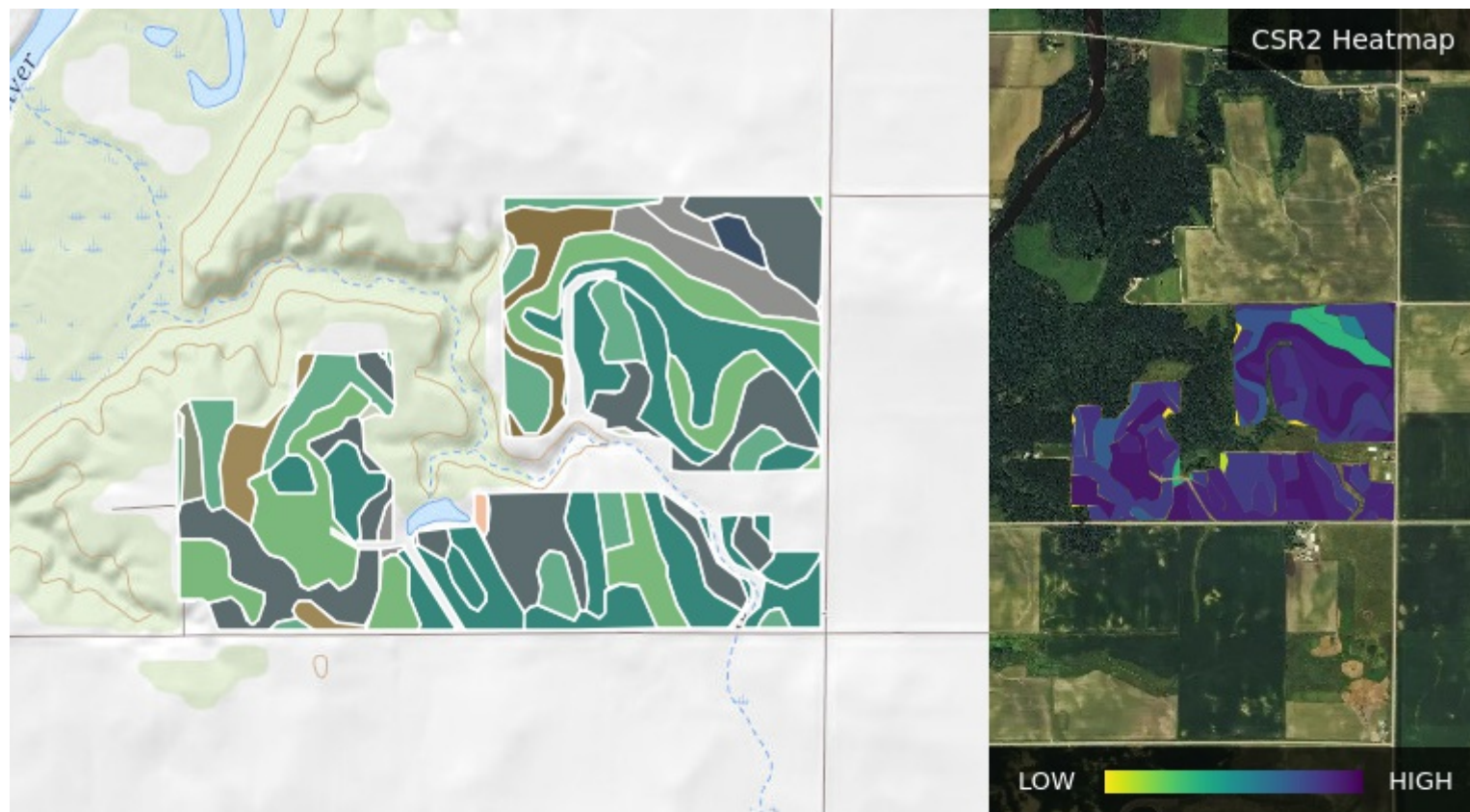
42°5'15.81" N, 94°35'47.74" W





## Soil Map – Total Acres







Source: NRCS SSURGO



Code	Description	Acres	% of Field	Soil Class	CSR2
L138C2	Clarion loam, Bemis moraine, 6 to 10% slopes, moderately eroded	34.96	23.6%	3e	83
L55	Nicollet loam, 1 to 3% slopes	29.41	19.8%	1	91
L107	Webster clay loam, Bemis moraine	25.58	17.2%	2w	88
L138B	Clarion loam, Bemis moraine	16.41	11.1%	2e	88
L138B2	Clarion loam, Bemis moraine, 2 to 6% slopes, moderately eroded	11.07	7.5%	2e	85
L236B	Lester loam, Bemis moraine	7.82	5.3%	2e	85
138D2	Clarion loam, 9 to 14% slopes	6.69	4.5%	3e	50
L236C2	Lester loam, Bemis moraine, 6 to 10% slopes, moderately eroded	5.9	4%	3e	77
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10% slopes, moderately eroded	4.17	2.8%	3e	75
236D2	Lester loam, Bemis moraine, 10 to 16% slopes, moderately eroded	1.5	1%	4e	49

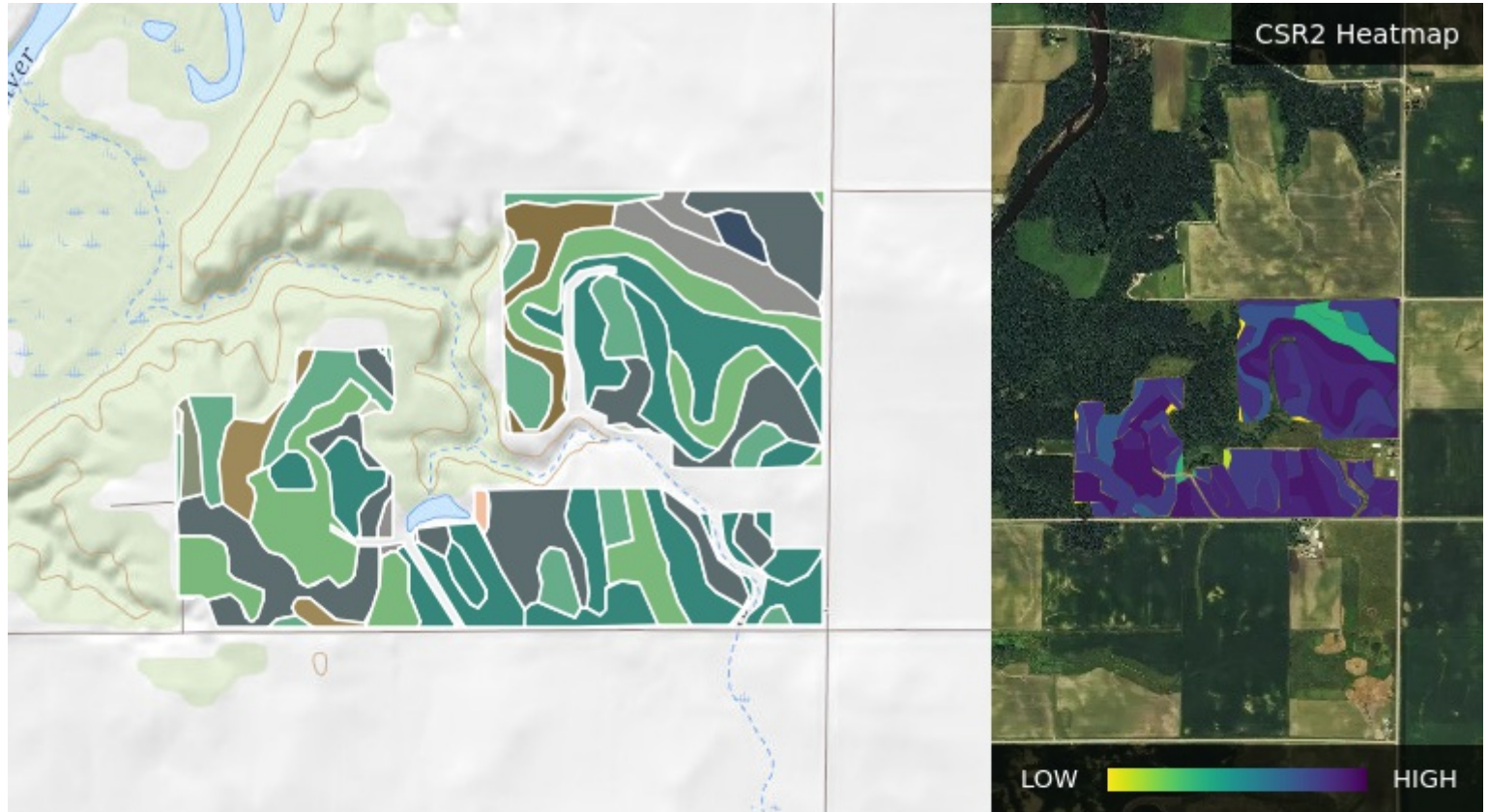
## Soil Map – Total Acres

Source: NRCS SSURGO

	L236C	Lester loam, Bemis moraine	1.36	0.9%	3e	81
	L62C2	Storden loam, Bemis moraine, 6 to 10% slopes, moderately eroded	1.37	0.9%	3e	64
	L507	Canisteo clay loam, Bemis moraine	0.85	0.6%	2w	87
	L256G	Lester-Belview complex, Bemis moraine	0.64	0.4%	7e	9
	L62E2	Storden loam, Bemis moraine, 10 to 22% slopes, moderately eroded	0.42	0.3%	4e	32
	L62G	Belview loam, Bemis moraine	0.21	0.1%	7e	10
			<b>148.38</b>			<b>83.28</b>

## Soil Map – Tillable Acres

Source: NRCS SSURGO









Code	Description	Acres	% of Field	Soil Class	CSR2
L138C2	Clarion loam, Bemis moraine, 6 to 10% slopes, moderately eroded	34.97	23.6%	3e	83
L55	Nicollet loam, 1 to 3% slopes	29.41	19.8%	1	91
L107	Webster clay loam, Bemis moraine	25.59	17.2%	2w	88
L138B	Clarion loam, Bemis moraine	16.41	11.1%	2e	88
L138B2	Clarion loam, Bemis moraine, 2 to 6% slopes, moderately eroded	11.07	7.5%	2e	85
L236B	Lester loam, Bemis moraine	7.82	5.3%	2e	85
138D2	Clarion loam, 9 to 14% slopes	6.69	4.5%	3e	50
L236C2	Lester loam, Bemis moraine, 6 to 10% slopes, moderately eroded	5.9	4%	3e	77
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10% slopes, moderately eroded	4.17	2.8%	3e	75
236D2	Lester loam, Bemis moraine, 10 to 16% slopes, moderately eroded	1.5	1%	4e	49



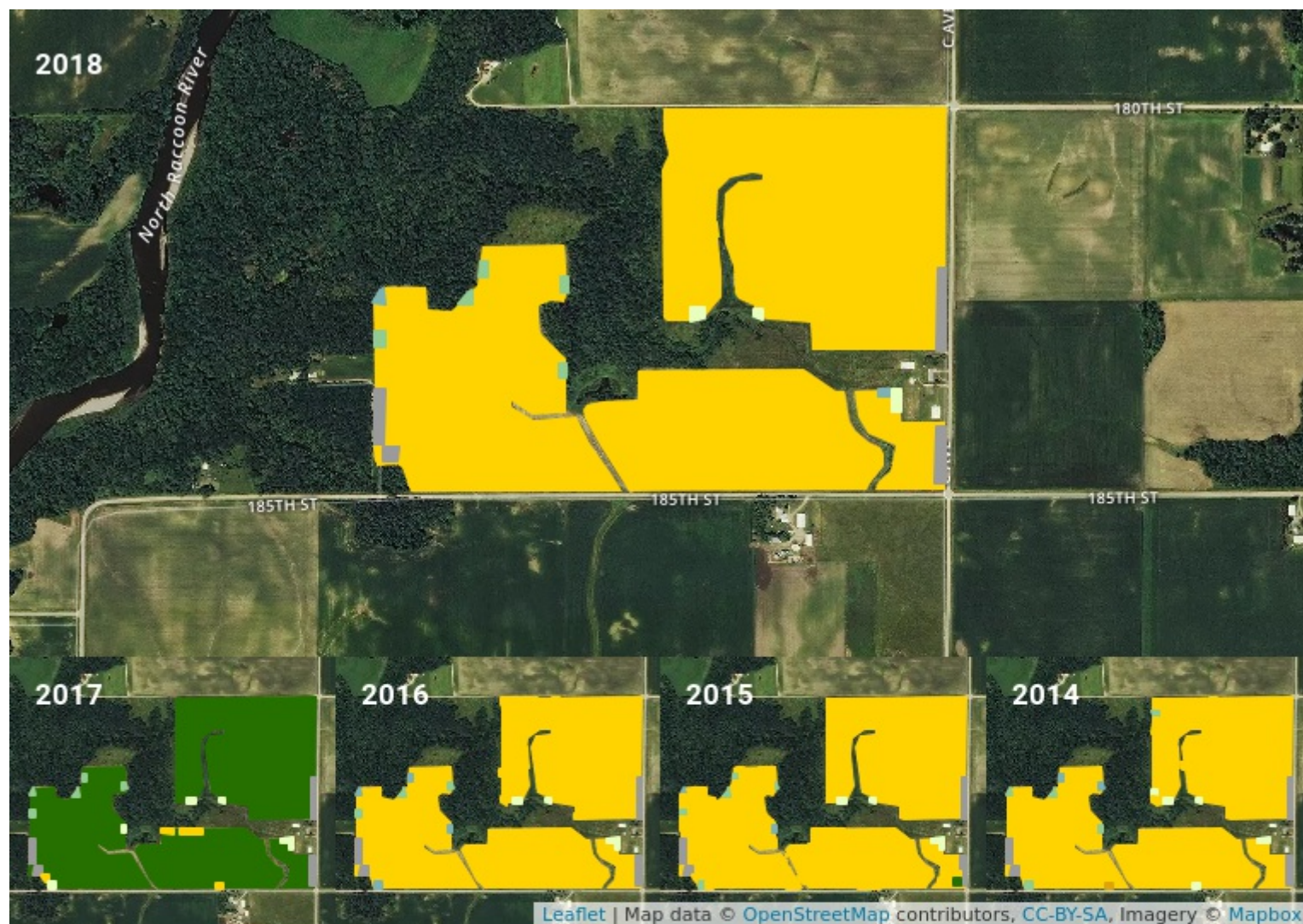
## Soil Map – Tillable Acres





Source: NRCS SSURGO

 L236C	Lester loam, Bemis moraine	1.36	0.9%	3e	81
 L62C2	Storden loam, Bemis moraine, 6 to 10% slopes, moderately eroded	1.37	0.9%	3e	64
 L507	Canisteo clay loam, Bemis moraine	0.85	0.6%	2w	87
 L256G	Lester-Belview complex, Bemis moraine	0.64	0.4%	7e	9
 L62E2	Storden loam, Bemis moraine, 10 to 22% slopes, moderately eroded	0.42	0.3%	4e	32
 L62G	Belview loam, Bemis moraine	0.21	0.1%	7e	10
		<b>148.39</b>			<b>83.28</b>

# Crop History

Source: USDA NASS Cropland Data Layer

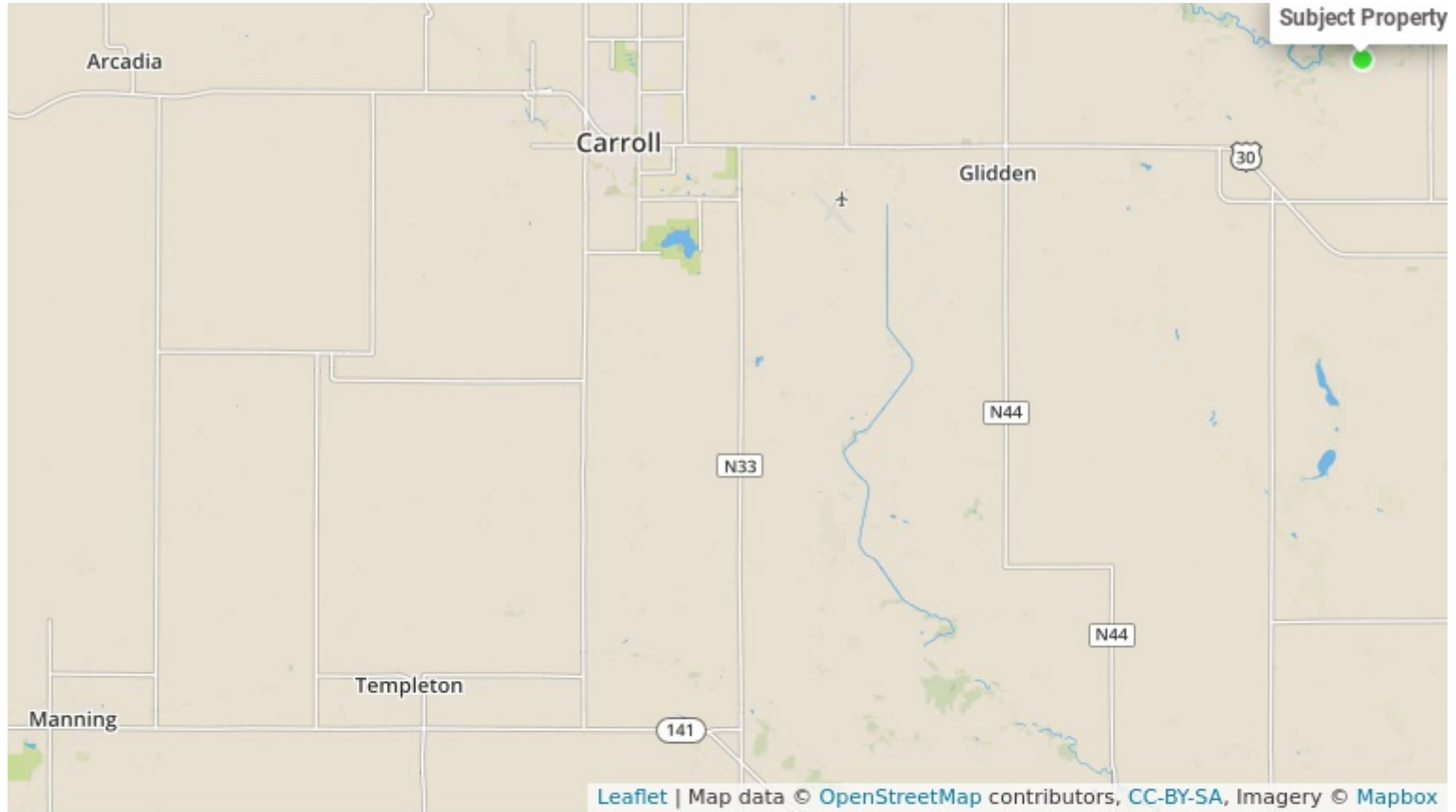


	2018	2017	2016	2015	2014
 Corn	53.59%	43.78%	55.64%	49.78%	54.61%
 Soybeans	42.61%	52.27%	40.41%	46.27%	41.14%
 Grass/Pasture	0.59%	1.02%	0.73%	0.73%	0.88%
 Other	3.21%	2.93%	3.22%	3.22%	3.37%



## Nearby Sales

Source: FarmlandFinder Sales Data



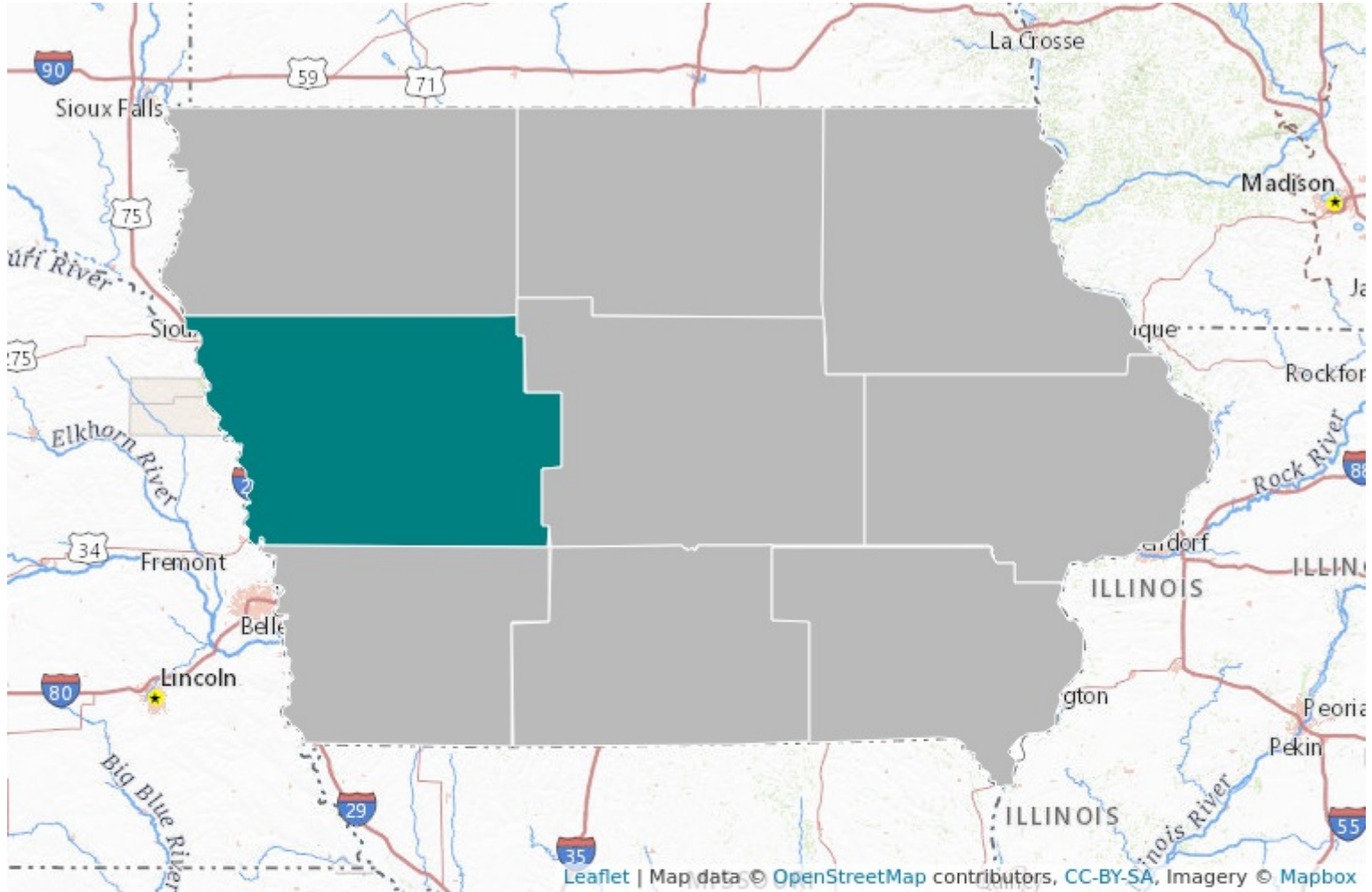
Distance	Sale Date	Gross Acres	Tillable Acres	Percent Tillable	CSR2	Sale Price	\$/Acre	\$/Tillable Acre	\$/CSR2
80.21 mi	For Sale	125	118.12	94%	51.1	\$1,300,000	\$10,400	\$11,006	\$204
81.25 mi	For Sale	526.85	378.65	72%	62.21	\$3,495,000	\$6,634	\$9,230	\$107
81.25 mi	For Sale	40	37.23	93%	64.95	\$355,000	\$8,875	\$9,535	\$137
81.34 mi	For Sale	71.08	71.08	100%	64.86	\$530,000	\$7,456	\$7,456	\$115
81.56 mi	For Sale	80	76.62	96%	50.84	\$782,000	\$9,775	\$10,206	\$192
81.77 mi	For Sale	80	75.85	95%		\$631,000	\$7,888	\$8,319	
82.99 mi	For Sale	166.48	165	99%	50.23	\$954,500	\$5,733	\$5,785	\$114
83.4 mi	02/23/18	160	156.44	98%	53.51	\$804,000	\$5,025	\$5,139	\$94
83.52 mi	02/23/18	172.16	164.43	96%	50.19	\$723,072	\$4,200	\$4,397	\$84
84.08 mi	02/23/18	486.68	477.2	98%	41.9	\$1,924,672	\$3,955	\$4,033	\$94
							<b>\$6,994</b>	<b>\$7,511</b>	<b>\$114</b>

\* For Sale means the property is currently for sale.

\* Expired means the property listing expired and the information shown is from when the listing was active.

## Price Trends

Source: FarmlandFinder Sales Data



### Average Listing Price for West Central Iowa

All Active Listings	\$7,217/ac
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85% Tillable Active Listings	\$7,007/ac
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### Average Auction Price for West Central Iowa

All Auctions (past 6 months)	\$3,650/ac
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85% Tillable Active Listings (past 6 months)	
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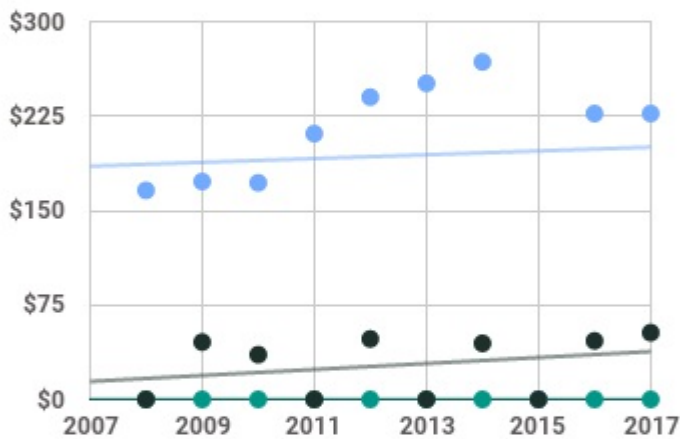
## USDA Data

### Greene County Average Yields



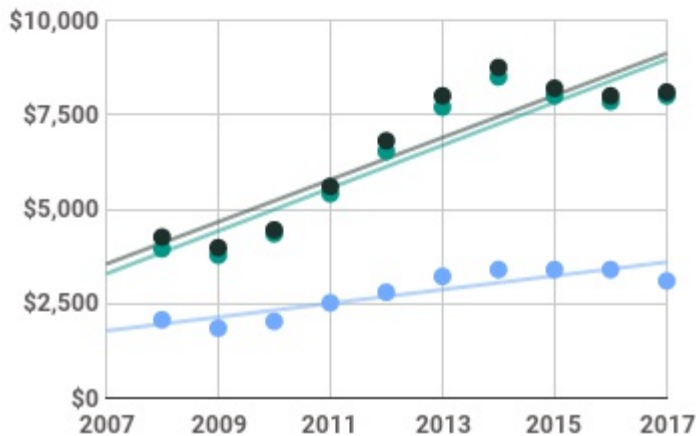
Year	Corn (bu/ac)	Soybeans (bu/ac)
2017	202.2	56.2
2016	205.5	63.5
2015	189	53.6
2014	181.2	52.2
2013	137.9	36.5
2012	124.6	38.3
2011	183.4	51
2010	167.3	48.1
2009	188.1	53.5
2008	159	46.5

### Greene County Average Cash Rent



Year	Irrigated (\$/ac)	Non-Irrigated (\$/ac)	Pastureland (\$/ac)
2017		\$227	\$53
2016		\$227	\$47
2015			
2014		\$268	\$45
2013		\$251	
2012		\$240	\$48
2011		\$211	
2010		\$172	\$36
2009		\$173	\$46
2008		\$166	

### Iowa Statewide Average Land Values



Year	Ag Land, Incl. Buildings (\$/ac)	Pastureland (\$/ac)	Cropland (\$/ac)
2017	\$8,000	\$3,100	\$8,100
2016	\$7,850	\$3,400	\$8,000
2015	\$8,000	\$3,400	\$8,200
2014	\$8,500	\$3,400	\$8,750
2013	\$7,700	\$3,220	\$8,000
2012	\$6,530	\$2,800	\$6,810
2011	\$5,410	\$2,520	\$5,600
2010	\$4,350	\$2,030	\$4,450
2009	\$3,780	\$1,850	\$3,980
2008	\$3,950	\$2,070	\$4,260