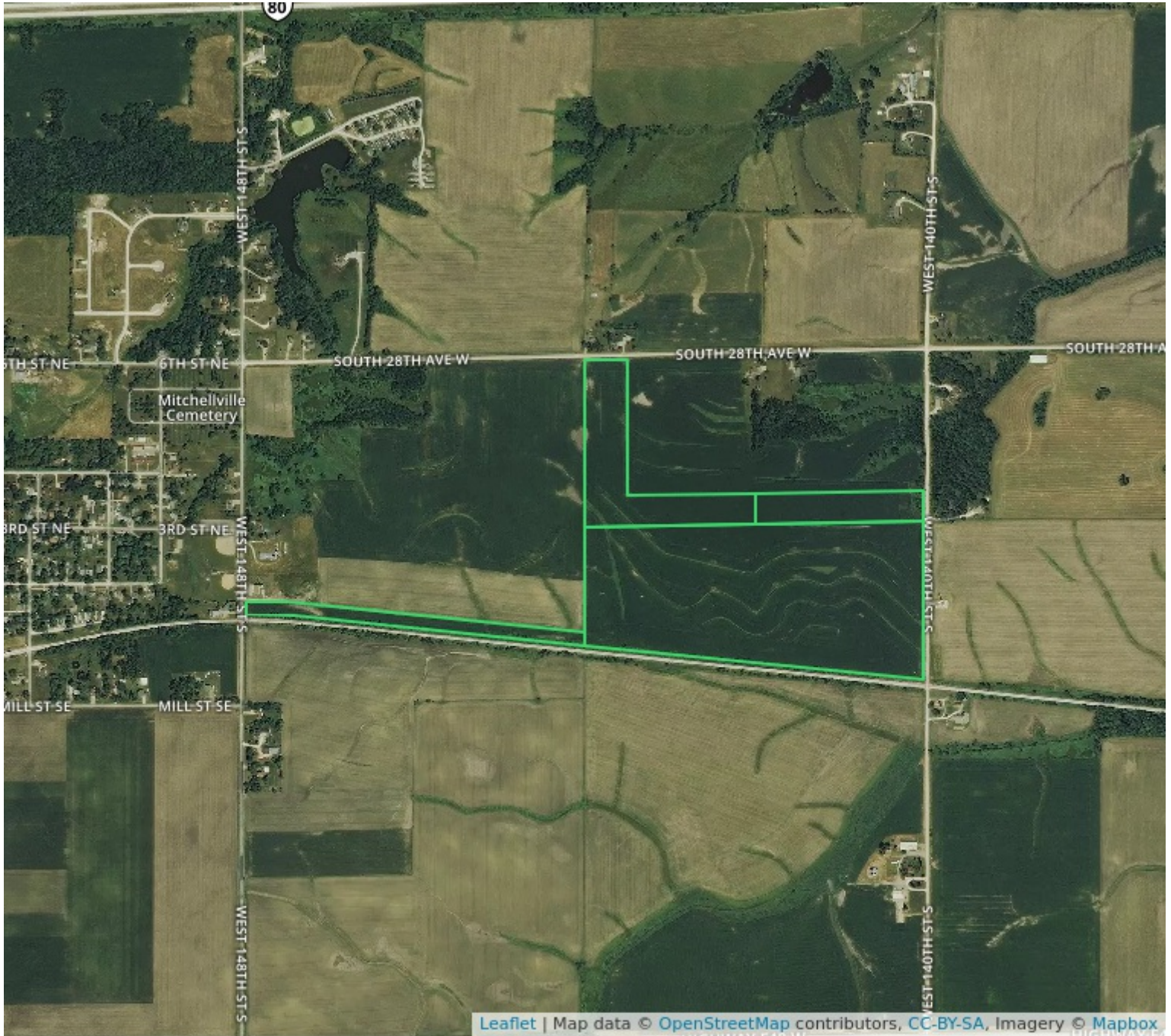


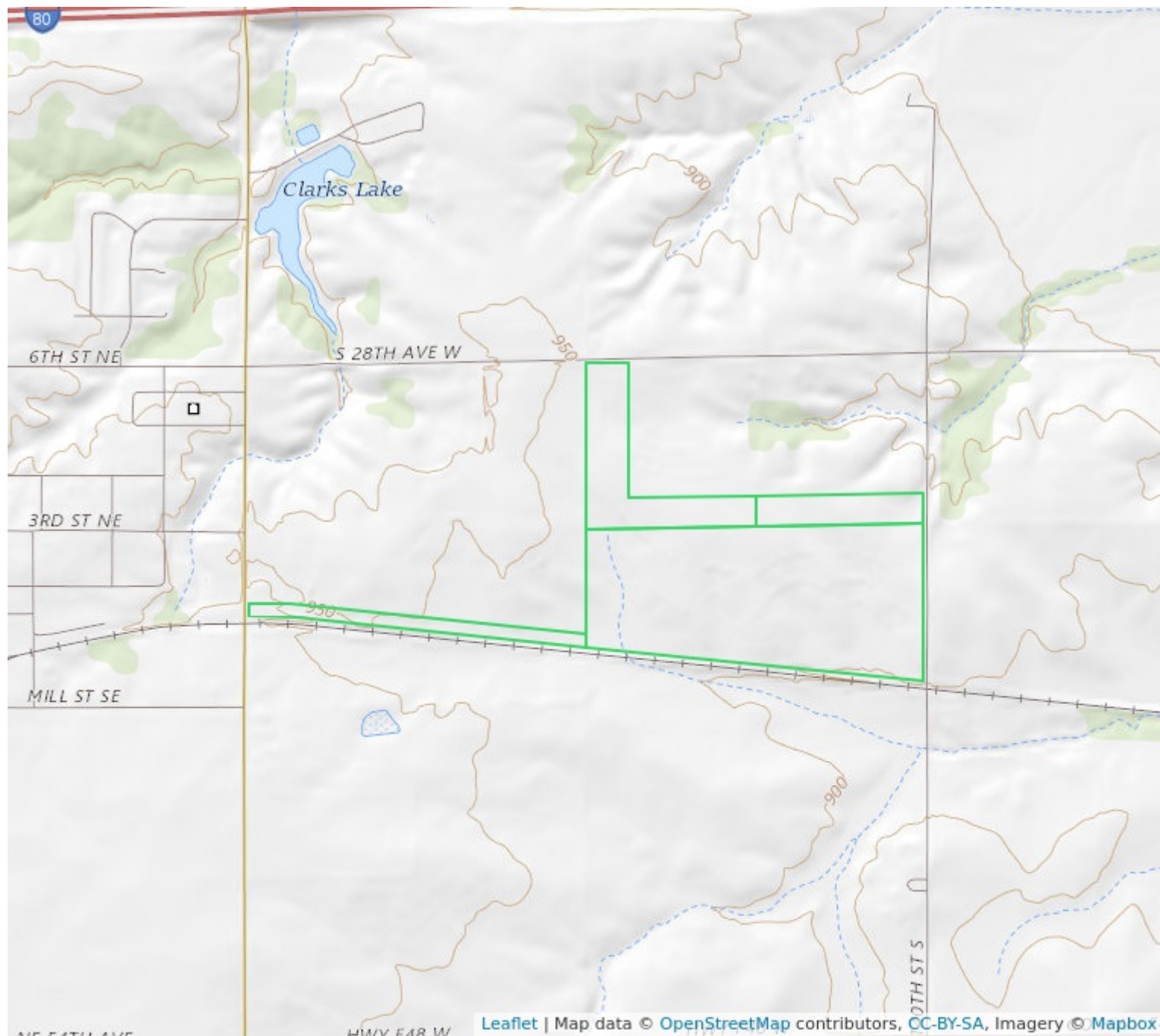
Aerial Map



7 - 79N - 21W
Jasper County, Iowa

41°40'9.758" N, 93°20'11.74" W

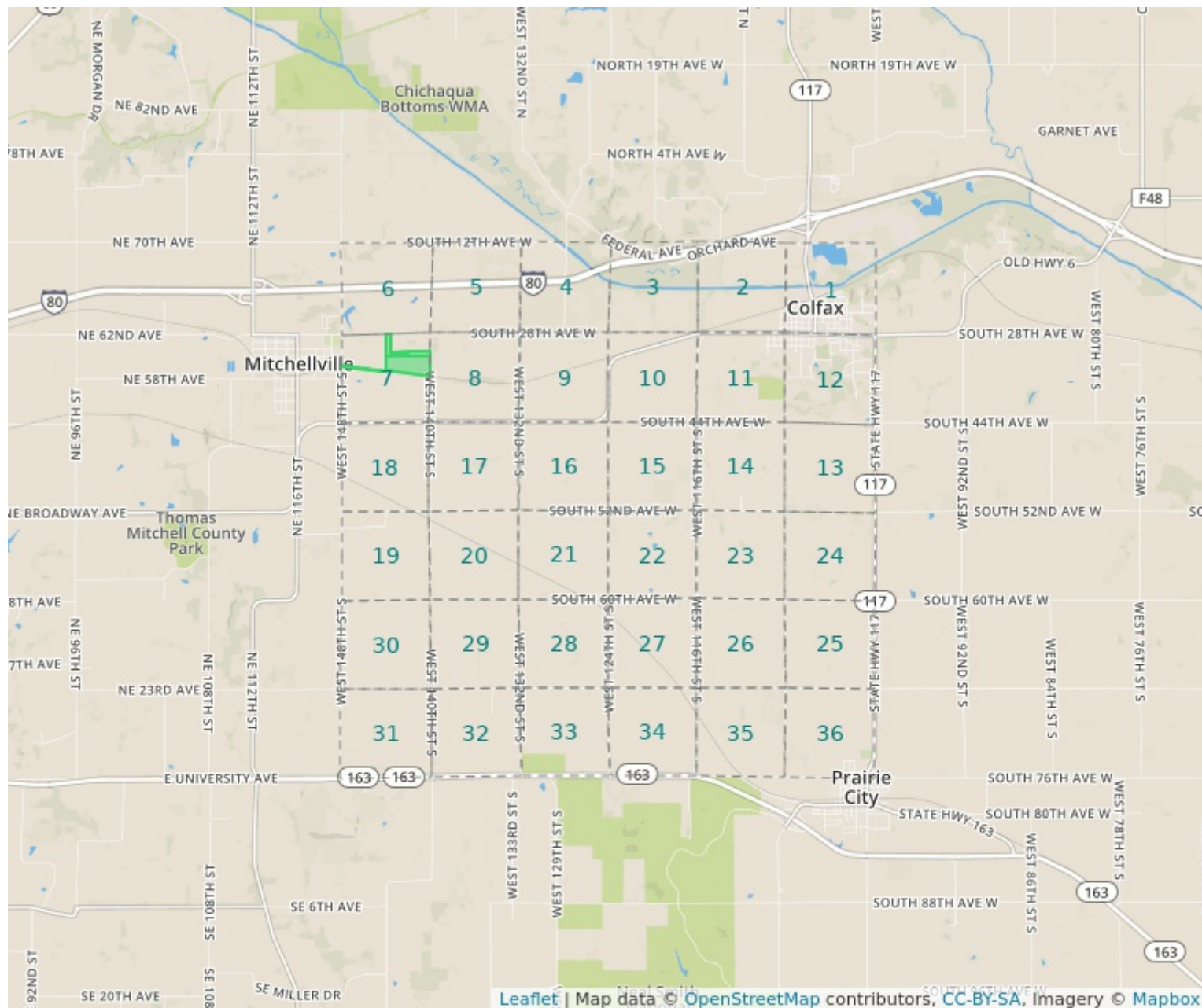
Topography Map



7 - 79N - 21W
Jasper County, Iowa

41°40'9.758" N, 93°20'11.74" W

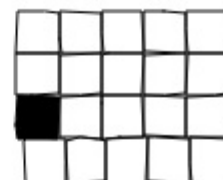
Plat Map



7 - 79N - 21W

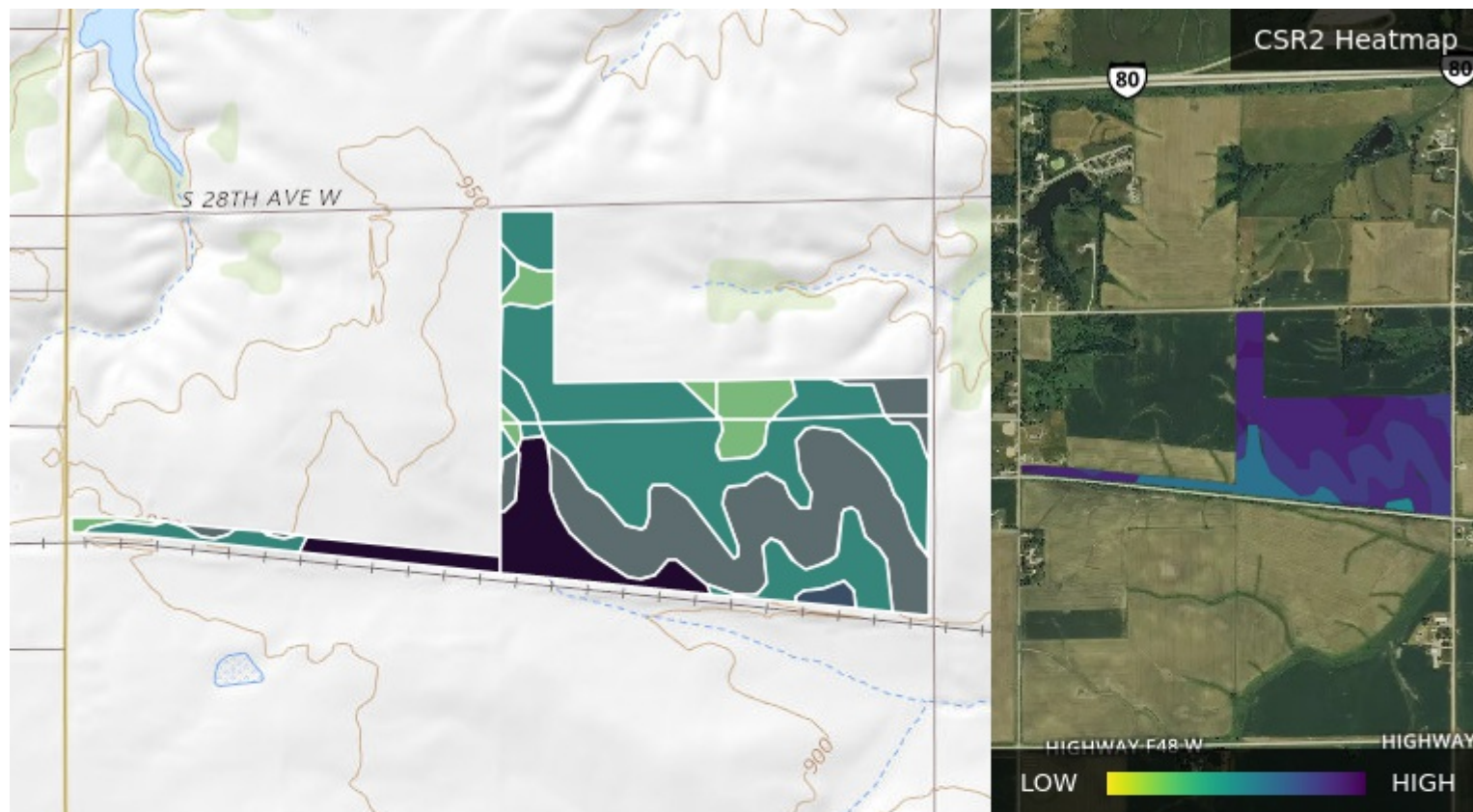
Jasper County, Iowa

41°40'9.758" N, 93°20'11.74" W



Soil Map – Total Acres

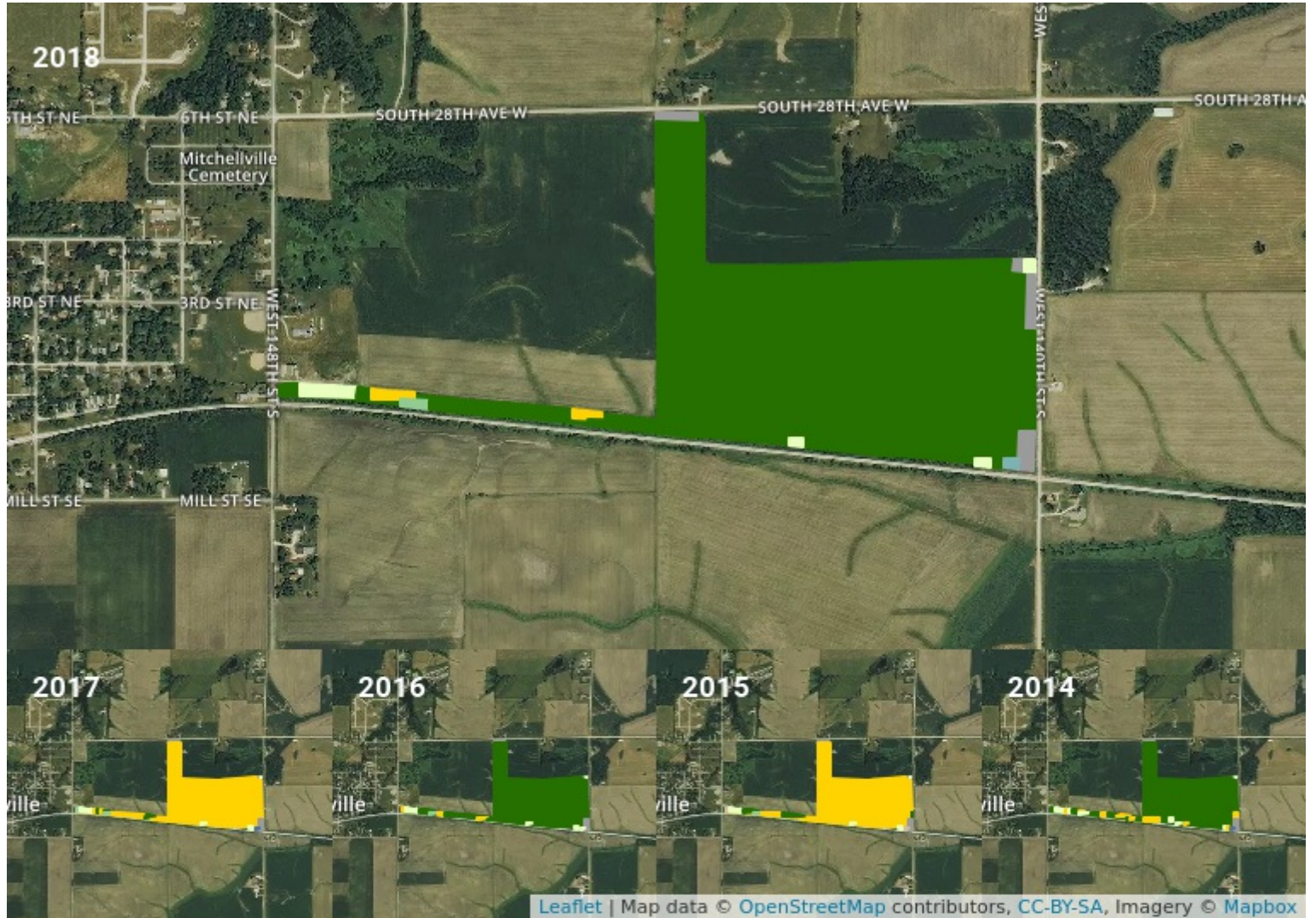
Source: NRCS SSURGO



Code	Description	Acres	% of Field	Soil Class	CSR2
L138B	Clarion loam, Bemis moraine	33.87	37%	2e	88
L138C2	Clarion loam, Bemis moraine, 6 to 10% slopes, moderately eroded	29.29	32%	3e	83
135B	Coland clay loam, 2 to 5% slopes	10.95	12%	2e	69
L55	Nicollet loam, 1 to 3% slopes	6.79	7.4%	1	91
27B	Terril loam, 2 to 6% slopes	5.56	6.1%	2e	87
L107	Webster clay loam, Bemis moraine	4.13	4.5%	2w	88
54	Zook silty clay loam, 0 to 2% slopes	0.89	1%	2w	63
		91.49			84.03

Crop History

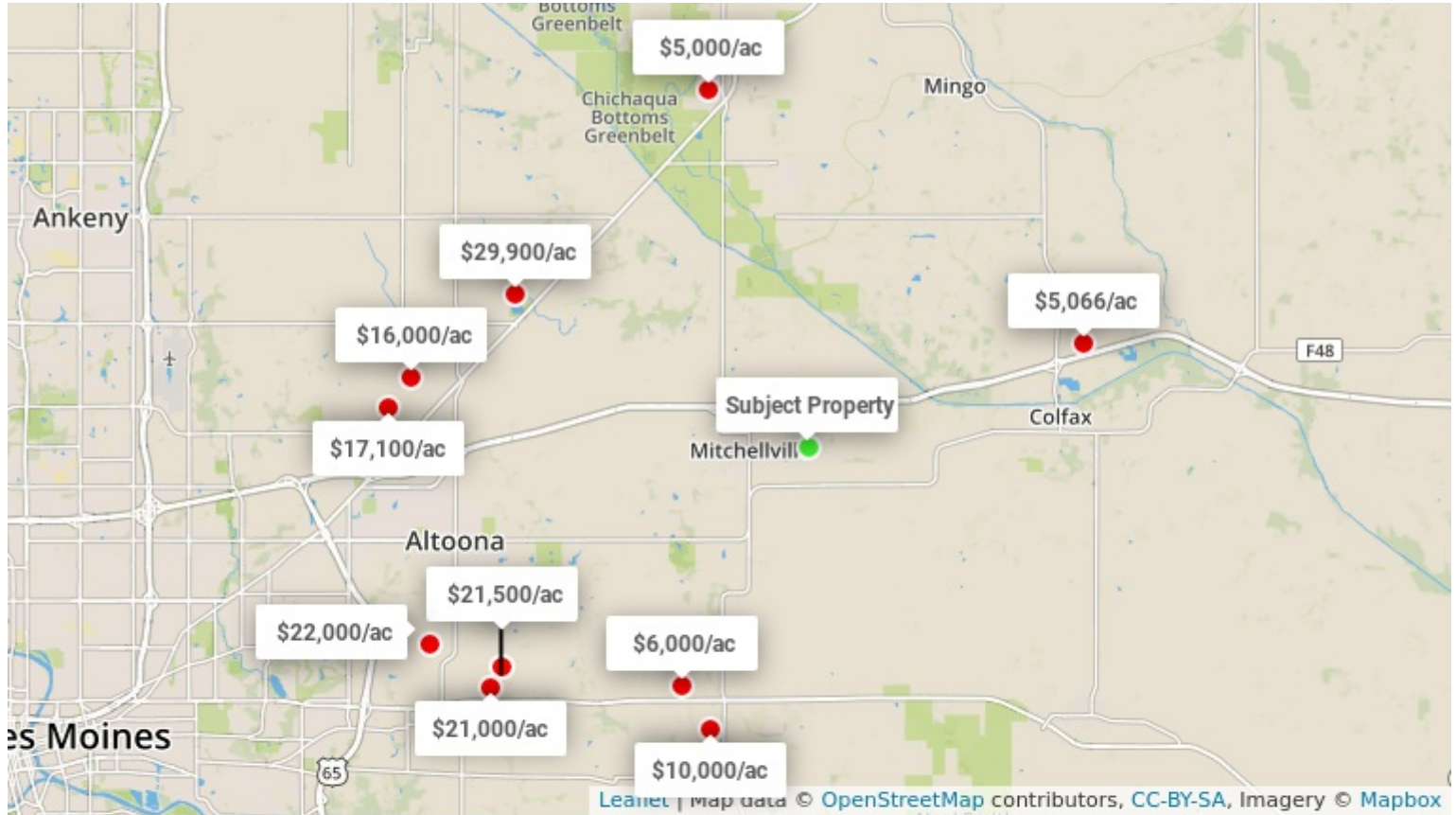
Source: USDA NASS Cropland Data Layer



	2018	2017	2016	2015	2014
 Corn	1.2%	93.53%	1.44%	90.89%	4.56%
 Soybeans	93.76%	1.2%	93.53%	3.84%	89.93%
 Grass/Pasture	1.68%	1.68%	1.92%	1.68%	2.64%
 Other	3.36%	3.59%	3.11%	3.59%	2.87%

Nearby Sales

Source: FarmlandFinder Sales Data



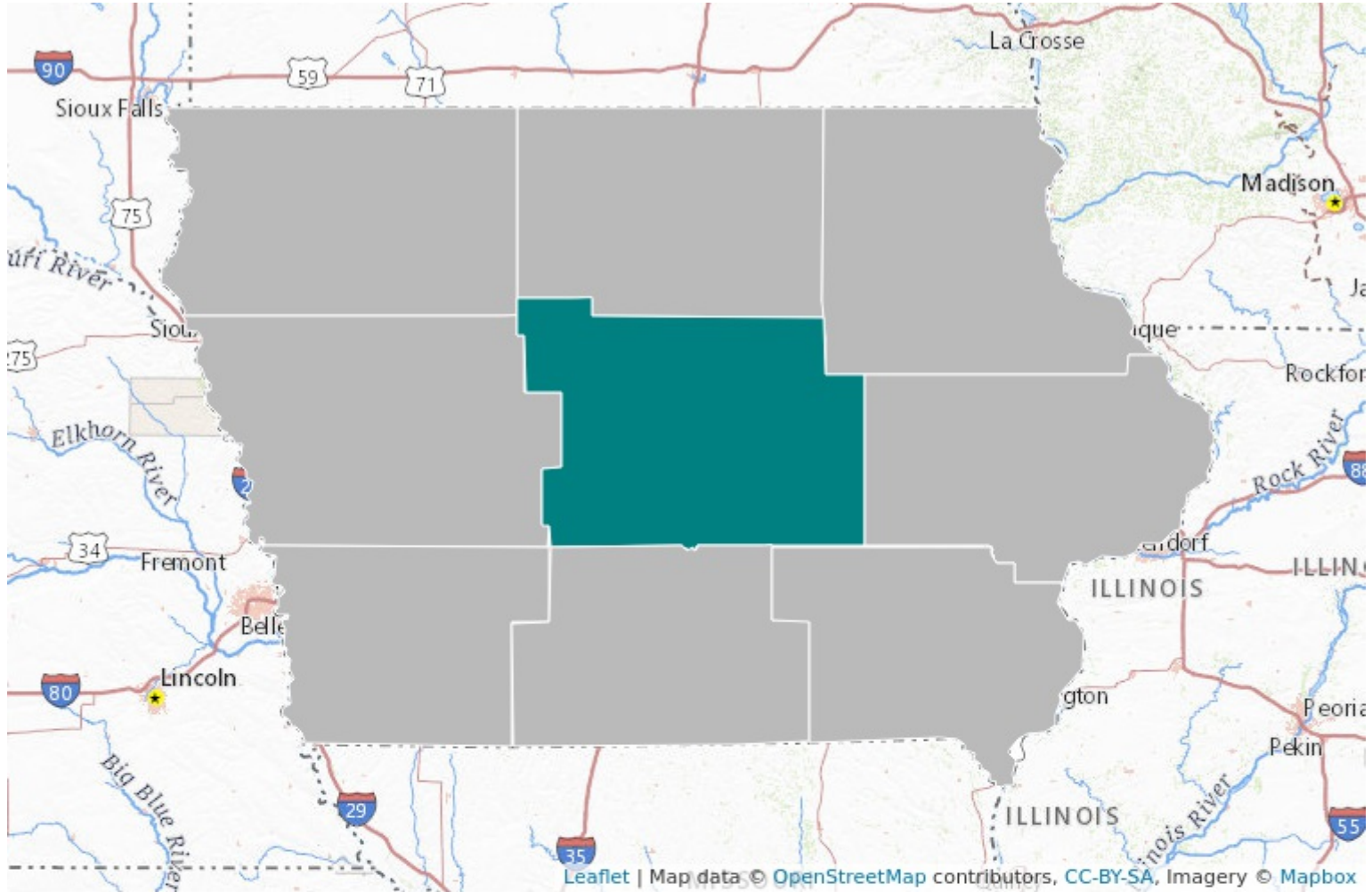
Distance	Sale Date	Gross Acres	Tillable Acres	Percent Tillable	CSR2	Sale Price	\$/Acre	\$/Tillable Acre	\$/CSR2
4.8 mi	09/09/16	145.36	122.28	84%	74.07	\$872,160	\$6,000	\$7,132	\$81
5.42 mi	08/08/17	84.3	79	94%	82.8	\$843,000	\$10,000	\$10,671	\$121
5.76 mi	12/01/16	32.57	26	80%	63.8	\$165,000	\$5,066	\$6,346	\$79
5.91 mi	Expired	12.52	12.12	97%	87.7	\$374,348	\$29,900	\$30,887	\$341
6.69 mi	For Sale	38.48	35.85	93%	86.2	\$827,320	\$21,500	\$23,077	\$249
6.95 mi	11/09/17	74.4	73.07	98%	46.2	\$372,000	\$5,000	\$5,091	\$108
7.02 mi	01/01/17	157	151	96%	87.2	\$3,297,000	\$21,000	\$21,834	\$241
7.21 mi	09/14/18	52.62	52.58	100%	88.6	\$841,920	\$16,000	\$16,012	\$181
7.5 mi		118	107	91%	88.04	\$2,596,000	\$22,000	\$24,262	\$250
7.53 mi	09/26/18	155	152.97	99%	87.6	\$2,650,500	\$17,100	\$17,327	\$195
							\$15,357	\$16,264	\$185

* 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 Central Iowa

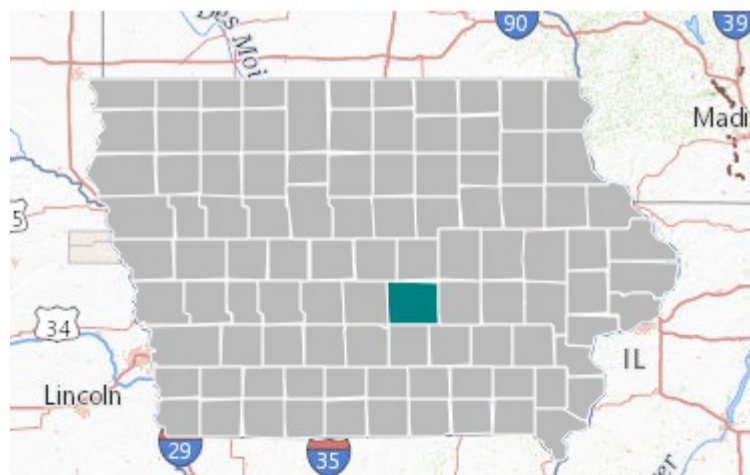
All Active Listings	\$9,712/ac
85% Tillable Active Listings	\$10,689/ac

Average Auction Price for Central Iowa

All Auctions (past 6 months)	\$8,774/ac
85% Tillable Active Listings (past 6 months)	\$8,919/ac

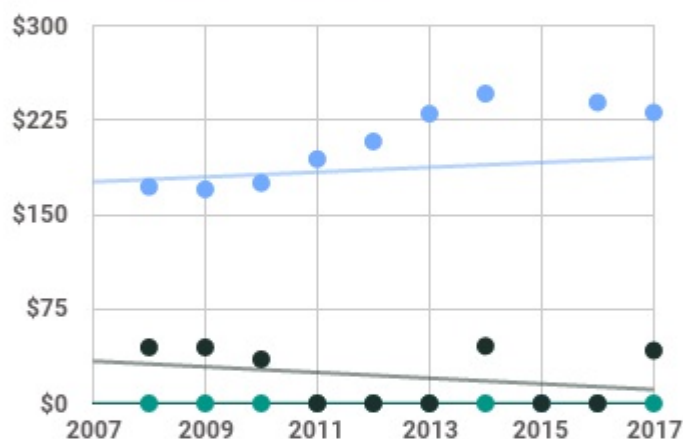
USDA Data

Jasper County Average Yields



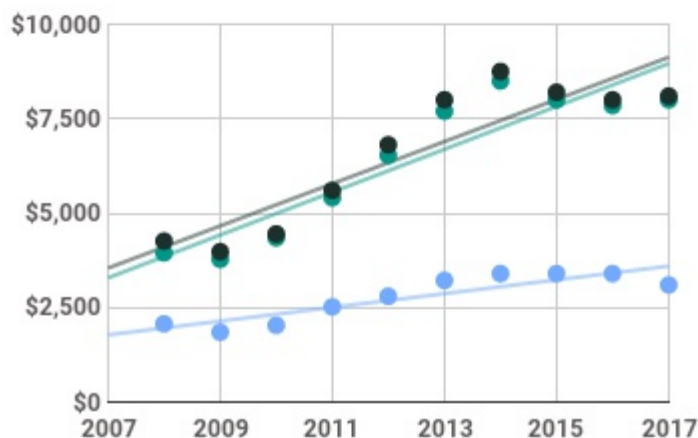
Year	Corn (bu/ac)	Soybeans (bu/ac)
2017	204.6	59.9
2016	214.7	60.3
2015	198.9	57.9
2014	191.5	54.6
2013	158.8	43.2
2012	150.9	50.9
2011	171.1	54.6
2010	152.7	48.3
2009	181.4	56.5
2008	182	53

Jasper County Average Cash Rent



Year	Irrigated (\$/ac)	Non-Irrigated (\$/ac)	Pastureland (\$/ac)
2017		\$231	\$42
2016		\$239	
2015			
2014		\$246	\$46
2013		\$230	
2012		\$208	
2011		\$194	
2010		\$175	\$35
2009		\$170	\$45
2008		\$172	\$45

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