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Farm owner: Boyington Family Farm LLC

Legal description: The Southwest Fractional ¼, (except the North 290 feet of the South 768 feet of the East 436 thereof), in Section 6, Township 91 North, Range 23 West of the 5th P.M., Wright Co, IA

Acres: 162 -159.68 taxable

Tenant: Lease is terminated for 2018

Location from nearest town: 5 ½ miles East of Clarion, IA on 230th St.

Soil types: 85.1 CSR2 See attached soils sheets

Taxes: 4480 for 206-17

FSA data, farm number: Farm was divided at FSA office into 1/3 & 2/3. We have combined the two.

Tillable acres: 154.77 less 4.12 for CRP leaving 150.65 cropped.

Yields: Corn 157 Soybean 40

Base: Corn 79.7 Soybeans 70.95

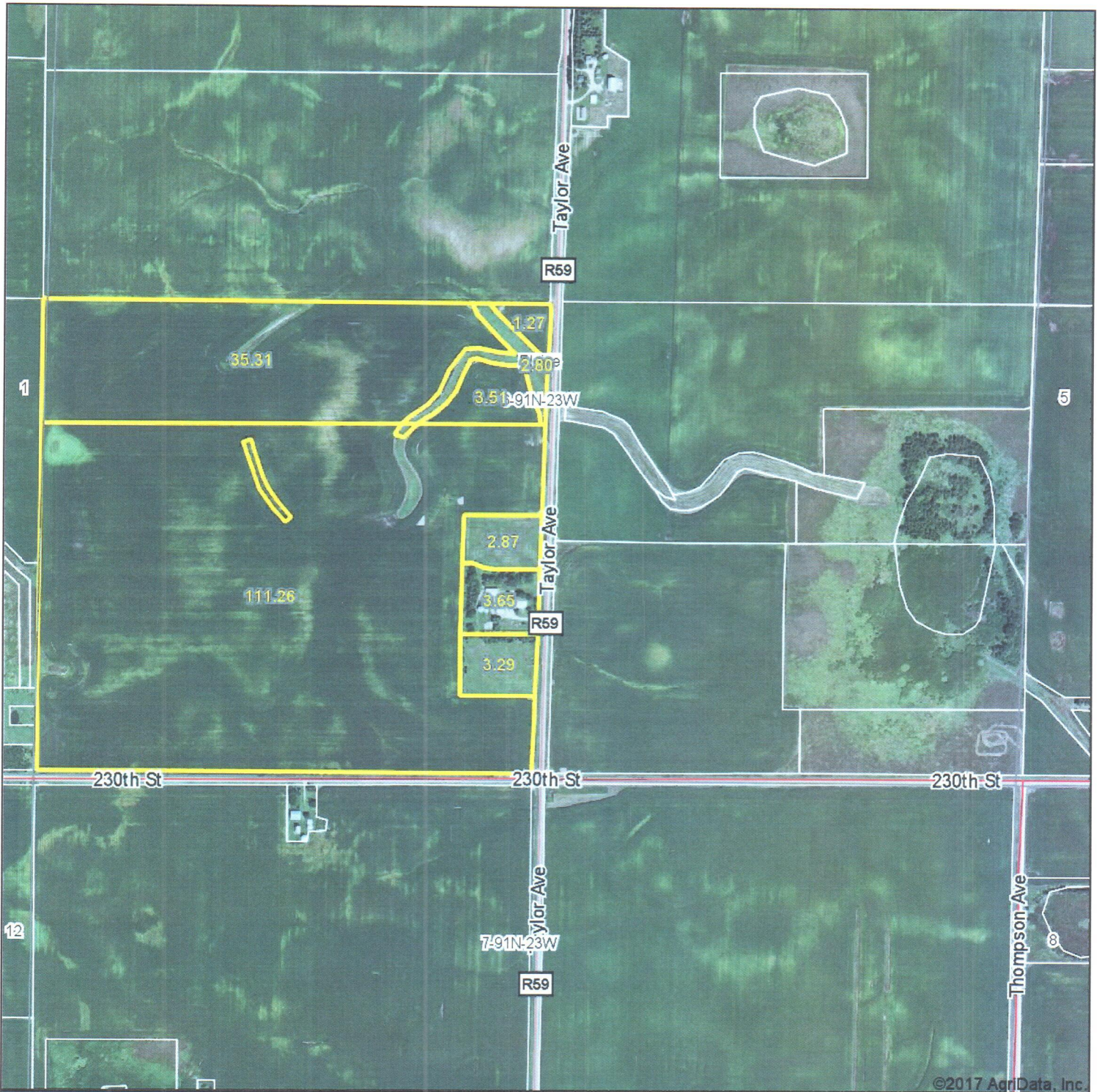
Conservation plan: Water ways: CRP payments 3.4A at 255.60 expires 9/30/2021,
.7 A at 214.40 expires 9/30/19

Price: \$1,500,000.00

Terms: Cash – Close Date Negotiable

The following information, although believed to be accurate, is not guaranteed to be so.

Aerial Map



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Gold-Eagle Cooperative



Maps Provided By:



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map center: 42.720540, -93.606926

0ft 856ft 1713ft

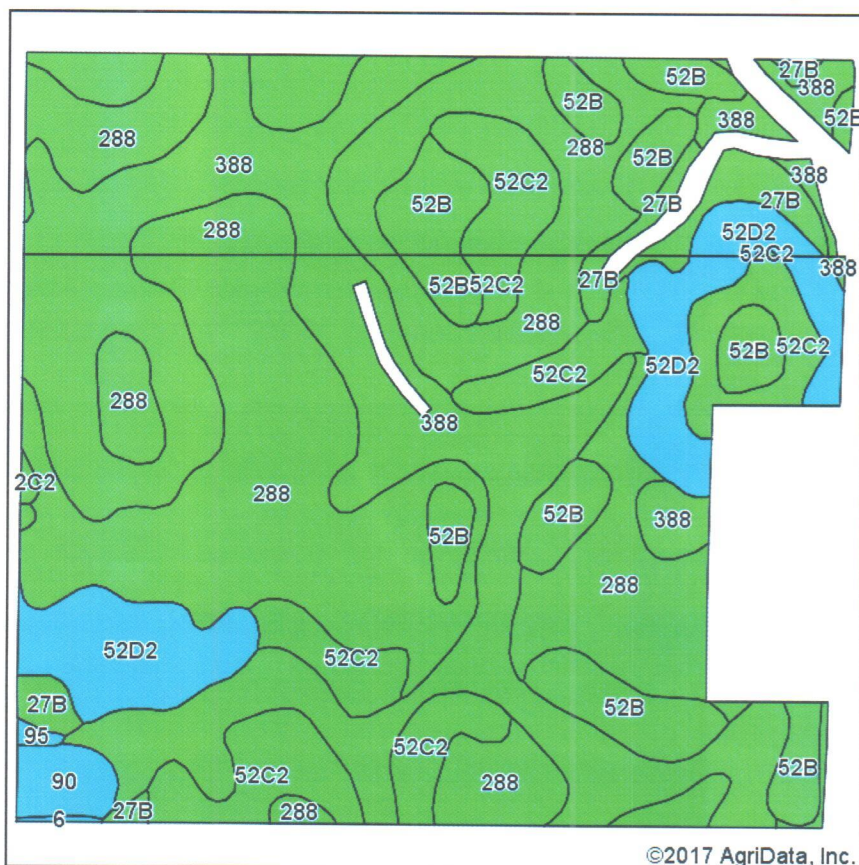
6-91N-23W
Wright County
Iowa



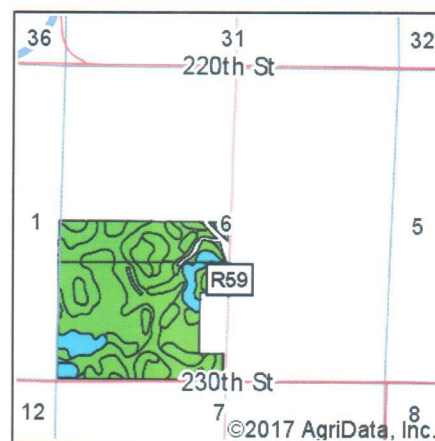
6/1/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Wright
Location: 6-91N-23W
Township: Blaine
Acres: 151.35
Date: 6/1/2017



Maps Provided By:



Area Symbol: IA197, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Restrictive Layer	Septic Limits	Foundation Limits	Non-Irr Class *c	CSR2**	CSR
288	Ottosen clay loam, 1 to 3 percent slopes	56.28	37.2%		1ft.	> 6.5ft.	very limited	very limited	Iw	91	84
388	Kossuth silty clay loam, 0 to 2 percent slopes	44.43	29.4%		2.6ft.	> 6.5ft.	very limited	very limited	IIw	86	77
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	17.16	11.3%		5.9ft.	> 6.5ft.	very limited	somewhat limited	IIIe	82	62
52B	Bode clay loam, 2 to 5 percent slopes	14.92	9.9%		4ft.	> 6.5ft.	very limited	somewhat limited	Ile	91	78
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	12.19	8.1%		5.9ft.	> 6.5ft.	very limited	somewhat limited	IIIe	56	52
27B	Terril loam, 2 to 6 percent slopes	4.29	2.8%		6.2ft.	> 6.5ft.	very limited	somewhat limited	Ile	87	80
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	1.76	1.2%		0ft.	> 6.5ft.	very limited	very limited	IIIw	55	59
95	Harps clay loam, 0 to 2 percent slopes	0.21	0.1%		0ft.	> 6.5ft.	very limited	very limited	IIw	72	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.11	0.1%		1.3ft.	> 6.5ft.	very limited	very limited	IIIw	59	57
Weighted Average										85.1	75.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.