Ryerson Auction Realty Ltd

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Farm owner: Boyington Family Farm LLC

Legal description: The NE ¼ of the NE ¼ of Section 11, except 2 highway location out, T-91-N, R-24-W Wright Co, IA

Acres: 37.75 deeded

Tenant: Lease is terminated for 2018

Location from nearest town: 5 miles East of Clarion on Hwy 3, 1 mile South on Hwy 69 in the SW quadrant of the intersection.

Soil types: 88.7 CSR2 See attached sheets

Taxes: $1,014.00 for 2016-17

FSA data, farm number: 503

Tillable acres: 35.4

Yield: Corn 157 Soybeans 40

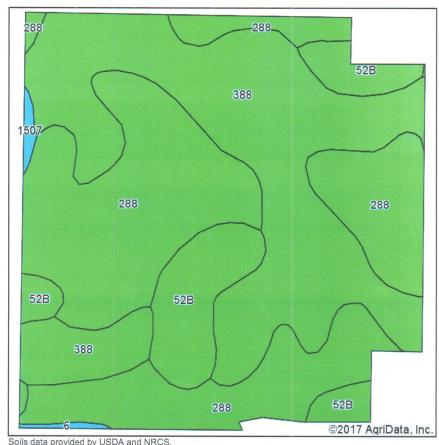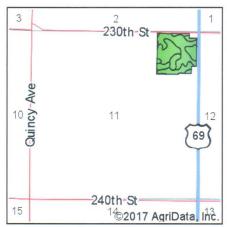**Corn base:** 19.5A Soybean 15.9

Price: $350,000.00

Terms: Cash

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

Aerial Map

2-91N-24W

1-91N-24W

69

230th St   230th St   230th St

0.74

35.40

69

1.19

Lincoln
11-91N-24W

12-91N-24W

69

69

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map center: 42.714580, -93.639210

0ft   820ft   1640ft

11-91N-24W
Wright County
Iowa

N
W   E
S

6/1/2017

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

Soils Map

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Soils data provided by USDA and NRCS.

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	16.14	45.6%		1ft.	> 6.5ft.	very limited	very limited	Iw	91	84
388	Kossuth silty clay loam, 0 to 2 percent slopes	14.76	41.7%		2.6ft.	> 6.5ft.	very limited	very limited	IIw	86	77
52B	Bode clay loam, 2 to 5 percent slopes	4.25	12.0%		4ft.	> 6.5ft.	very limited	somewhat limited	IIe	91	78
1507	Brownton silty clay loam, 0 to 2 percent slopes	0.16	0.5%		0ft.	> 6.5ft.	very limited	very limited	IIw	70	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.09	0.3%		1.3ft.	> 6.5ft.	very limited	very limited	IIIw	59	57
									Weighted Average	88.7	80.2

**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.