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Farm owner: Boyington Family Farm LLC

Legal description: S ½ of the SE ¼ 6, T-91-N, 23 W, Wright Co, IA

Acres: 80

Tenant: Lease is terminated for 2018

Location from nearest town: 6 miles East of Clarion, IA on gravel road 230th St

Soil types: See attached sheets. Ground being cropped has a CSR2 of 82.3

Taxes: \$1,840.00 for 2016-17

FSA data, farm number: T501

Tillable acres: 76.38

Yield: Corn 157

Corn base: 38.59

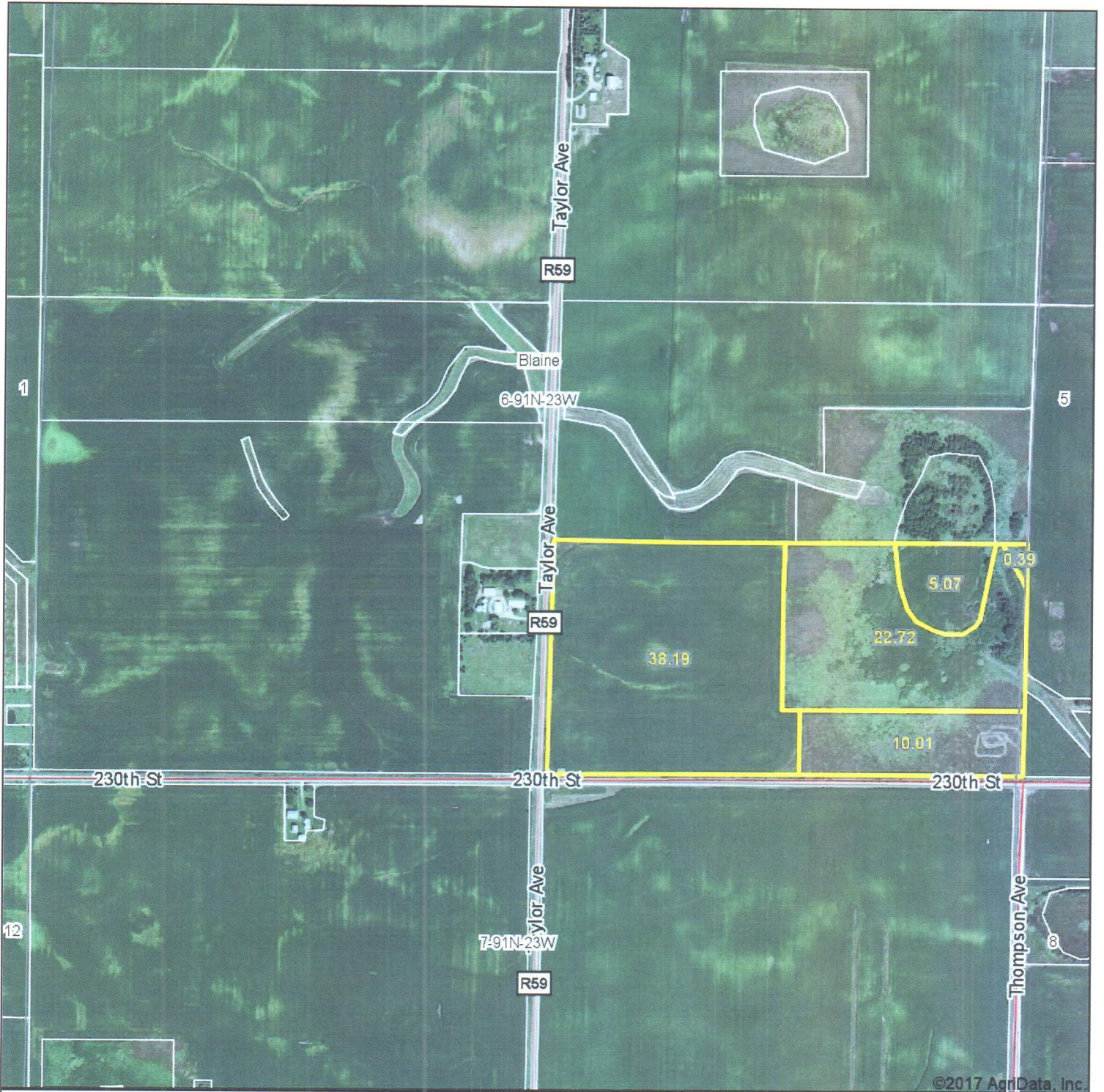
CRP info: 27.8 acres draws 146.87 A expires 9/30/2024
10 acres draws 283.03 Expires 9/30/2025
38.2 acres are being farmed.

Price: \$500,000.00

Terms: Cash

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

Aerial Map



map center: 42.720540, -93.606887

0ft 853ft 1706ft

6-91N-23W
Wright County
Iowa



6/1/2017

Gold-Eagle Cooperative



Maps Provided By:

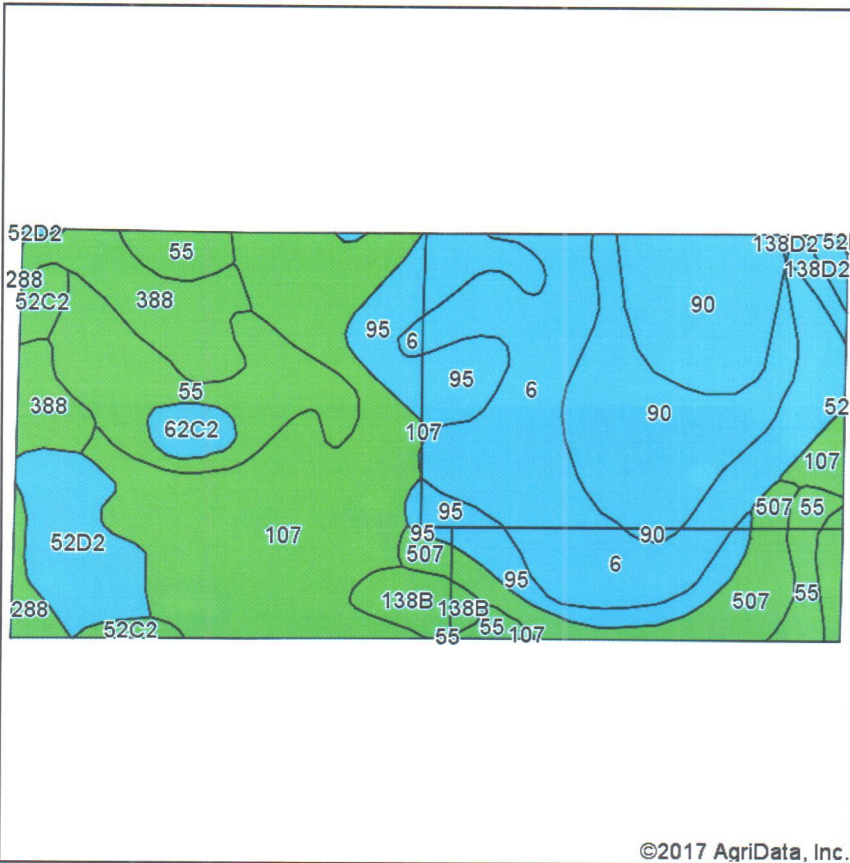


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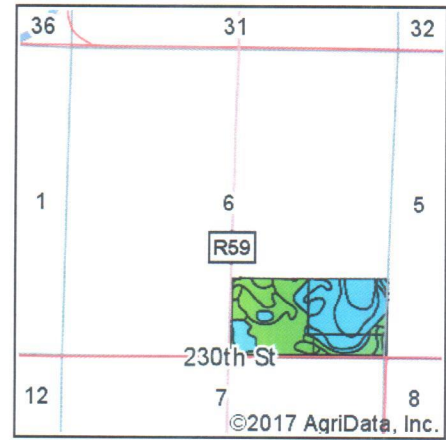
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Wright
Location: 6-91N-23W
Township: Blaine
Acres: 76.38
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
107	Webster clay loam, 0 to 2 percent slopes	16.53	21.6%		0ft.	> 6.5ft.	very limited	very limited	IIw	86	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.66	17.9%		1.3ft.	> 6.5ft.	very limited	very limited	IIIw	59	57
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	12.24	16.0%		0ft.	> 6.5ft.	very limited	very limited	IIIw	55	59
55	Nicollet clay loam, 1 to 3 percent slopes	8.65	11.3%		1.5ft.	> 6.5ft.	very limited	very limited	Iw	89	88
95	Harps clay loam, 0 to 2 percent slopes	7.03	9.2%		0ft.	> 6.5ft.	very limited	very limited	IIw	72	62
388	Kossuth silty clay loam, 0 to 2 percent slopes	4.98	6.5%		2.6ft.	> 6.5ft.	very limited	very limited	IIw	86	77
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	3.84	5.0%		5.9ft.	> 6.5ft.	very limited	somewhat limited	IIIe	56	52
507	Canisteo clay loam, 0 to 2 percent slopes	3.77	4.9%		2.6ft.	> 6.5ft.	very limited	very limited	IIw	84	78
138B	Clarion loam, 2 to 6 percent slopes	2.11	2.8%		2.9ft.	> 6.5ft.	very limited	somewhat limited	Ile	89	80
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	1.03	1.3%		5.9ft.	> 6.5ft.	very limited	somewhat limited	IIIe	82	62
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.90	1.2%		6.2ft.	> 6.5ft.	somewhat limited	somewhat limited	IIIe	64	51
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.88	1.2%		4ft.	> 6.5ft.	somewhat limited	somewhat limited	IIIe	57	54
288	Ottosen clay loam, 1 to 3 percent slopes	0.76	1.0%		3ft.	> 6.5ft.	very limited	very limited	Iw	91	84
Weighted Average										73.1	69.9

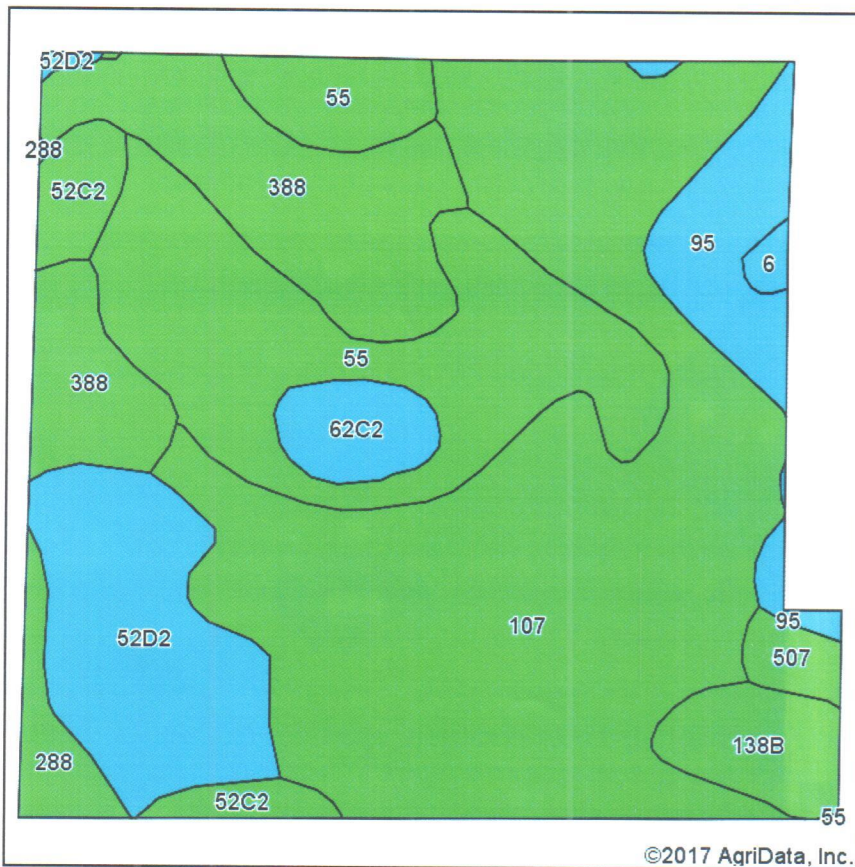
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

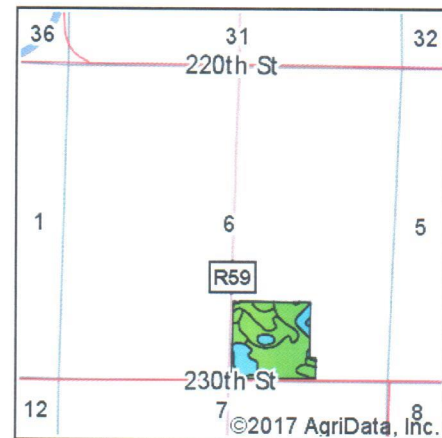
Soils data provided by USDA and NRCS.

Ground being cropped on 80A

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Wright
Location: 6-91N-23W
Township: Blaine
Acres: 38.19
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
107	Webster clay loam, 0 to 2 percent slopes	15.81	41.4%		0ft.	> 6.5ft.	very limited	very limited	llw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	7.12	18.6%		1.5ft.	> 6.5ft.	very limited	very limited	lw	89	88
388	Kossuth silty clay loam, 0 to 2 percent slopes	4.98	13.0%		2.6ft.	> 6.5ft.	very limited	very limited	llw	86	77
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	3.84	10.1%		4ft.	> 6.5ft.	very limited	somewhat limited	llle	56	52
95	Harps clay loam, 0 to 2 percent slopes	1.95	5.1%		0ft.	> 6.5ft.	very limited	very limited	llw	72	62
138B	Clarion loam, 2 to 6 percent slopes	1.20	3.1%		2.9ft.	> 6.5ft.	very limited	somewhat limited	lle	89	80
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	1.03	2.7%		4ft.	> 6.5ft.	very limited	somewhat limited	llle	82	62
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.90	2.4%		6.2ft.	> 6.5ft.	somewhat limited	somewhat limited	llle	64	51
288	Ottosen clay loam, 1 to 3 percent slopes	0.76	2.0%		1ft.	> 6.5ft.	very limited	very limited	lw	91	84
507	Canisteo clay loam, 0 to 2 percent slopes	0.43	1.1%		2.6ft.	> 6.5ft.	very limited	very limited	llw	84	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.17	0.4%		1.3ft.	> 6.5ft.	very limited	very limited	lllw	59	57
Weighted Average										82.3	77.4

**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.