

REAL ESTATE AUCTION

Thursday, August 29 - 10:00 AM

10.17 acres m/l



**Auction will be conducted at the clubhouse,
1103 200th Avenue, Sigourney, IA**

Northwest edge of Sigourney, Iowa lying adjacent to the Sigourney Golf Course. Access on concrete Kramer and North Cherry Streets. This parcel is situated along the North side of Hole No. 1 and the West side of Hole No. 4 overlooking the pond.

CSR2 is approximately 70.3

In the city limits of Sigourney, Iowa and Zoned B-2 (General Business District).

Great location for a housing development or Wedding Venue establishment.

TERMS: 25% down day of auction; balance at completion of survey and new abstract.

View pictures and bid live on www.Proxibid.com.

Call for more information.

SIGOURNEY GOLF & COUNTRY CLUB - OWNER

Hi-\$ Auction

www.hidollar.com 641-622-2015

Jerry & Emily Wohler





United States
Department of
Agriculture

NRCS

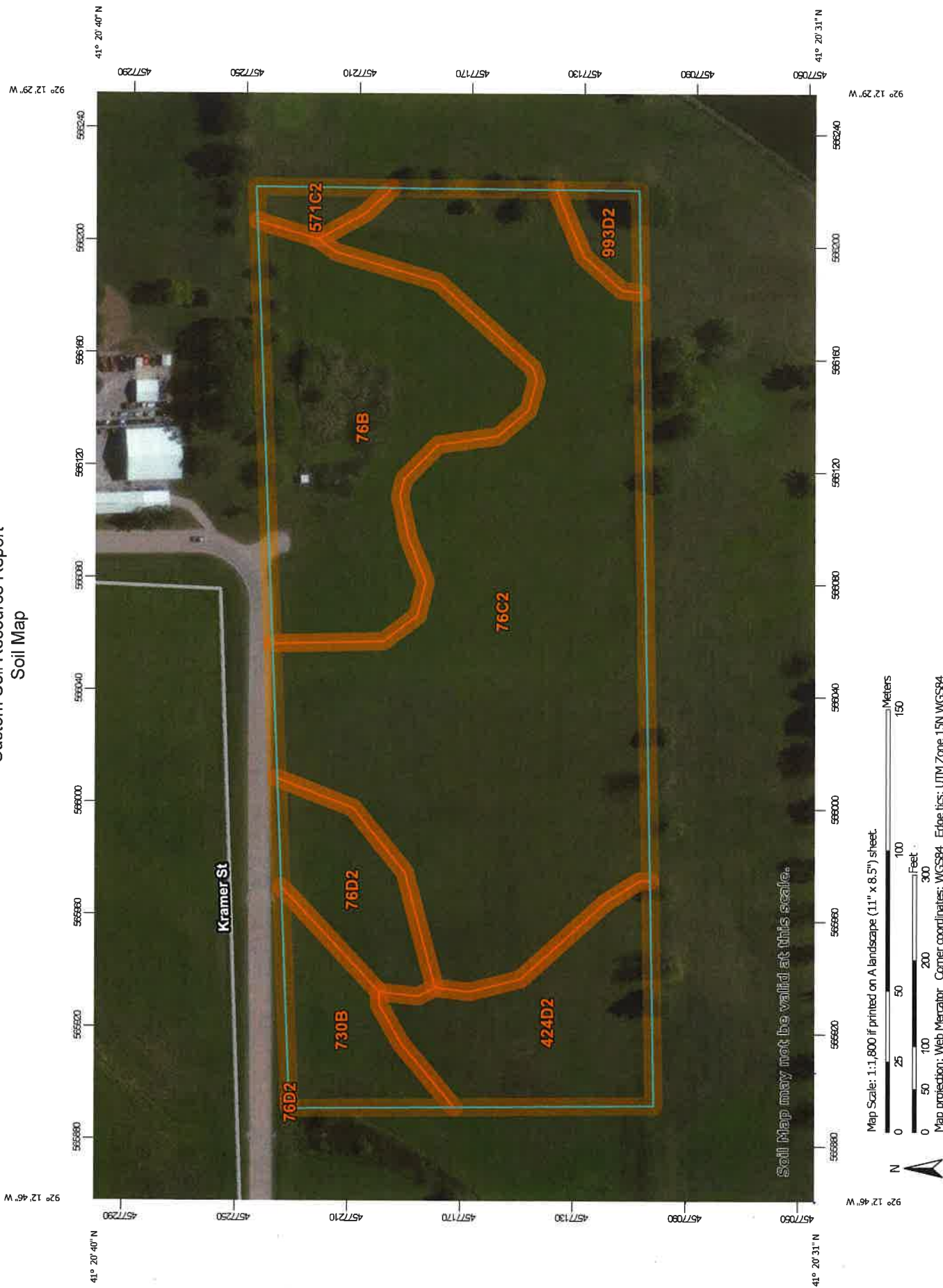
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Keokuk County, Iowa



Custom Soil Resource Report Soil Map



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Keokuk County, Iowa
 Survey Area Data: Version 23, Sep 7, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 28, 2009—Feb 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
76B	Ladoga silt loam, 2 to 5 percent slopes	2.3	21.1%
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	5.8	53.8%
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	0.6	5.6%
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	1.2	10.9%
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	0.2	1.4%
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	0.6	5.6%
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	0.2	1.7%
Totals for Area of Interest		10.8	100.0%

CSR2

86

75

49

25

76

76

30

Weighted Ave. CSR2 = 70.3

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

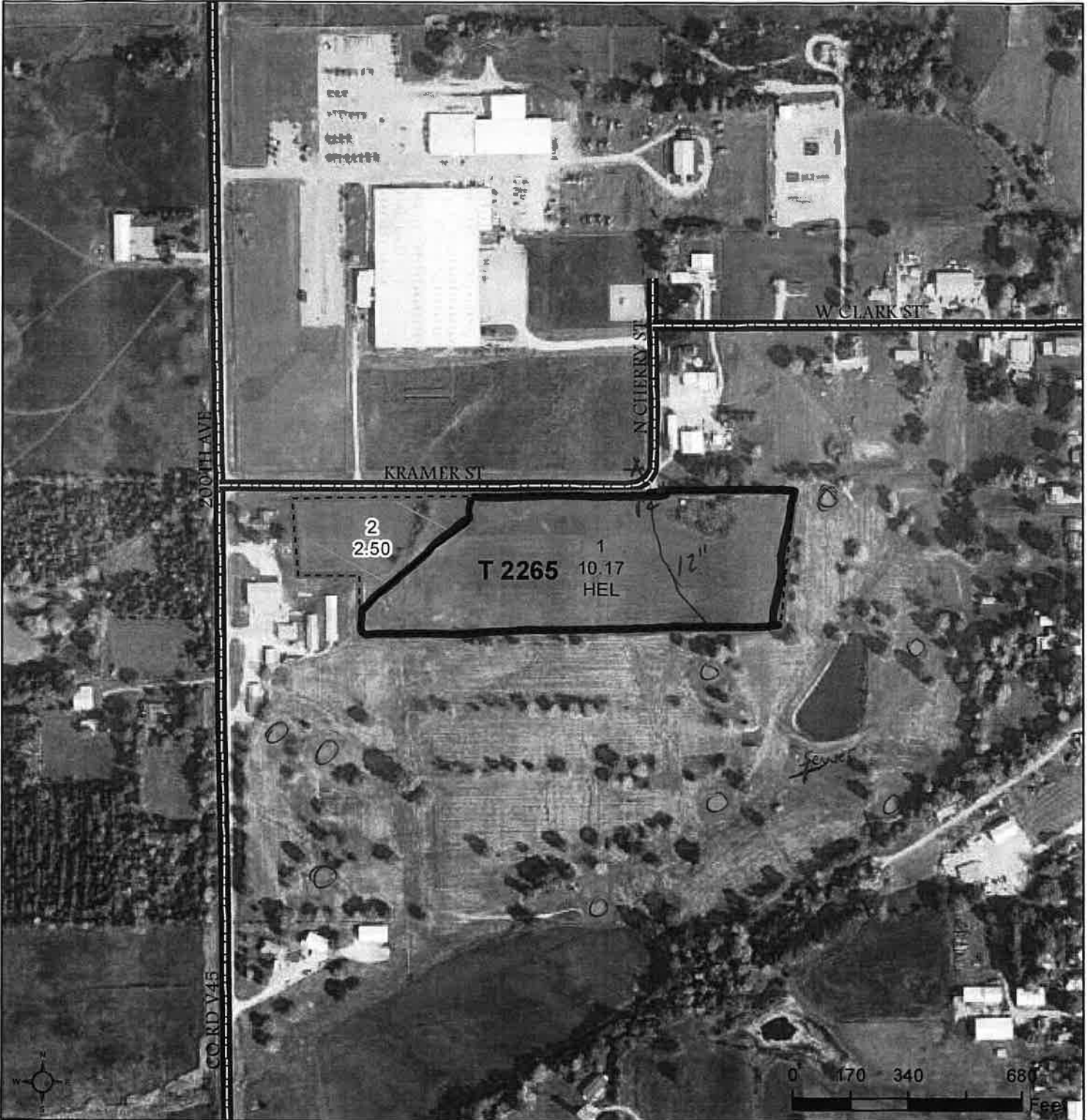
A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They



United States
Department of
Agriculture

Keokuk County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

**12" WATER MAIN*

2019 Program Year

Map Created April 25, 2019

Farm 1180

Tract 2265

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 10.17 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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