LAND FOR SALE

240 Acres Osceola County
Section 16 Harrison Township

236.94 FSA crop acres
57.4 CSR2

Attractive nearly level farmland
one mile south of May City off M18

RE Taxes: $4900

Price: $1,428,000
$5950 per acre

Jon Hjelm, ALC  712-240-3529
The ACRE Co.    712-262-3529
theacreco.com
Soils Map

State: Iowa  
County: Osceola  
Location: 16-98N-39W  
Township: Harrison  
Acres: 236.94  
Date: 1/3/2020

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class °c</th>
<th>CSR2**</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>108</td>
<td>Wadena loam, 0 to 2 percent slopes</td>
<td>110.92</td>
<td>40.6%</td>
<td></td>
<td>Lls</td>
<td>56</td>
<td>47</td>
</tr>
<tr>
<td>203</td>
<td>Cylinder loam, 0 to 2 percent slopes</td>
<td>53.42</td>
<td>22.5%</td>
<td></td>
<td>Lls</td>
<td>58</td>
<td>49</td>
</tr>
<tr>
<td>559</td>
<td>Talcoct silty clay loam, 0 to 2 percent slopes</td>
<td>44.52</td>
<td>18.6%</td>
<td></td>
<td>Ilw</td>
<td>54</td>
<td>40</td>
</tr>
<tr>
<td>735</td>
<td>Havelock loam, 0 to 2 percent slopes, occasionally flooded</td>
<td>17.84</td>
<td>7.5%</td>
<td></td>
<td>Ilw</td>
<td>74</td>
<td>57</td>
</tr>
<tr>
<td>259</td>
<td>Biscay clay loam, 0 to 2 percent slopes</td>
<td>8.11</td>
<td>3.4%</td>
<td></td>
<td>Ilw</td>
<td>52</td>
<td>41</td>
</tr>
<tr>
<td>135</td>
<td>Colani clay loam, 0 to 2 percent slopes, occasionally flooded</td>
<td>1.80</td>
<td>0.6%</td>
<td></td>
<td>Ilw</td>
<td>76</td>
<td>58</td>
</tr>
<tr>
<td>108B</td>
<td>Wadena loam, 2 to 6 percent slopes</td>
<td>0.33</td>
<td>0.1%</td>
<td></td>
<td>Ide</td>
<td>52</td>
<td>41</td>
</tr>
</tbody>
</table>

**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.