

Boone and Webster Counties, Iowa

LAND AUCTION

Information Booklet

**430+/-
ACRES** in 5
tracts

- Productive Central Iowa Farmland
- Quality Soils
- Excellent Yield Potential
- Highway 169 Frontage

WEDNESDAY, FEBRUARY 22ND AT 1:00PM

Held at: Dayton Community Center | 104 First Street NW | Dayton, IA 50530



MURRAY WISE
ASSOCIATES LLC

murraywiseassociates.com
515.532.2878



Boone and Webster Counties, Iowa

LAND AUCTION

Aerial and Soil Maps

WEDNESDAY, FEBRUARY 22ND AT 1:00PM

Held at: Dayton Community Center | 104 First Street NW | Dayton, IA 50530



MURRAY WISE
ASSOCIATES, LLC

Aerial Map



Tract 1

Maps provided by:



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www.AgriDataInc.com

32-86N-28W
Webster County
Iowa

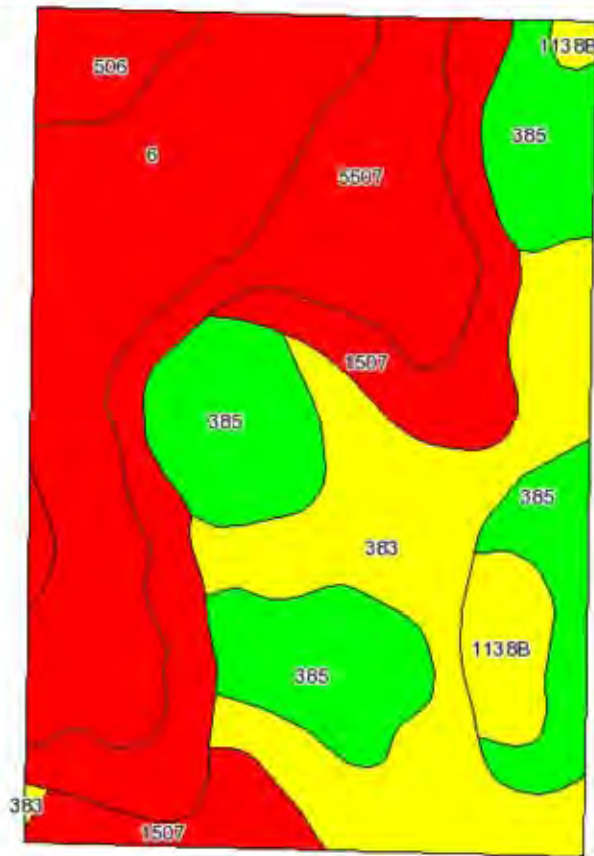
map center: 42° 12' 45.82, 94° 7' 44.26

scale: 5423



1/23/2012

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Webster**
Location: **032-086N-028W**
Township: **Dayton**
Acres: **59.1**
Date: **1/23/2012**

Tract 1



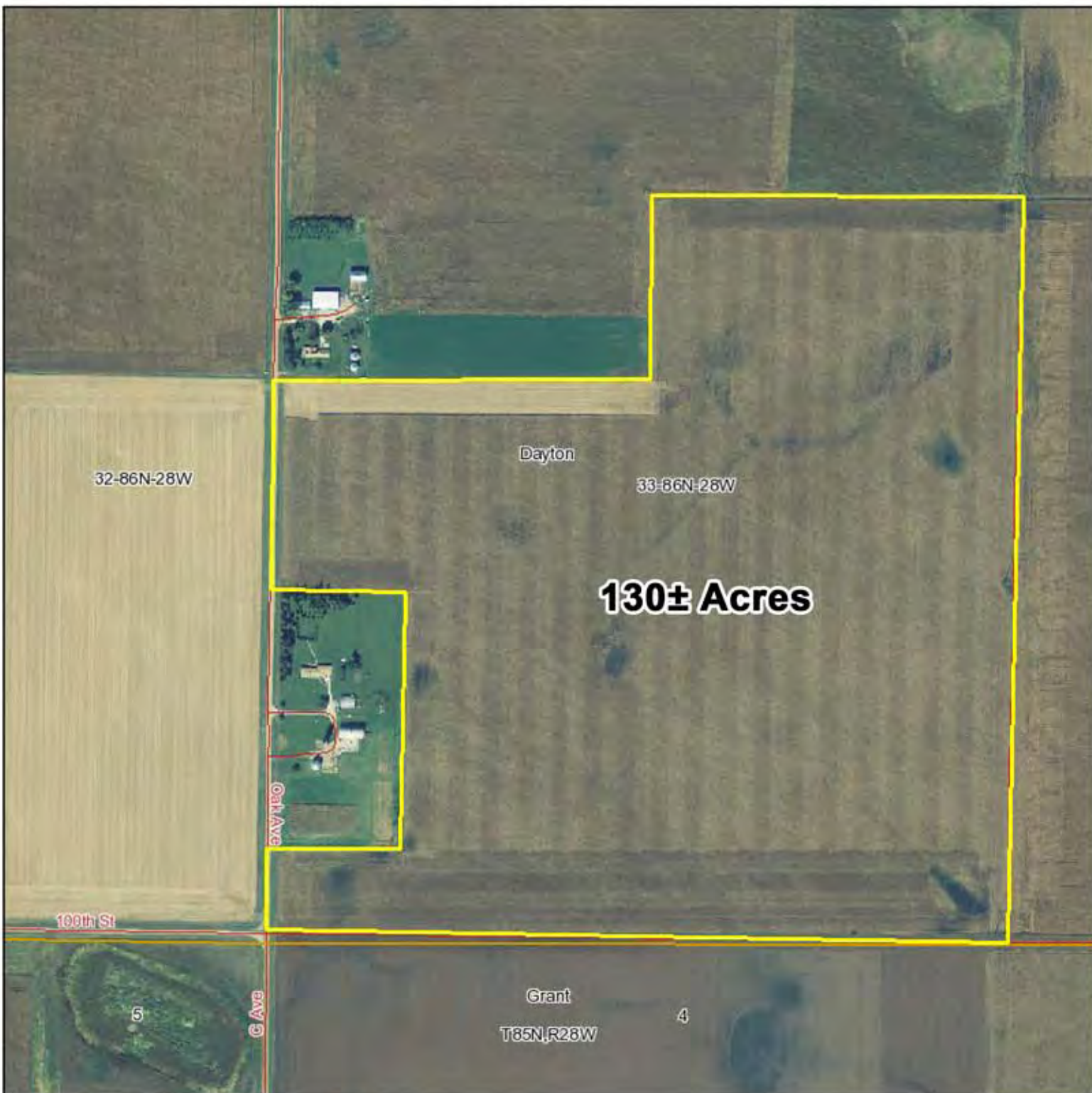
Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
6	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	13.7	23.1%		IIIw	62	175	47
385	Guckeen silty clay loam, 1 to 3 percent slopes	12.5	21.2%		I	87	208	56
383	Marna silty clay loam, 0 to 2 percent slopes	12.1	20.5%		IIw	73	190	51
5507	Corvuso-Brownton complex, 0 to 2 percent slopes	10.7	18.2%		IIw	61	173	47
1507	Brownton silty clay loam, 0 to 2 percent slopes	6.1	10.3%		IIw	68	183	49
1138B	Clarion clay loam, 2 to 5 percent slopes	2.2	3.6%		Ile	80	199	54
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	1.8	3.0%		IIIw	62	175	47
Weighted Average						70.6	186.2	50.1

Aerial Map



Tract 2

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

33-86N-28W
Webster County
Iowa

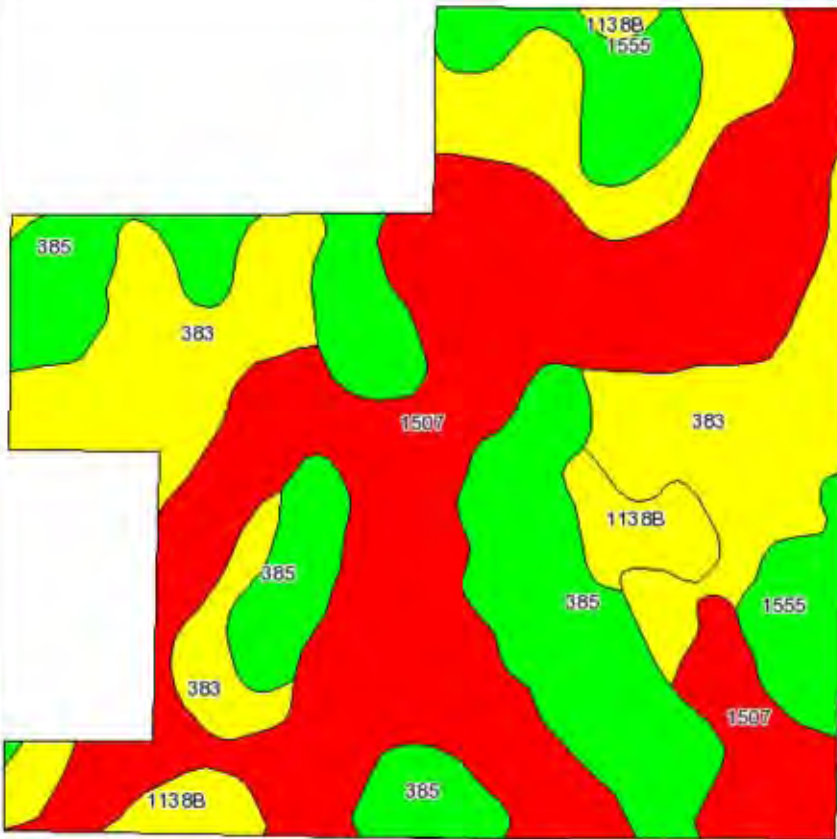
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scale: 6752

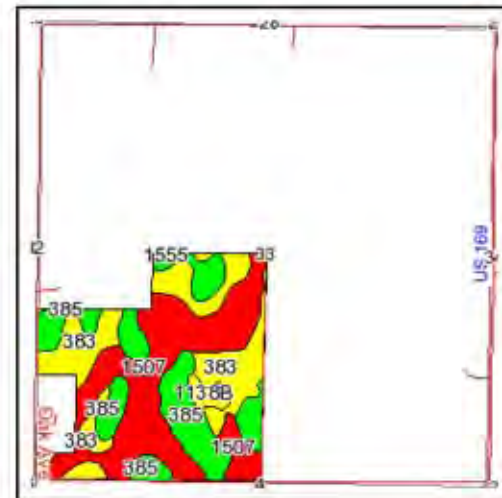


1/23/2012

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Webster**
Location: **033-086N-028W**
Township: **Dayton**
Acres: **129.7**
Date: **1/23/2012**

Tract 2



Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1507	Brownton silty clay loam, 0 to 2 percent slopes	53.3	41.1%		IIw	68	183	49
383	Marna silty clay loam, 0 to 2 percent slopes	34.5	26.6%		IIw	73	190	51
385	Guckeen silty clay loam, 1 to 3 percent slopes	27.4	21.2%		I	87	208	56
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	9.1	7.0%		I	86	207	56
1138B	Clarion clay loam, 2 to 5 percent slopes	5.1	3.9%		IIe	80	199	54
507	Canisteo silty clay loam, 0 to 2 percent slopes	0.2	0.2%		IIw	82	202	55
385B	Guckeen clay loam, 1 to 4 percent slopes	0.1	0.1%		IIe	83	203	55
Weighted Average						75.2	192.7	51.8

Aerial Map



Tract 3

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

4-85N-28W
Boone County
Iowa

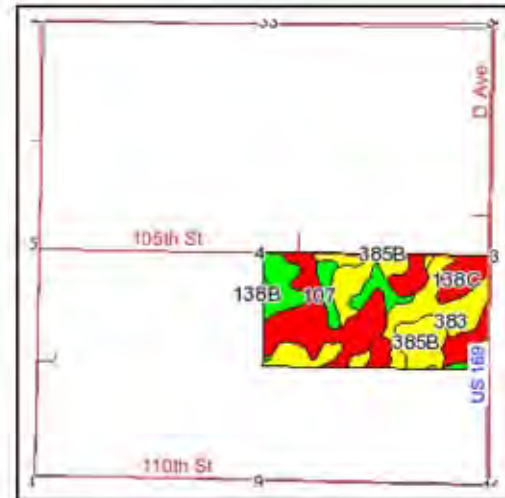
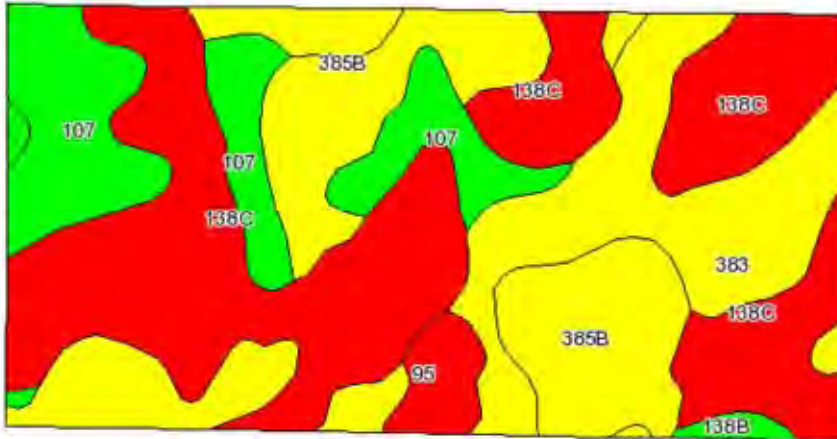
map center: 42° 11' 53.64, 94° 6' 43.51

scale: 8262



1/23/2012

Soils Map



State: **Iowa**
 County: **Boone**
 Location: **004-085N-028W**
 Township: **Grant**
 Acres: **80.3**
 Date: **1/23/2012**

Tract 3

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



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 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138C	Clarion loam, 5 to 9 percent slopes	32.3	40.3%		IIIe	69	184	50
383	Marna silty clay loam, 0 to 2 percent slopes	19.2	23.9%		IIw	76	194	52
385B	Guckeen clay loam, 1 to 4 percent slopes	13.9	17.3%		Ile	83	203	55
107	Webster silty clay loam, 0 to 2 percent slopes	12	15.0%		IIw	87	208	56
95	Harps loam, 0 to 2 percent slopes	2	2.4%		IIw	64	177	48
138B	Clarion loam, 2 to 5 percent slopes	0.9	1.1%		Ile	84	204	55
Weighted Average						75.8	193.3	52.2

Aerial Map



Tract 4

Maps provided by:



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www.AgriDataInc.com

4-85N-28W
Boone County
Iowa

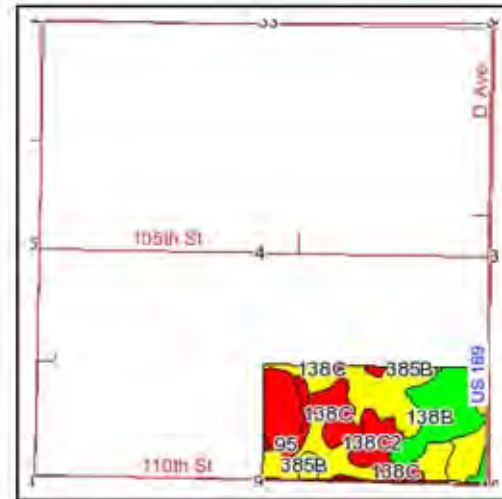
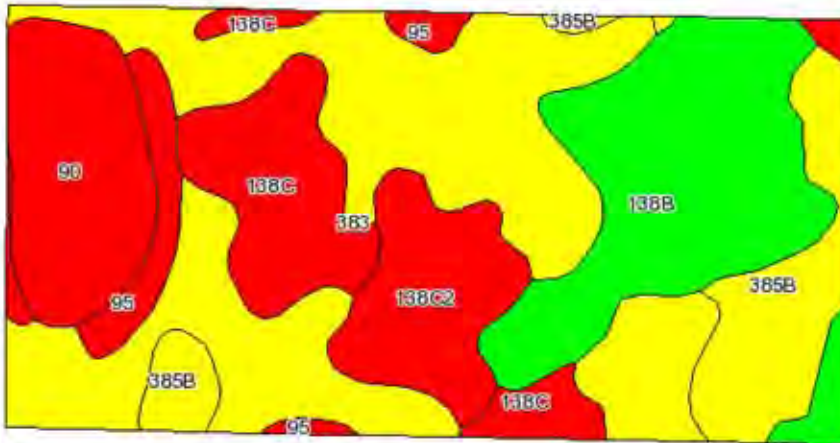
map center: 42° 11' 53.64, 94° 6' 43.51

scale: 8262



1/23/2012

Soils Map



State: **Iowa**
 County: **Boone**
 Location: **004-085N-028W**
 Township: **Grant**
 Acres: **79.6**
 Date: **1/23/2012**

Tract 4



Maps provided by:



©AgriData, Inc 2008
 www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
383	Marna silty clay loam, 0 to 2 percent slopes	27.8	34.9%		IIw	76	194	52
138B	Clarion loam, 2 to 5 percent slopes	16.1	20.2%		IIe	84	204	55
138C	Clarion loam, 5 to 9 percent slopes	9	11.4%		IIle	69	184	50
90	Okoboji mucky silt loam, 0 to 1 percent slopes	8.4	10.6%		IIlw	61	173	47
385B	Guckeen clay loam, 1 to 4 percent slopes	8.2	10.3%		IIe	83	203	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	6.7	8.4%		IIle	66	180	49
95	Harps loam, 0 to 2 percent slopes	3.4	4.2%		IIw	64	177	48
Weighted Average						74.6	191.7	51.7

Aerial Map



Tract 5

Maps provided by:



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www.AgriDataInc.com

9-85N-28W
Boone County
Iowa

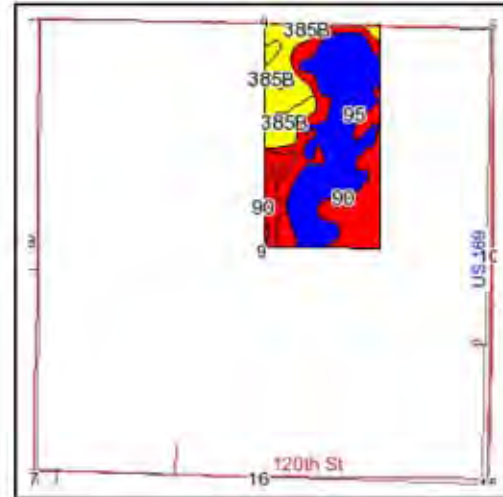
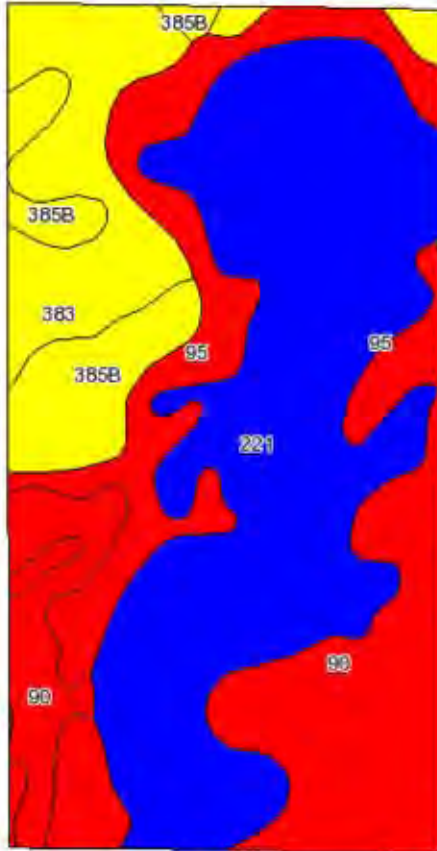
map center: 42° 11' 30.9, 94° 6' 44.44

scale: 6752



1/23/2012

Soils Map



State: **Iowa**
 County: **Boone**
 Location: **009-085N-028W**
 Township: **Grant**
 Acres: **79.6**
 Date: **1/23/2012**

Tract 5

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Maps provided by:



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 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
221	Palms muck, 0 to 1 percent slopes	34.2	42.9%		IIIw	51	160	43
90	Okoboji mucky silt loam, 0 to 1 percent slopes	15.9	20.0%		IIIw	61	173	47
95	Harps loam, 0 to 2 percent slopes	14.1	17.7%		IIw	64	177	48
383	Marna silty clay loam, 0 to 2 percent slopes	9.3	11.7%		IIw	76	194	52
385B	Guckeen clay loam, 1 to 4 percent slopes	6.1	7.7%		Ile	83	203	55
Weighted Average						60.7	172.9	46.7

Boone and Webster Counties, Iowa

LAND AUCTION

FSA and Tax Information

WEDNESDAY, FEBRUARY 22ND AT 1:00PM

Held at: Dayton Community Center | 104 First Street NW | Dayton, IA 50530



MURRAY WISE
ASSOCIATES, LLC

Iowa
Webster
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4366
Prepared: 1/23/12 11:53 AM
Crop Year: 2012
Page: 1 of 1

Operator Name: CURTIS W BRADSHAW
Farm Identifier: NONE
Recon Number:

Farms Associated with Operator:
1450, 4124, 5897, 6030, 6275

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
190.0	186.0	186.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	186.0	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	83.4	0.0	0.0	116	140	0.0	0.0
SOYBEANS	102.3	0.0	0.0	32	38	0.0	0.0
Total Base Acres:	185.7						

Tract Number: 10056 Description: J15 K15 DAYTON SW SEC 33, E 1/2 SE SEC 32

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
190.0	186.0	186.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	186.0	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	83.4	116	140	0.0	0.0	0	0.0	0.0
SOYBEANS	102.3	32	38	0.0	0.0	0	0.0	0.0
Total Base Acres:	185.7							

Owners: EARL R STRAND TRUST

Other Producers: None

Tracts 1-2

Iowa
Webster
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4250
Prepared: 1/23/12 11:53 AM
Crop Year: 2012
Page: 2 of 2

Tract Number: 9187 Description K16 Grant Twp Boone Co SE Sec 4 W1/2 NE Sec 9

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
240.0	230.8	230.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	230.8	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	138.6	116	116	0.0	0.0	0	0.0	0.0
SOYBEANS	92.2	38	38	0.0	0.0	0	0.0	0.0
Total Base Acres:	230.8							

Owners: EARL R STRAND TRUST

Other Producers: None

Tracts 3-5

Include this STUB with September 2011 payment.

WEBSTER COUNTY TREASURER
JAN MESSERLY
701 CENTRAL AVE
FORT DODGE, IA 50501
Phone: 515-573-2731

2010 CT

Receipt #
005084

Bank TY

TAX DUE: Sept 1, 2011 or Full Year
TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$870.00	\$435.00



STRAND EARL R TR
%MURRAY WISE ASSOC LLC
PO BOX 537
CLARION IA 50525

Tract 1

Taxpayer ID# 00000000 Dist: 00140 Parcel: 1932400005

Include this STUB with September 2011 payment.

WEBSTER COUNTY TREASURER
JAN MESSERLY
701 CENTRAL AVE
FORT DODGE, IA 50501
Phone: 515-573-2731

2010 CT

Receipt #
005083

Bank TY

TAX DUE: Sept 1, 2011 or Full Year
TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$390.00	\$195.00



STRAND EARL R TR
%MURRAY WISE ASSOC LLC
PO BOX 537
CLARION IA 50525

Tract 1

Taxpayer ID# 00000000 Dist: 00140 Parcel: 1932400004

Include this STUB with September 2011 payment.

WEBSTER COUNTY TREASURER
JAN MESSERLY
701 CENTRAL AVE
FORT DODGE, IA 50501
Phone: 515-573-2731

2010 CT

Receipt #
005102

Bank TY

TAX DUE: Sept 1, 2011 or Full Year
TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$662.00	\$331.00



STRAND EARL R TR
%MURRAY WISE ASSOC LLC
PO BOX 537
CLARION IA 50525

Tract 2

Taxpayer ID# 00000000 Dist: 00140 Parcel: 1933300004

Include this STUB with September 2011 payment.

WEBSTER COUNTY TREASURER
JAN MESSERLY
701 CENTRAL AVE
FORT DODGE, IA 50501
Phone: 515-573-2731

2010 CT

Receipt #
005100

Bank TY

TAX DUE: Sept 1, 2011 or Full Year
TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$478.00	\$239.00



STRAND EARL R TR
%MURRAY WISE ASSOC LLC
PO BOX 537
CLARION IA 50525

Tract 2

Taxpayer ID# 00000000 Dist: 00140 Parcel: 1933300002

Include this STUB with September 2011 payment.

WEBSTER COUNTY TREASURER
JAN MESSERLY
701 CENTRAL AVE
FORT DODGE, IA 50501
Phone: 515-573-2731

2010 CT

Receipt #
005104

Bank TY

TAX DUE: Sept 1, 2011 or Full Year
TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$984.00	\$492.00



STRAND EARL R TR
%MURRAY WISE ASSOC LLC
PO BOX 537
CLARION IA 50525

Tract 2

Taxpayer ID# 00000000 Dist: 00140 Parcel: 1933300006

Include this STUB with September 2011 payment.

WEBSTER COUNTY TREASURER
JAN MESSERLY
701 CENTRAL AVE
FORT DODGE, IA 50501
Phone: 515-573-2731

2010 CT

Receipt #
005103

Bank TY

TAX DUE: Sept 1, 2011 or Full Year
TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$904.00	\$452.00



STRAND EARL R TR
%MURRAY WISE ASSOC LLC
PO BOX 537
CLARION IA 50525

Tract 2

Taxpayer ID# 00000000 Dist: 00140 Parcel: 1933300005

Darcy Bosch

Boone County Treasurer
201 State Street
Boone, IA 50036-3983 Phone: 515-433-0510

Receipt #

07181

Parcel #

088528044200001

TAX DUE: Sept 1, 2011 or Full Year

TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$1,060.00	\$530.00

DED 2526

DEED

STRAND, EARL R TRUST
% MURRAY WISE ASSOCIATES LLC
214 NORTH MAIN ST
P O BOX 537
CLARION IA 50525

210 000 GRANT TWP SE WEB-GRND COM

Tract 3**Darcy Bosch**

Boone County Treasurer
201 State Street
Boone, IA 50036-3983 Phone: 515-433-0510

Receipt #

07180

Parcel #

088528044100001

TAX DUE: Sept 1, 2011 or Full Year

TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$996.00	\$498.00

DED 2526

DEED

STRAND, EARL R TRUST
% MURRAY WISE ASSOCIATES LLC
214 NORTH MAIN ST
P O BOX 537
CLARION IA 50525

210 000 GRANT TWP SE WEB-GRND COM

Tract 3**Darcy Bosch**

Boone County Treasurer
201 State Street
Boone, IA 50036-3983 Phone: 515-433-0510

Receipt #

07183

Parcel #

088528044400001

TAX DUE: Sept 1, 2011 or Full Year

TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$986.00	\$493.00

DED 2526

DEED

STRAND, EARL R TRUST
% MURRAY WISE ASSOCIATES LLC
214 NORTH MAIN ST
P O BOX 537
CLARION IA 50525

210 000 GRANT TWP SE WEB-GRND COM

Tract 4**Darcy Bosch**

Boone County Treasurer
201 State Street
Boone, IA 50036-3983 Phone: 515-433-0510

Receipt #

07182

Parcel #

088528044300001

TAX DUE: Sept 1, 2011 or Full Year

TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$1,060.00	\$530.00

DED 2526

DEED

STRAND, EARL R TRUST
% MURRAY WISE ASSOCIATES LLC
214 NORTH MAIN ST
P O BOX 537
CLARION IA 50525

210 000 GRANT TWP SE WEB-GRND COM

Tract 4**Darcy Bosch**

Boone County Treasurer
201 State Street
Boone, IA 50036-3983 Phone: 515-433-0510

Receipt #

07266

Parcel #

088528091300001

TAX DUE: Sept 1, 2011 or Full Year

TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$774.00	\$387.00

DED 2526

DEED

STRAND, EARL R TRUST
% MURRAY WISE ASSOCIATES LLC
214 NORTH MAIN ST
P O BOX 537
CLARION IA 50525

210 000 GRANT TWP SE WEB-GRND COM

Tract 5**Darcy Bosch**

Boone County Treasurer
201 State Street
Boone, IA 50036-3983 Phone: 515-433-0510

Receipt #

07265

Parcel #

088528091200001

TAX DUE: Sept 1, 2011 or Full Year

TAX DELQ: Oct 1, 2011

FULL YEAR	SEPT 1, 2011
\$942.00	\$471.00

DED 2526

DEED

STRAND, EARL R TRUST
% MURRAY WISE ASSOCIATES LLC
214 NORTH MAIN ST
P O BOX 537
CLARION IA 50525

210 000 GRANT TWP SE WEB-GRND COM

Tract 5