

KUPERLAND

AGRICULTURAL INVESTING

Csomay Farm
238 M/L Acres
Wright County, IA

Asking \$1,666,000

Prepared by:

KUPERLAND

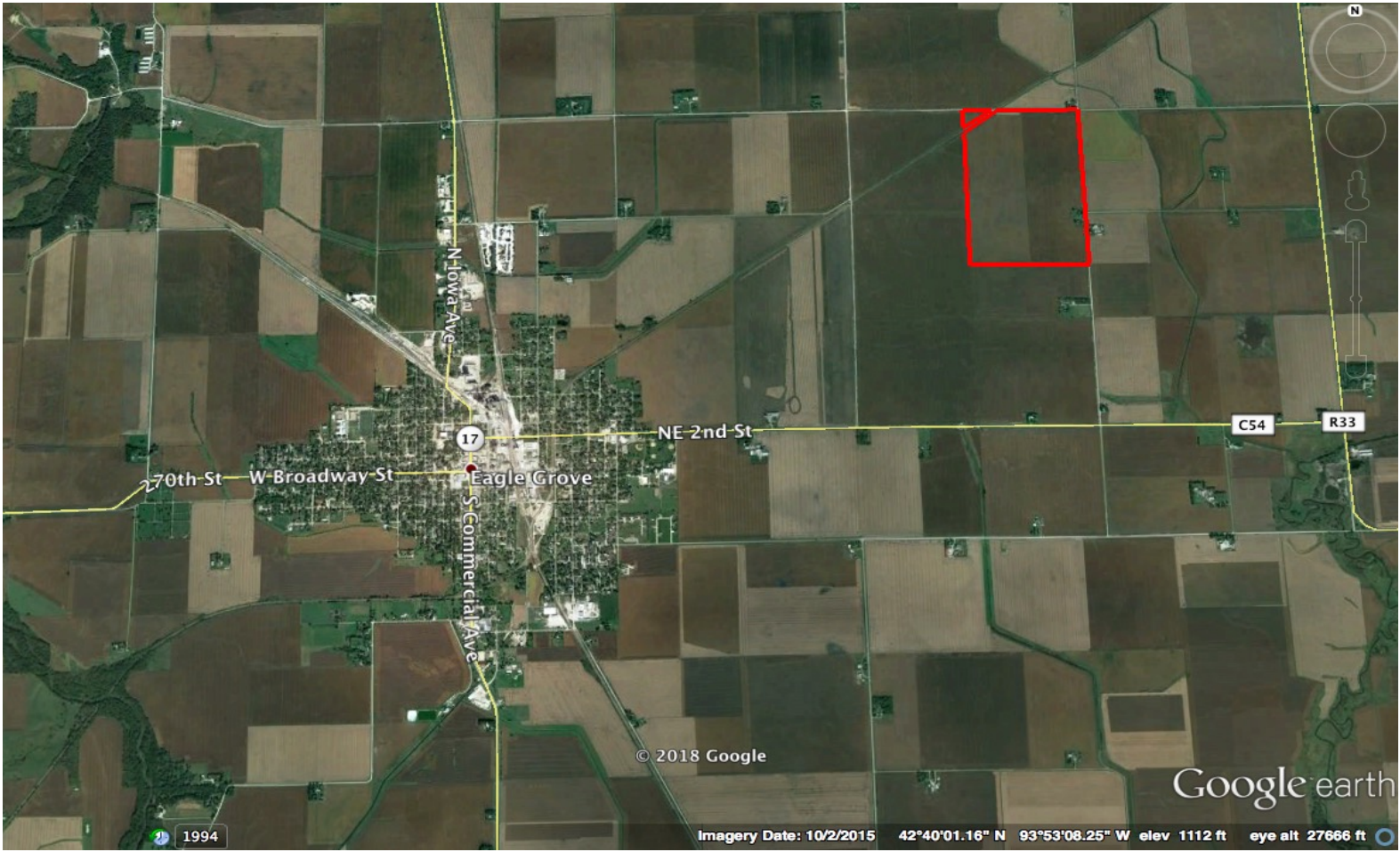
AGRICULTURAL INVESTING

4672 Glass Ave

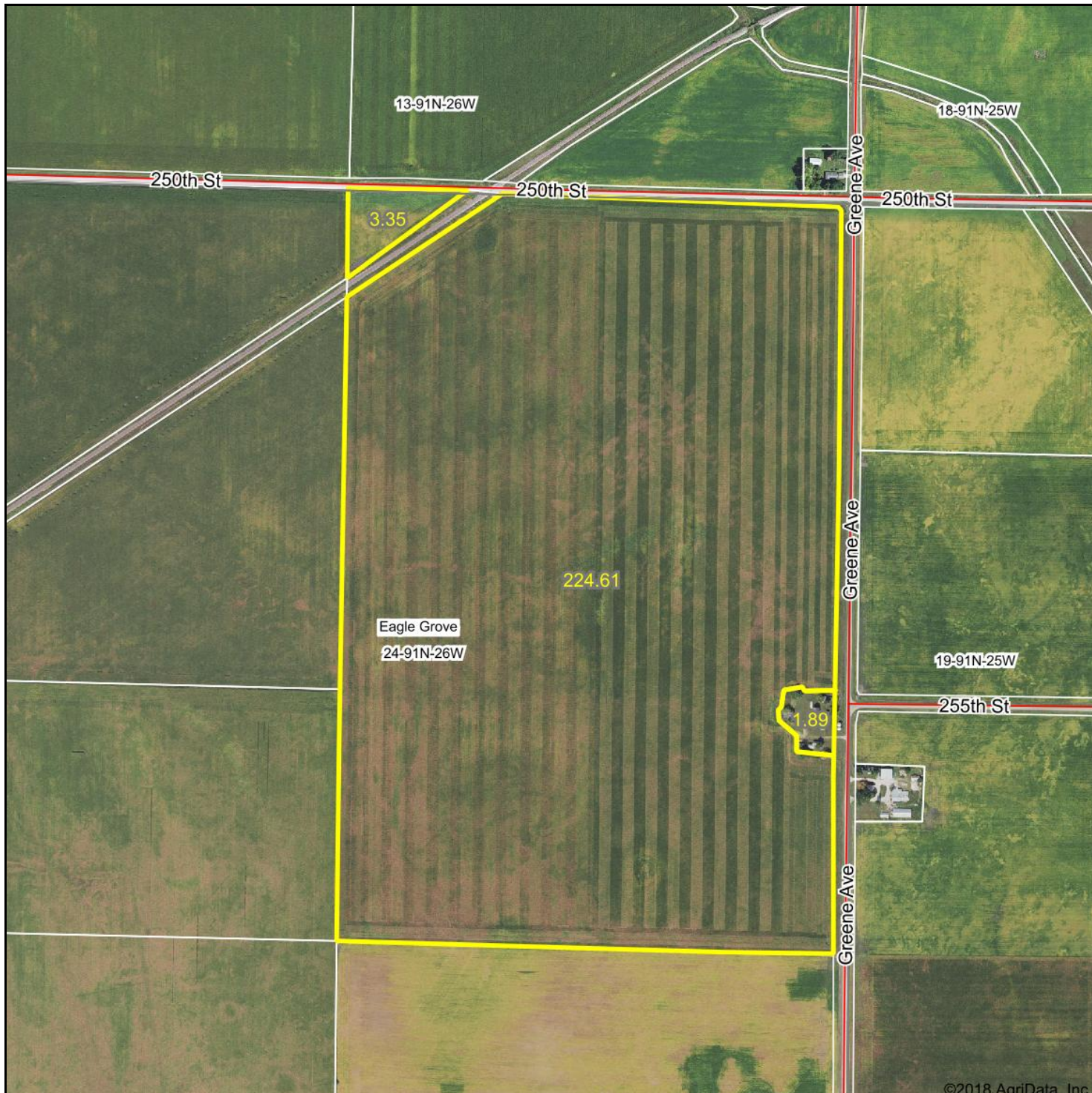
St. Ansgar, IA 50472

(641) 512-6018

ben@Kuperland.com

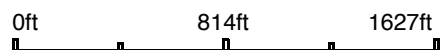


Aerial Map



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map center: 42° 40' 58.39, -93° 51' 32.1

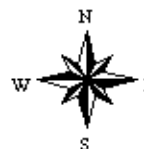


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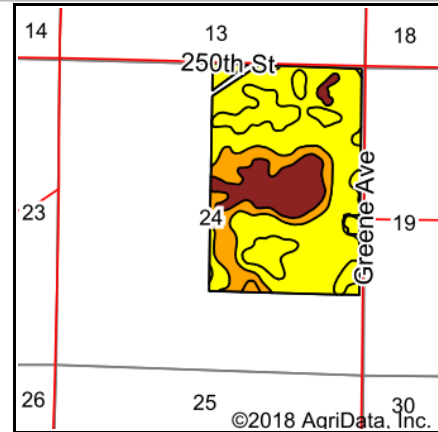
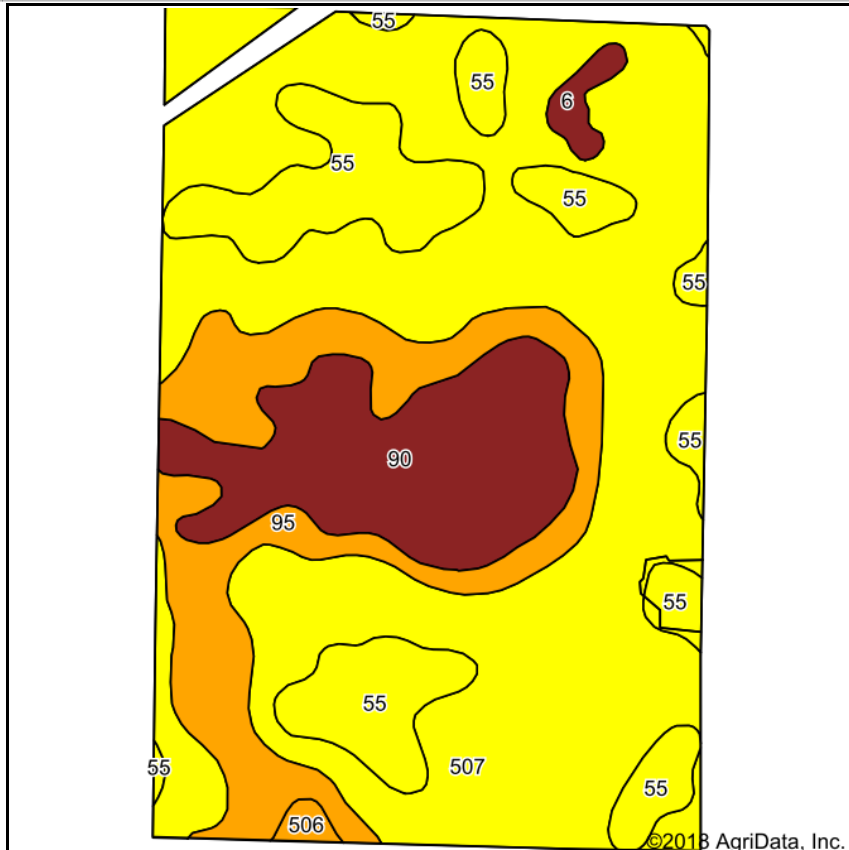
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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24-91N-26W
Wright County
Iowa



Soils Map



State: **Iowa**
 County: **Wright**
 Location: **24-91N-26W**
 Township: **Eagle Grove**
 Acres: **229.85**
 Date: **5/30/2018**

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Maps Provided By:



Area Symbol: IA197, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	NCCPI Corn
507	Canisteo clay loam, 0 to 2 percent slopes	125.15	54.4%		Ilw	224	65	84	78	70
55	Nicollet clay loam, 1 to 3 percent slopes	36.07	15.7%		lw	233.6	67.7	89	88	82
95	Harps clay loam, 0 to 2 percent slopes	34.79	15.1%		Ilw	198.4	57.5	72	62	69
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	30.73	13.4%		Illw	177.6	51.5	55	59	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.10	0.9%		Illw	177.6	51.5	59	57	80
506	Wacousta silty clay loam, 0 to 1 percent slopes	1.01	0.4%		Illw	198.4	57.5	74	74	77
Weighted Average						214.9	62.3	78.8	74.4	72.5

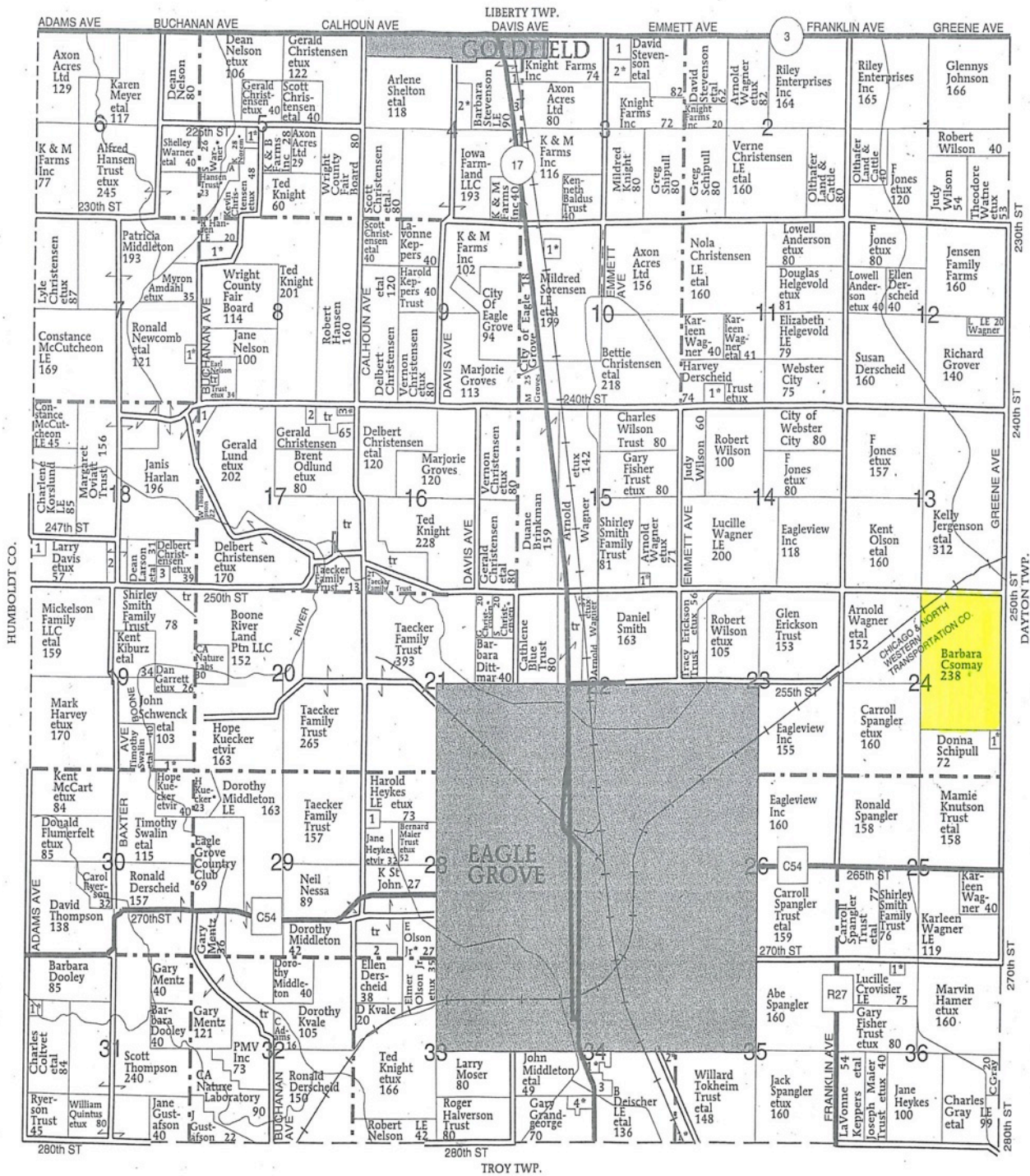
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

T-91-N

EAGLE GROVE PLAT

R-26-W



EAGLE GROVE TOWNSHIP SECTION 3

- 1. Prairie Energy Development LLC
 - 2. Stevenson, David
- ### SECTION 4
- 1. Knight Farms Inc
 - 2. Anderson, Thomas
 - 3. Axon Acres Ltd
- ### SECTION 5

SECTION 7

- 1. Brooks, Timothy
- ### SECTION 8
- 1. Eisentrager, Jody
- ### SECTION 10
- 1. Erdman, Steven
- ### SECTION 11
- 1. LaRue, Alvin
- ### SECTION 15

SECTION 17

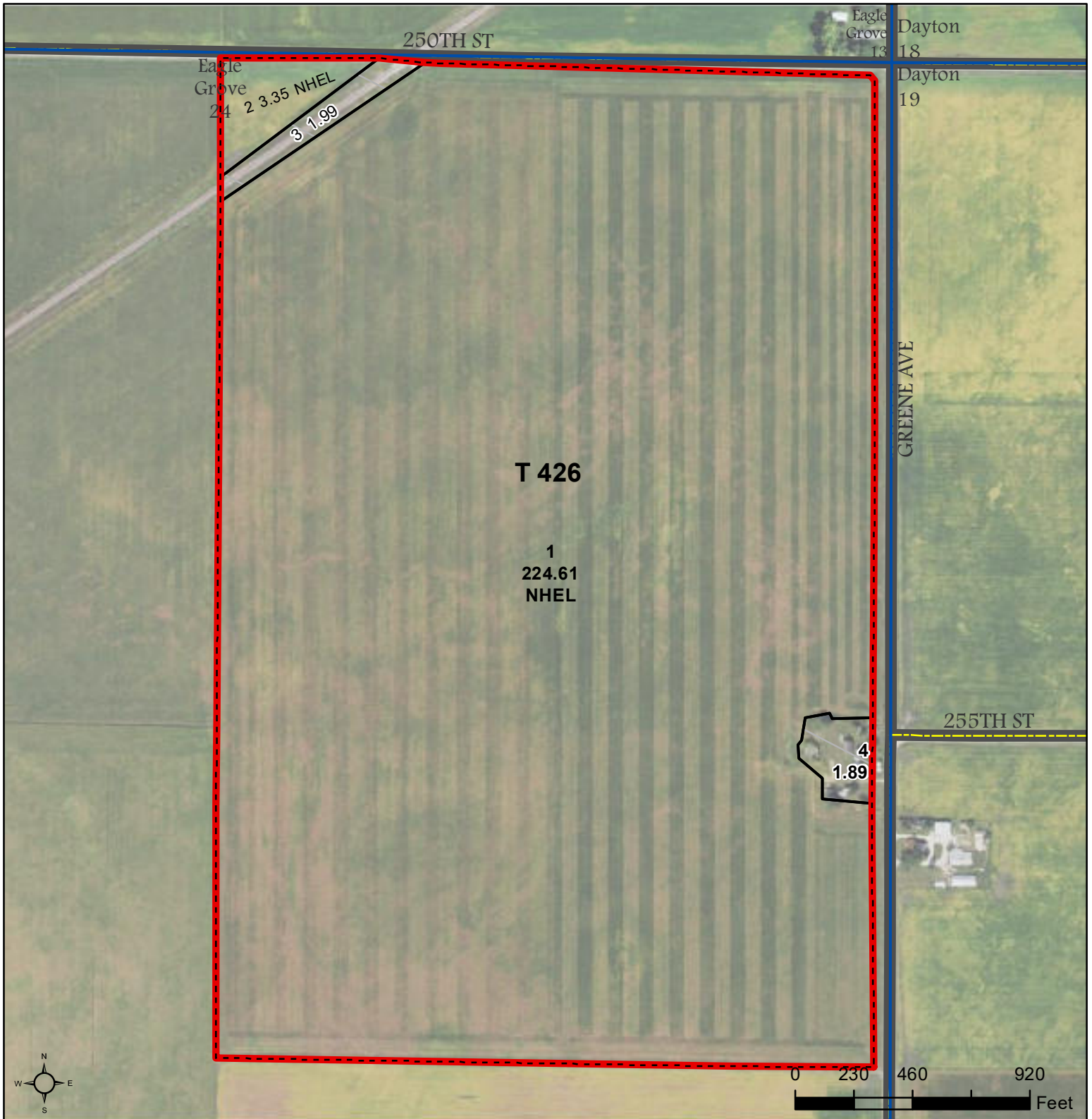
- 1. Nelson, Steven
 - 2. Christensen Brothers Inc
- ### SECTION 18
- 1. Mickelson Family LLC
 - 2. Korslund, John
 - 3. Shirley Smith Family

SECTION 19

- 1. Kuecker, Hope
- ### SECTION 24
- 1. Christensen, Michael
- ### SECTION 28
- 1. Taecker Family Trust
 - 2. Derscheid, Ellen
- ### SECTION 31
- 1. Coltvet, Arnold

SECTION 34

- 1. Moser, Larry
 - 2. Tokheim Trust, Willard
 - 3. Emerson Veterinary Clinic & Hospital PC
 - 4. Umthun, Mark
- ### SECTION 35
- 1. Deischer LE, B
- ### SECTION 36
- 1. Maier, Jerome



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

Wetland Determination Identifiers

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

Tract Cropland Total: 227.96 acres

2018 Program Year
Map Created March 07, 2018

Farm **5903**
Tract **426**

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).

Iowa
Wright

U.S. Department of Agriculture
Farm Service Agency

Prepared: 6/7/18 1:07 PM
Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name KEVIN BURREN	Farm Identifier Split F-529	Recon Number 2010 19197 24
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Farms Associated with Operator:
4508, 4712, 4986, 5395, 5424, 6390, 6408, 6427, 6428

CRP Contract Number(s): None

Farmland 231.84	Cropland 227.96	DCP Cropland 227.96	WBP 0.0	WRP/EWP 0.0	CRP Cropland 0.0	GRP 0.0	Farm Status Active	Number of Tracts 1
State Conservation 0.0	Other Conservation 0.0	Effective DCP Cropland 227.96	Double Cropped 0.0	MPL/FWP 0.0	Native Sod 0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	113.1		156	0.0
SOYBEANS	113.0		41	0.0
Total Base Acres:	226.1			

Tract Number: 426 **Description:** N1/2 SE1/4 & NE1/4 24 91 26 EAGLE GROVE TOWNSHIP

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland 231.84	Cropland 227.96	DCP Cropland 227.96	WBP 0.0	WRP/EWP 0.0	CRP Cropland 0.0	GRP 0.0
State Conservation 0.0	Other Conservation 0.0	Effective DCP Cropland 227.96	Double Cropped 0.0	MPL/FWP 0.0	Native Sod 0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	113.1		156	0.0
SOYBEANS	113.0		41	0.0
Total Base Acres:	226.1			

Owners: BARBARA R CSOMAY ESTATE

Other Producers: JARED BURREN

May 31st 2018



May 31st 2018



May 31st 2018

