

7 Miles South of Jefferson

40 Miles Northwest of Des Moines

FARMLAND

AUCTION



INFORMATION BOOKLET

**980[±]
ACRES**
OFFERED IN 13 TRACTS

HIGH QUALITY SOILS
RARE INVESTMENT OPPORTUNITY
LARGE BLOCKS OF CONTIGUOUS ACRES

INFORMATION DAY: TUES, OCTOBER 17TH - 10AM-12PM
CLOVER HALL - GREENE COUNTY FAIRGROUNDS

THURSDAY, NOVEMBER 2ND - 10AM

At Clover Hall - Greene County Fairgrounds, 601 E. Lincoln Way, Jefferson, IA



Murray Wise
ASSOCIATES LLC



800.607.6888
www.MurrayWiseAssociates.com

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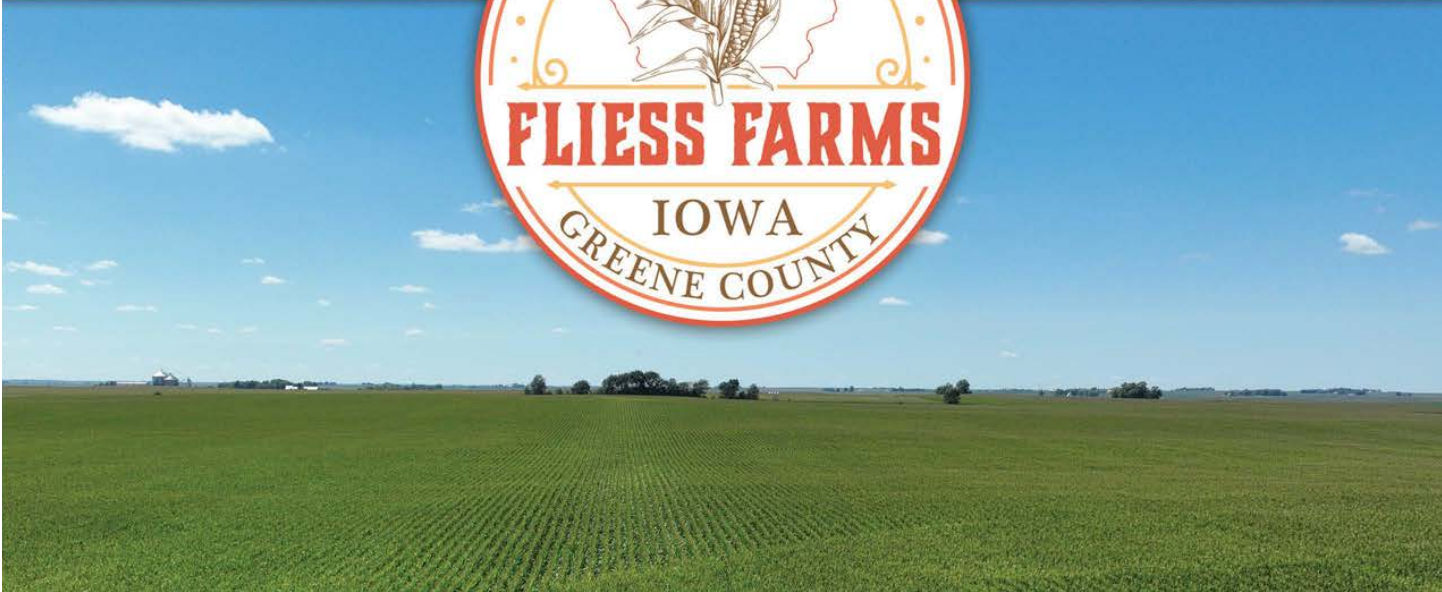
*Call (800) 607-6888 or email calli@mwallc.com
with any questions.*

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THURS, NOVEMBER 2ND - 10AM

Clover Hall - Greene County Fairgrounds,
601 E. Lincoln Way, Jefferson, IA

EXECUTIVE SUMMARY

This high-quality farmland located in Greene County features excellent soils. This is a rare opportunity to own a large premium Iowa farm. The property contains 980 gross acres and 947.36 FSA DCP Cropland Acres. A farm of this size that includes 97% tillable acres is a unique opportunity. The primary soil types are Nicollet loam, Canisteo clay loam and Clarion loam.

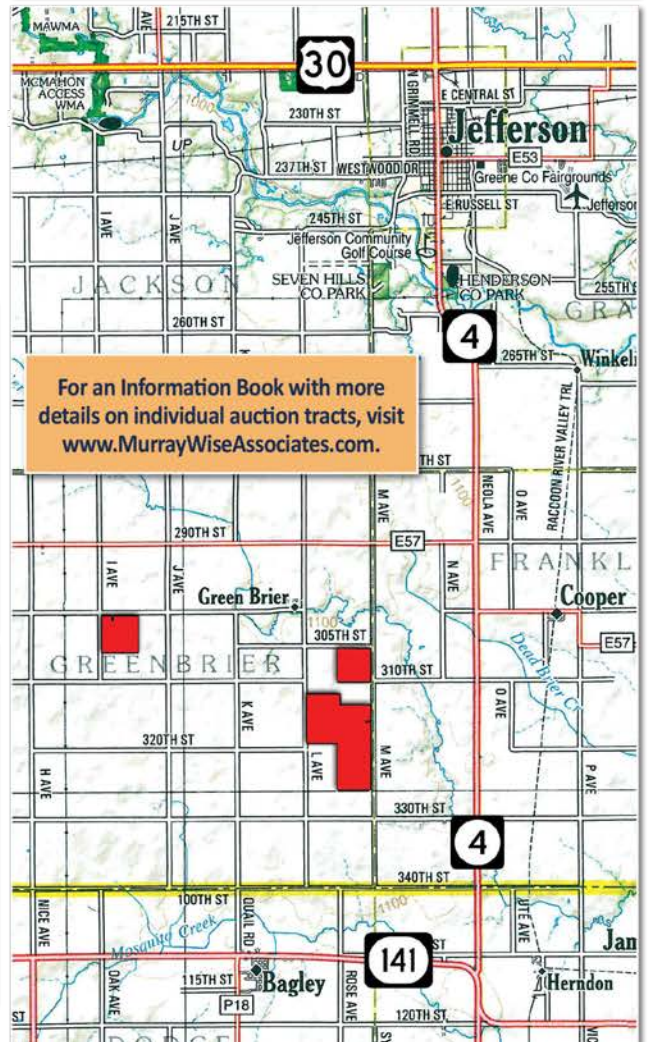
REGISTRATION

To pre-register for bidding contact us at (800) 607-6888 or calli@mwallc.com. Onsite registration will take place prior to 10AM on Auction Day.

PROPERTY INFORMATION

Tracts 1-12: Prime Iowa farmland with tracts ranging in size from 40± acres to 160± acres featuring predominantly Nicollet loam, Webster clay loam, and Clarion loam soils. These tracts offer an incredible opportunity for buyers looking for high quality, contiguous Iowa farmland. Tract 1 has a grain bin located on it. Tracts 1&2 share a CRP contract that pays a total of \$750 annually and expires September 30, 2032. Please see the tract table for an estimated payment allocation between tracts. Contact Auction Company for more information on the CRP contract.

Tract 13: A potential homesite with many mature, beautiful trees ready to be enjoyed by a buyer looking for their future rural home.



Jefferson

Tract	Gross Acres	Taxable Acres	Effective DCP Cropland	CSR2	CRP Acres	CRP Payment
1	76.87	74.15	71.41	87.8	0.7	\$210.00
2	80.00	79.00	76.73	88.0	1.8	\$540.00
3	80.00	79.00	77.67	87.3	-	-
4	40.00	38.00	37.09	88.4	-	-
5	40.00	39.00	38.12	84.6	-	-
6	160.00	157.58	157.07	81.9	-	-
7	80.00	78.79	76.78	85.1	-	-
8	103.30	102.21	100.89	85.1	-	-
9	80.00	79.00	77.81	87.6	-	-
10	80.00	79.00	78.20	83.5	-	-
11	80.00	79.00	78.98	86.2	-	-
12	76.69	75.99	74.11	86.3	-	-
13	3.31	3.01	-	-	-	-
Total	980.17	963.73	944.86		2.5	\$750.00

* FSA Effective DCP Cropland acres, CRP acres & CRP payment division have been estimated. FSA reconstitution will determine allocated acres.

INFORMATION DAY:
 October 17th • 10am-12pm
 CLOVER HALL - GREENE CO. FAIRGROUNDS



AUCTION TERMS & CONDITIONS

PROCEDURE: This property will be offered in 13 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Bidding will be on a lump sum total dollars per tract, not dollars per acre. Livestream viewing will be available at www.MurrayWiseAssociates.com.

REGISTRATION: Onsite registration will take place prior to 10AM on Thursday, November 2, 2023. For any questions about bidding, contact Calli Robinson at (800) 607-6888 or calli@mwllc.com.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller.

DOWN PAYMENT: Ten percent (10%) of the total contract purchase price is due at the close of the auction, upon signing the Purchase Agreement. The down payment may be paid in the form of wire transfer or cashier's check. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before December 5th, 2023.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant and his right to remove the 2023 crop. The lease will be open for 2024.

TITLE: Seller will provide an Abstract of Title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & INCOME: The 2023 calendar year taxes shall be prorated to the date of closing. The 2024 calendar year taxes and beyond will be the responsibility of the Buyer(s). The Seller will retain all income from the 2023 crop.

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP) with a \$750 annual payment. The current contract expires September 30, 2032. Seller shall transfer all rights and obligations of that contract to the buyer(s). Call for details on the contract terms.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing the transfer of merchantable title.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Thomas W. Fliess Estate



Murray Wise
ASSOCIATES LLC

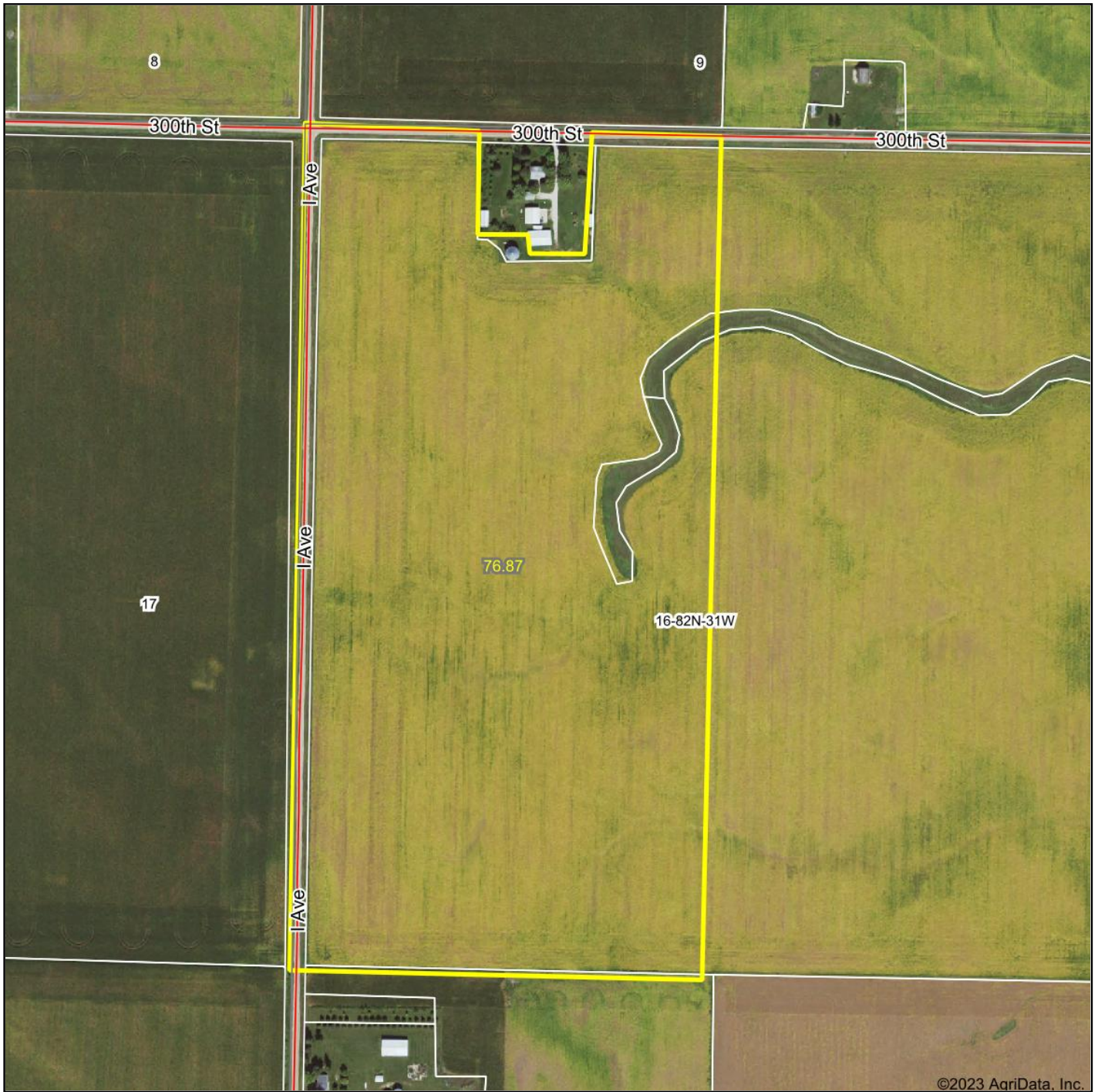


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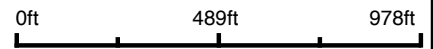
www.MurrayWiseAssociates.com

6 | TRACT 1 - AERIAL MAP

Aerial Map



Boundary Center: 41° 55' 2.59, -94° 28' 16.39



16-82N-31W
Greene County
Iowa



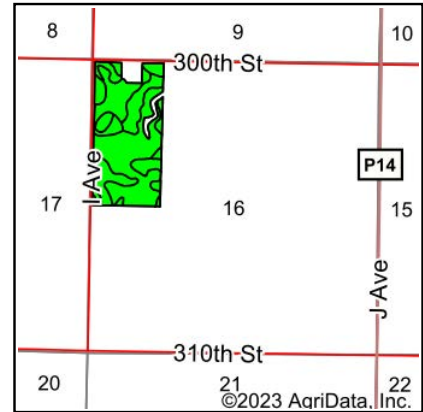
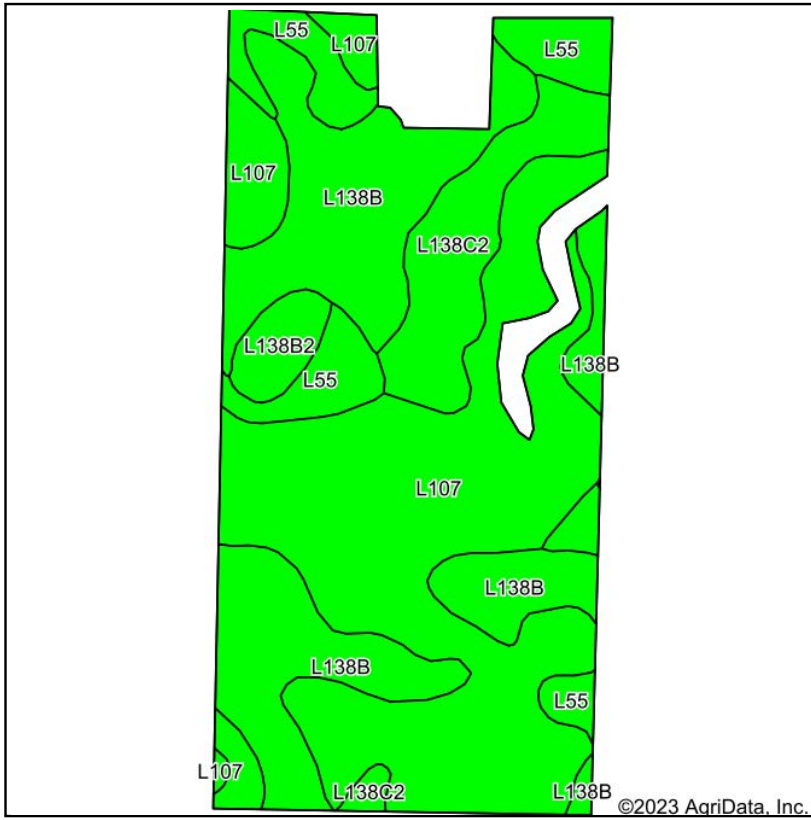
Maps Provided By:
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: **Iowa**
 County: **Greene**
 Location: **16-82N-31W**
 Township: **Greenbrier**
 Acres: **68.76**
 Date: **8/24/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	31.86	46.3%		llw	88	84	77	61	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	20.80	30.3%		lle	88	79	75	60	79	
L55	Nicollet loam, 1 to 3 percent slopes	7.65	11.1%		le	91	84	77	63	84	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.69	9.7%		llle	83	65	64	50	65	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	1.76	2.6%		lle	85	70	69	54	68	
Weighted Average						1.99	87.8	*n 80.3	*n 74.9	*n 59.7	*n 79.8

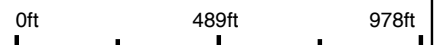
**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

8 | TRACT 2 - AERIAL MAP

Aerial Map



Boundary Center: $41^{\circ} 55' 2.53$, $-94^{\circ} 27' 59.2$



16-82N-31W
Greene County
Iowa



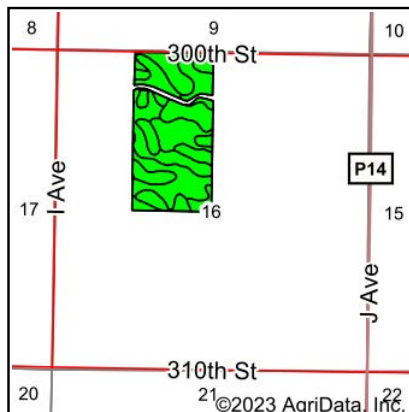
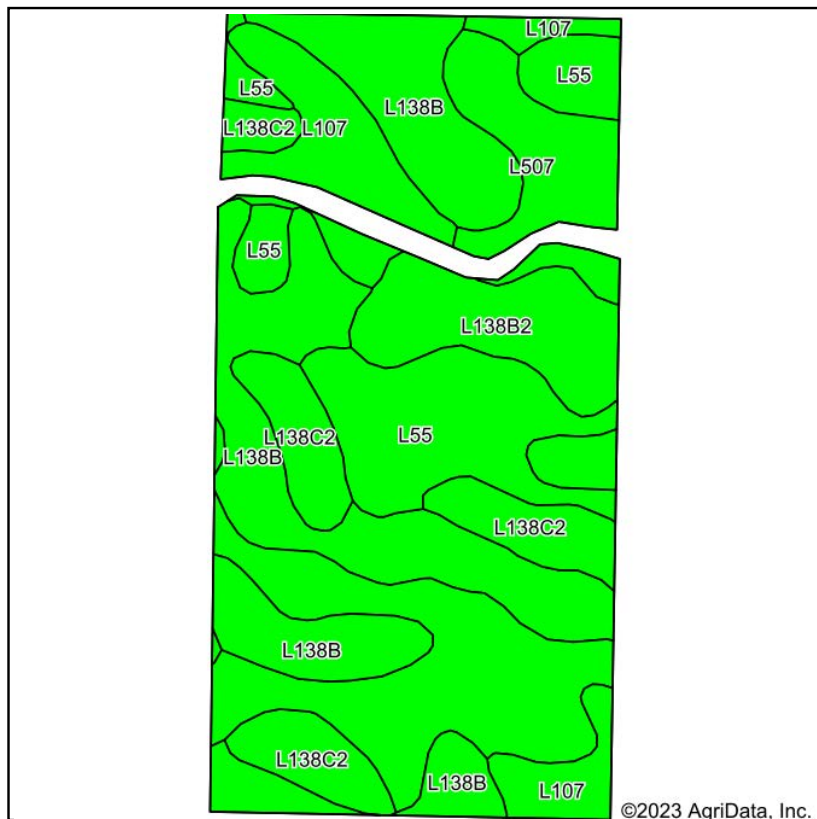
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8/24/2023

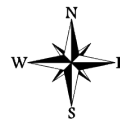
Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

Soils Map



State: Iowa
 County: Greene
 Location: 16-82N-31W
 Township: Greenbrier
 Acres: 77.17
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

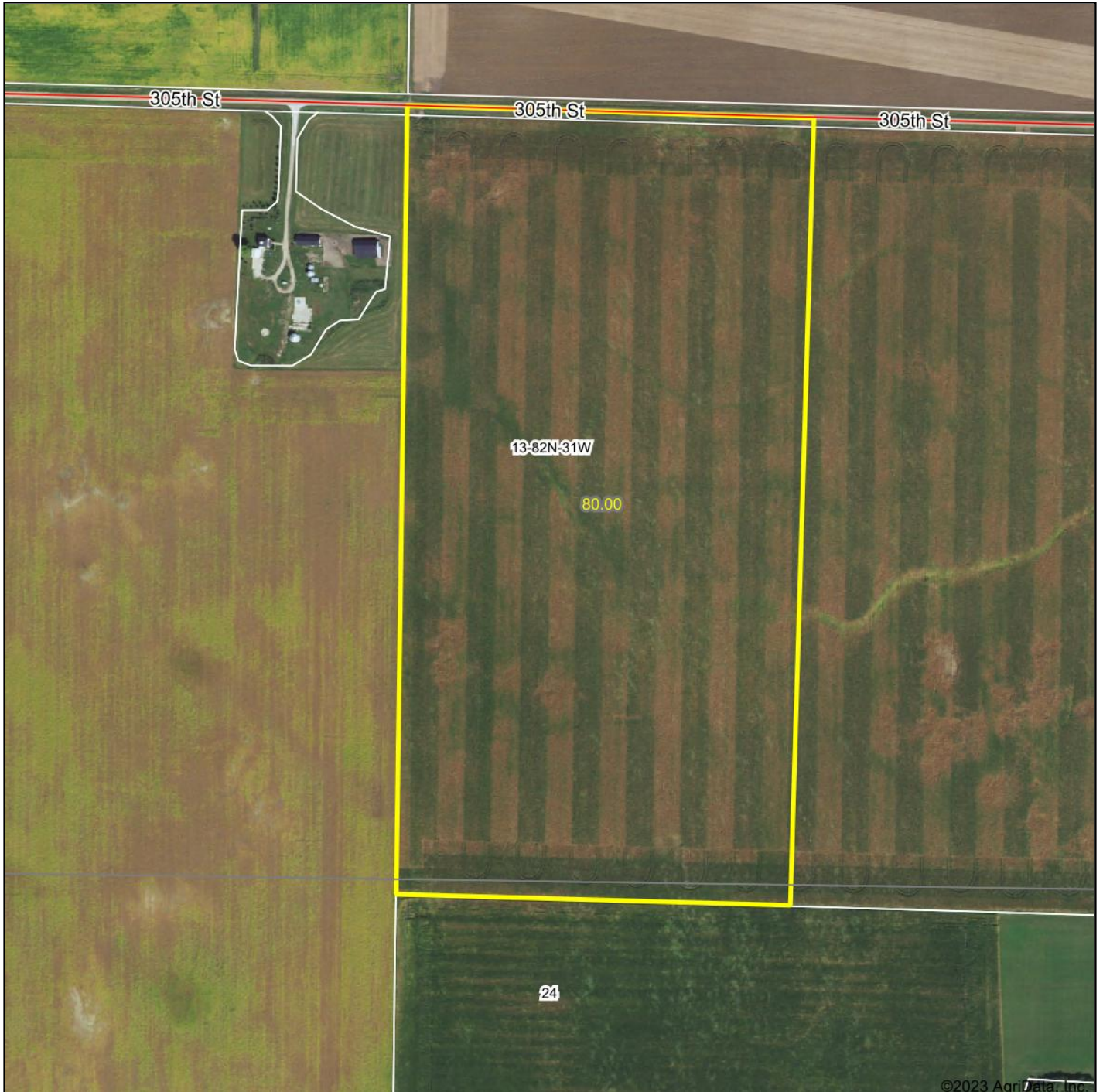
Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	23.98	31.1%		Ie	91	84	77	63	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.11	29.9%		Ile	88	79	75	60	79	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.50	11.0%		IIle	83	65	64	50	65	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.49	11.0%		IIlw	88	84	77	61	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.83	8.9%		IIlw	87	81	70	55	81	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	6.26	8.1%		Ile	85	70	69	54	68	
Weighted Average						1.80	88	*n 79	*n 73.7	*n 59	*n 78.7

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

10 | TRACT 3 - AERIAL MAP

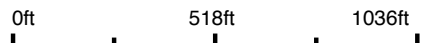
Aerial Map



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Boundary Center: $41^{\circ} 54' 36.37$, $-94^{\circ} 24' 13.37$



13-82N-31W
Greene County
Iowa

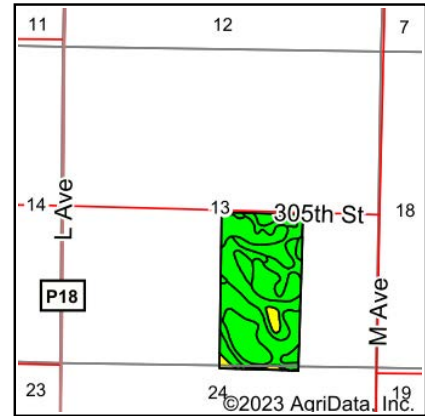
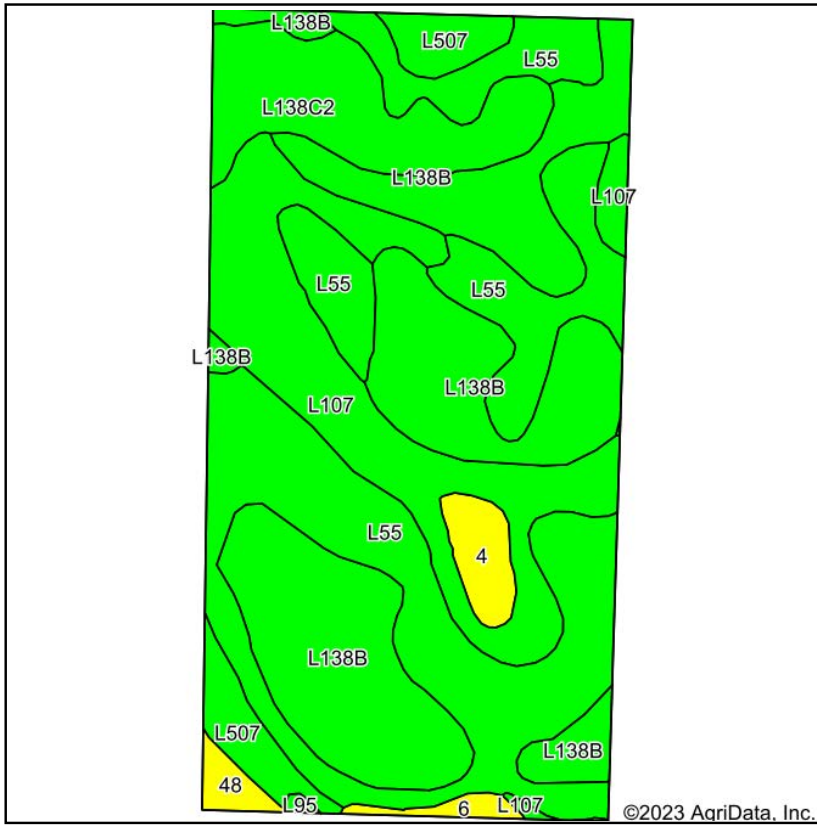


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8/24/2023

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

Soils Map



State: Iowa
 County: Greene
 Location: 13-82N-31W
 Township: Greenbrier
 Acres: 79.16
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	26.16	33.0%		Ie	91		84	77	63	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.11	31.7%		Ile	88		79	75	60	79	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.01	17.7%		Ilw	88		84	77	61	83	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	7.41	9.4%		IIle	83		65	64	50	65	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.34	4.2%		Ilw	87		81	70	55	81	
4	Knoke silty clay loam, 0 to 1 percent slopes	1.64	2.1%		IIIw	56	58	75	35	22	74	
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	0.79	1.0%		IIIw	56	58	76	35	22	76	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.59	0.7%		IIIw	59	58	76	74	64	74	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.11	0.1%		Ilw	75		80	68	54	80	
Weighted Average						1.80	87.3	*	*n 80.2	*n 73.5	*n 58.9	*n 80

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

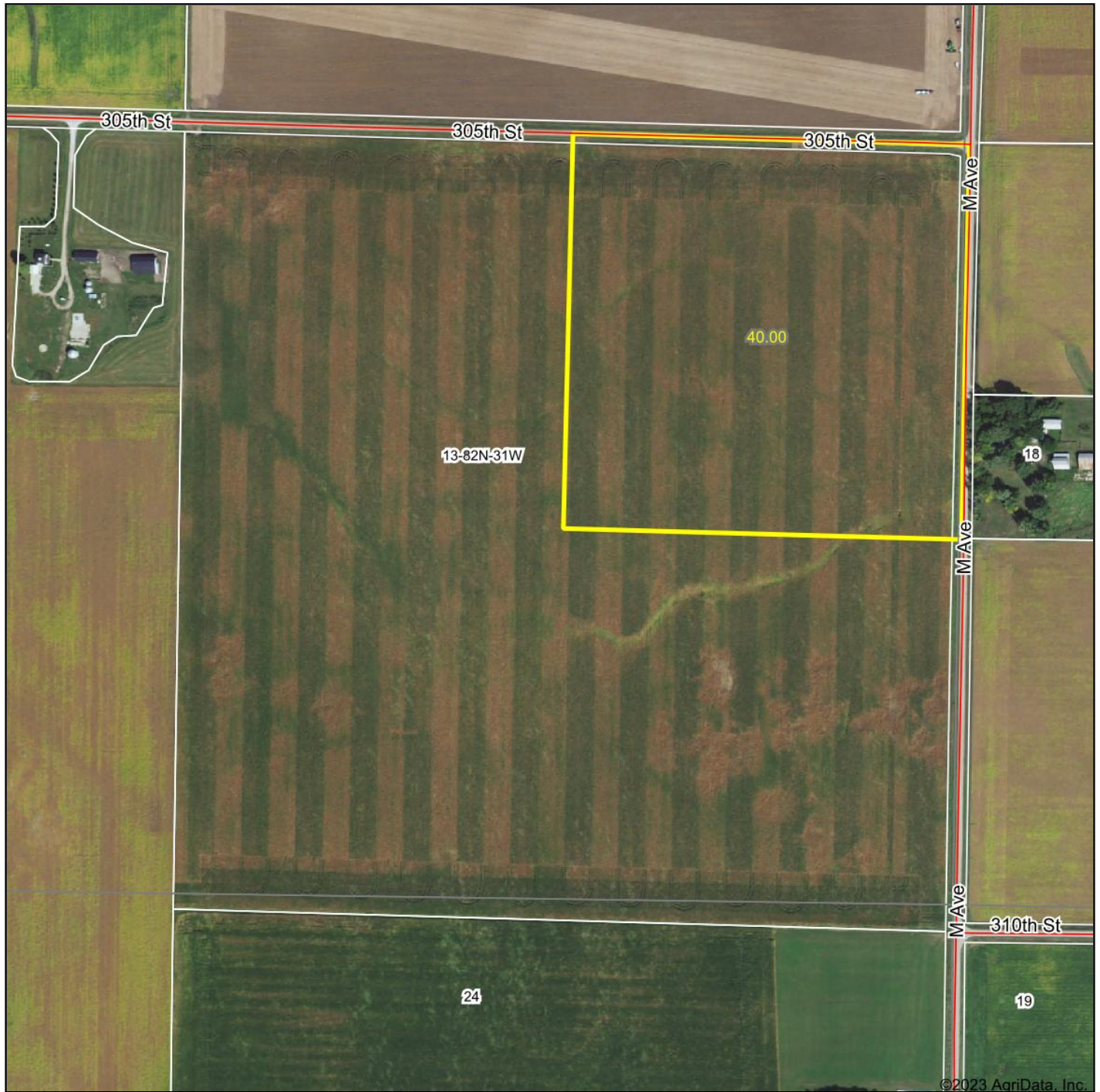
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

12 | TRACT 4 - AERIAL MAP

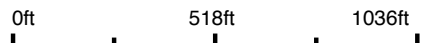
Aerial Map



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Boundary Center: 41° 54' 42.65, -94° 23' 56.52



13-82N-31W
Greene County
Iowa



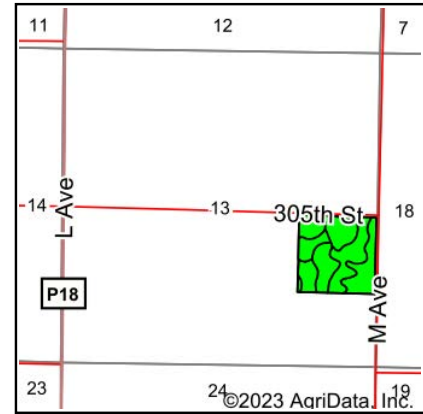
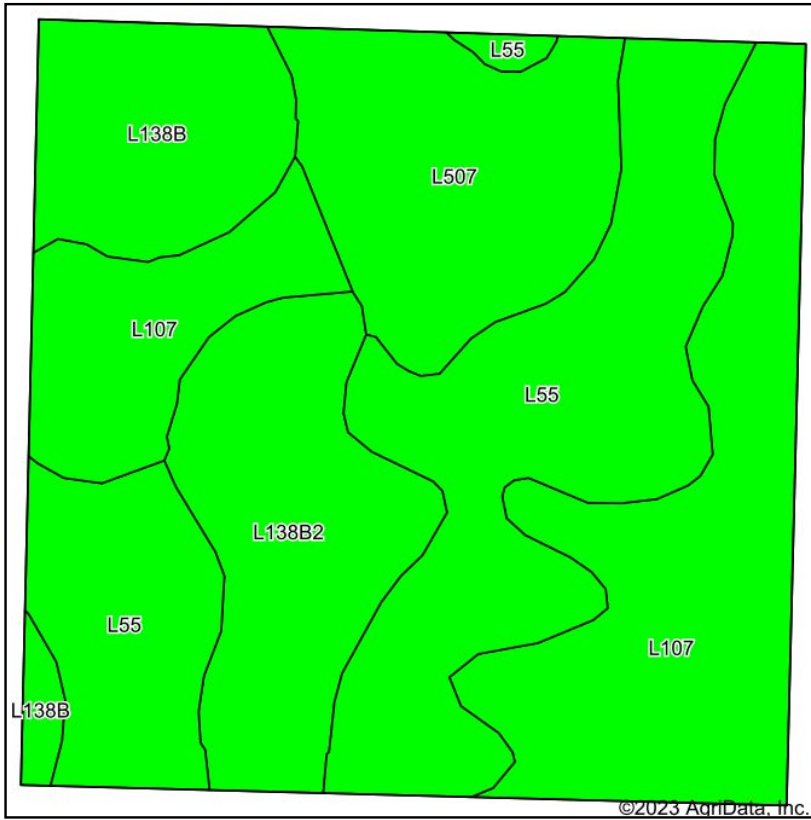
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: **Iowa**
 County: **Greene**
 Location: **13-82N-31W**
 Township: **Greenbrier**
 Acres: **37.92**
 Date: **8/24/2023**



Soils data provided by USDA and NRCS.

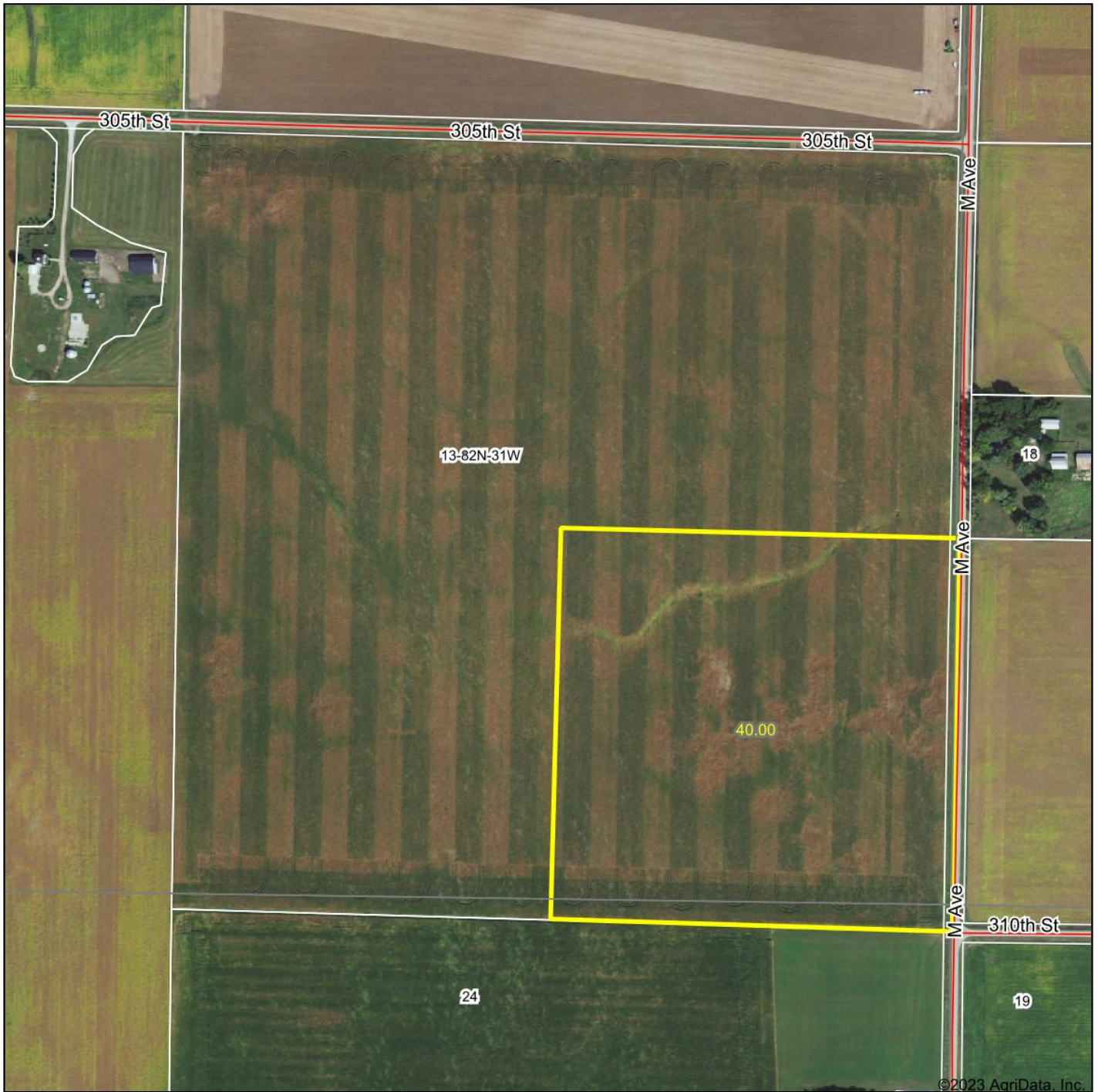
Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	12.09	31.9%		le	91	84	77	63	84	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.99	29.0%		llw	88	84	77	61	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.53	14.6%		llw	87	81	70	55	81	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	5.41	14.3%		lle	85	70	69	54	68	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.90	10.3%		lle	88	79	75	60	79	
Weighted Average						1.68	88.4	*n 81.1	*n 74.6	*n 59.7	*n 80.5

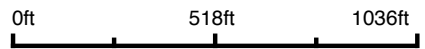
**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

14 | TRACT 5 - AERIAL MAP

Aerial Map



Boundary Center: 41° 54' 29.7, -94° 23' 56.67



13-82N-31W
Greene County
Iowa



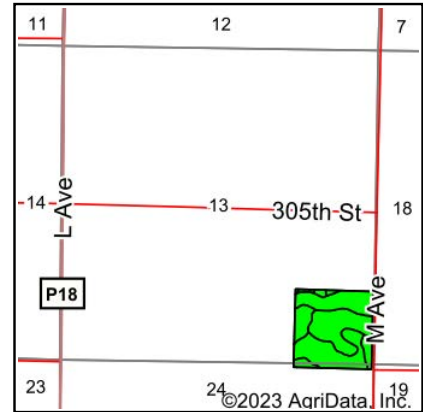
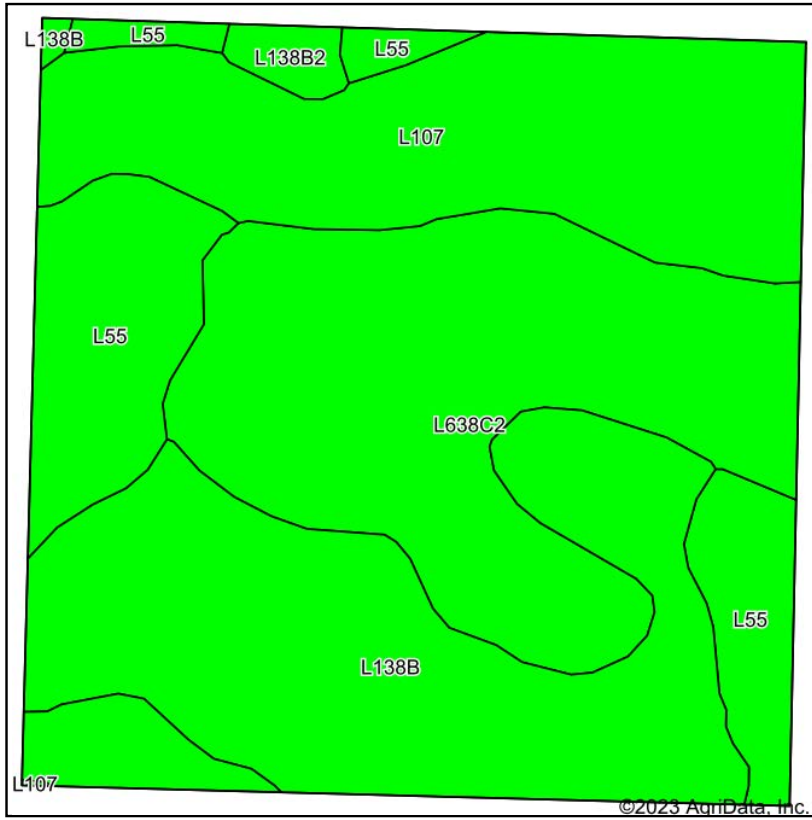
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: **Iowa**
 County: **Greene**
 Location: **13-82N-31W**
 Township: **Greenbrier**
 Acres: **38.85**
 Date: **8/24/2023**



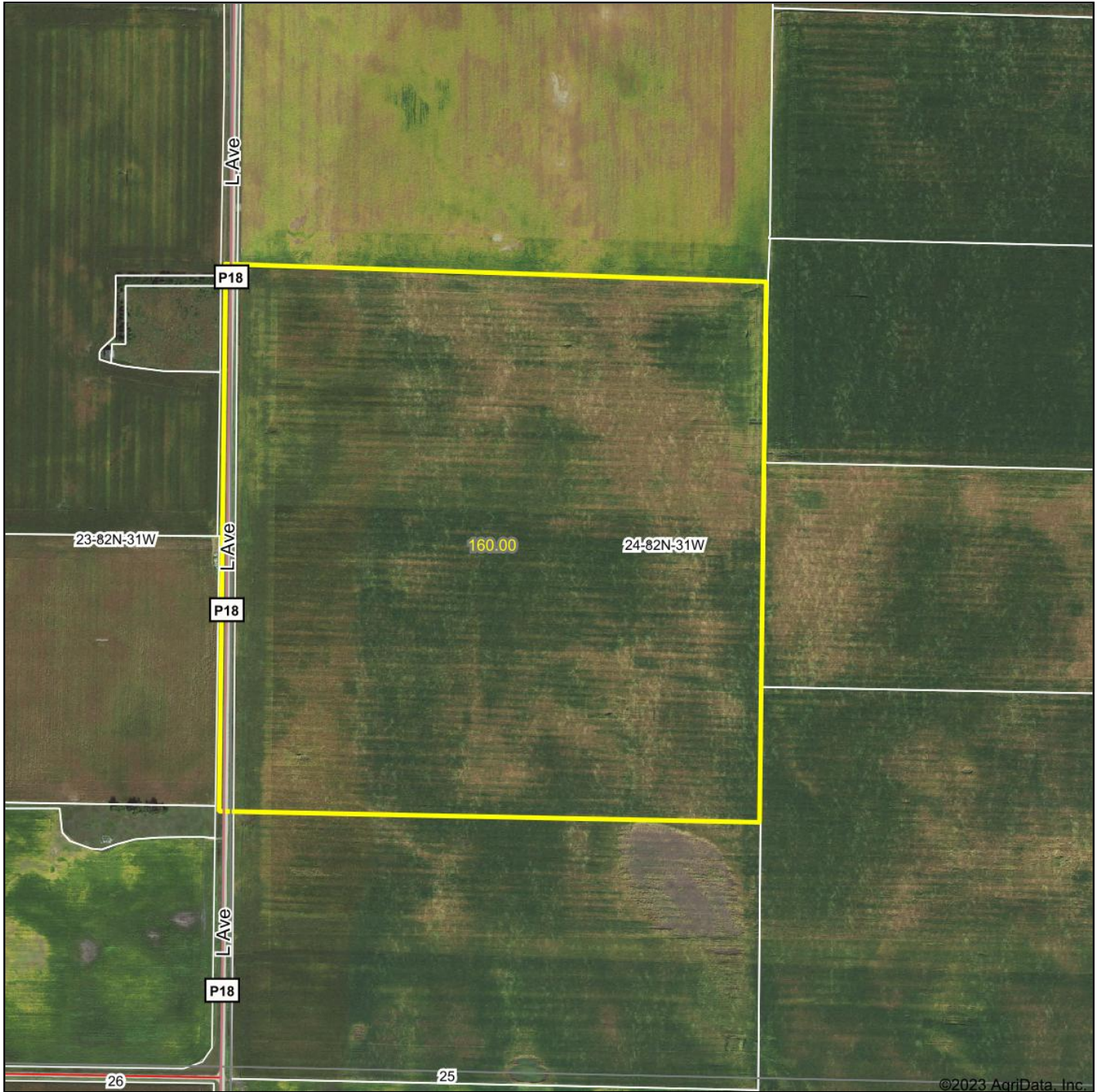
Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 28											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.61	29.9%		Ille	75	68	66	52	68	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	11.41	29.4%		Ile	88	79	75	60	79	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.82	22.7%		Ilw	88	84	77	61	83	
L55	Nicollet loam, 1 to 3 percent slopes	6.54	16.8%		le	91	84	77	63	84	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	0.47	1.2%		Ile	85	70	69	54	68	
Weighted Average						2.13	84.6	*n 77.6	*n 73	*n 58.3	*n 77.3

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

16 | TRACT 6 - AERIAL MAP

Aerial Map



Boundary Center: 41° 53' 57.53, -94° 24' 39.72



24-82N-31W
Greene County
Iowa



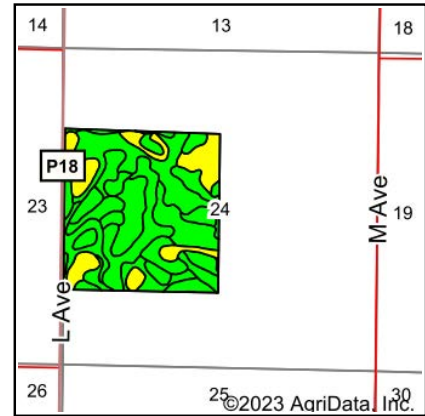
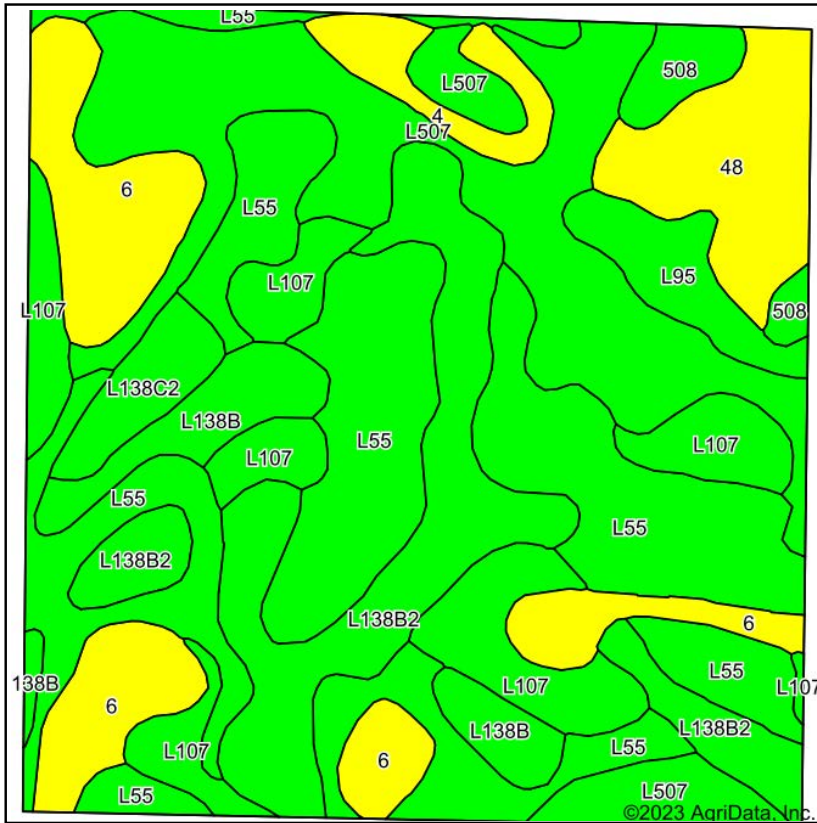
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: Iowa
 County: Greene
 Location: 24-82N-31W
 Township: Greenbrier
 Acres: 156.21
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

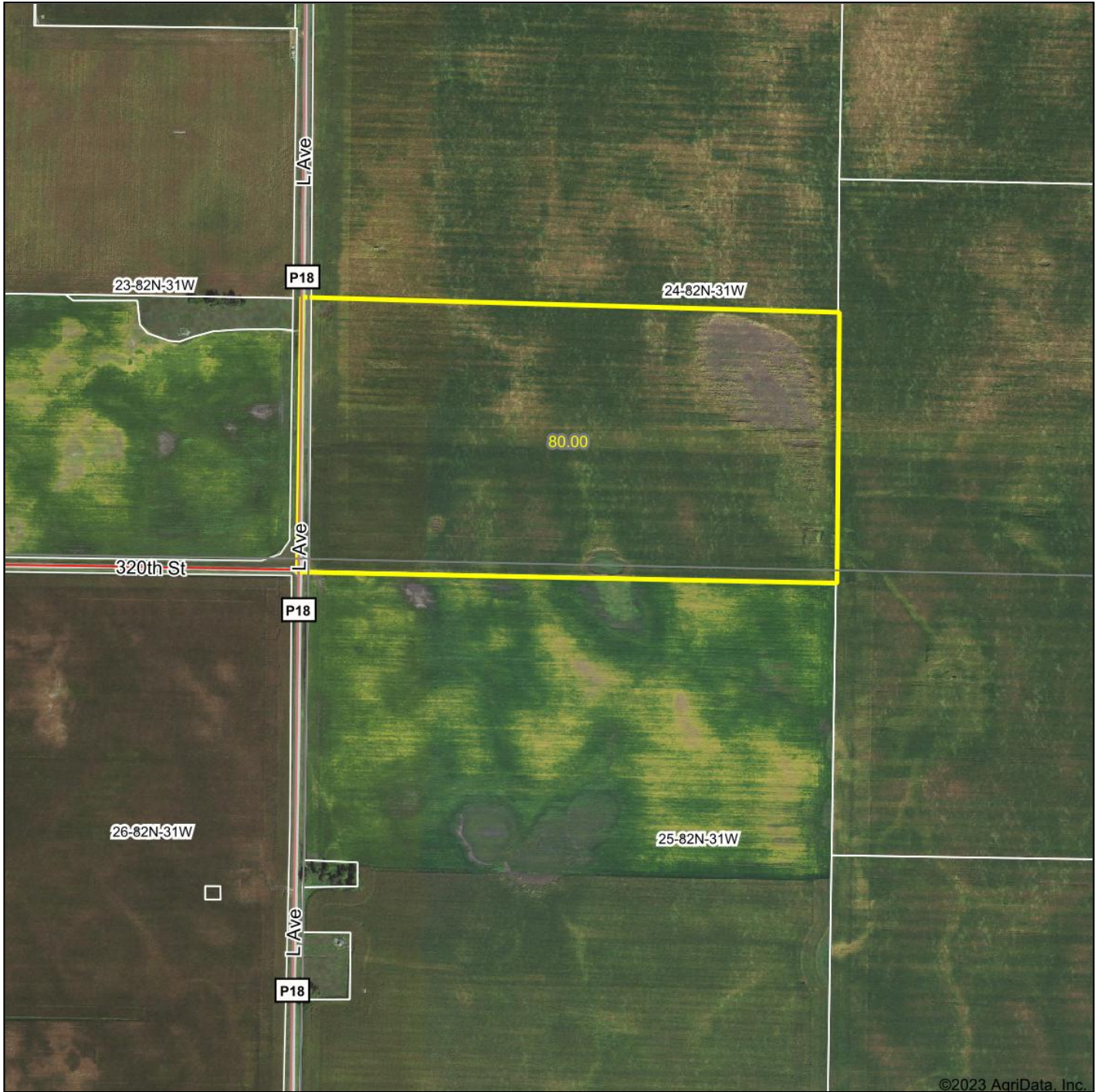
Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	44.49	28.5%		Ie	91		84	77	63	84	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	28.88	18.5%		Ilw	87		81	70	55	81	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	20.93	13.4%		Ile	85		70	69	54	68	
6	Okoboji silty clay loam, 0 to 1 percent slopes	16.75	10.7%		Illw	59	58	76	74	64	74	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.29	10.4%		Ilw	88		84	77	61	83	
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	8.84	5.7%		Illw	56	58	76	35	22	76	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.56	4.2%		Ile	88		79	75	60	79	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.08	2.6%		Ilw	75		80	68	54	80	
4	Knoke silty clay loam, 0 to 1 percent slopes	3.49	2.2%		Illw	56	58	75	35	22	74	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.24	2.1%		Ille	83		65	64	50	65	
508	Calcousta silty clay loam, 0 to 1 percent slopes	2.66	1.7%		Illw	73	70	84	70	45	84	
Weighted Average						1.94	81.9	*	*n 79.3	*n 70.3	*n 56	*n 78.7

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

18 | TRACT 7 - AERIAL MAP

Aerial Map



©2023 AgriData, Inc.



Boundary Center: 41° 53' 38.05, -94° 24' 39.36



24-82N-31W
Greene County
Iowa

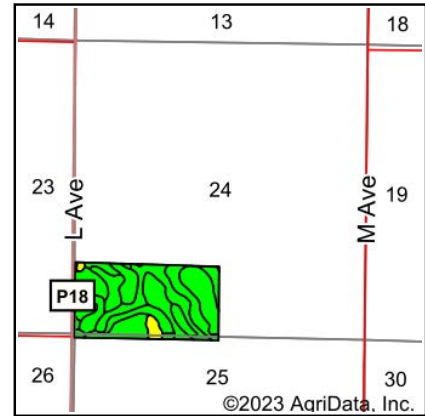
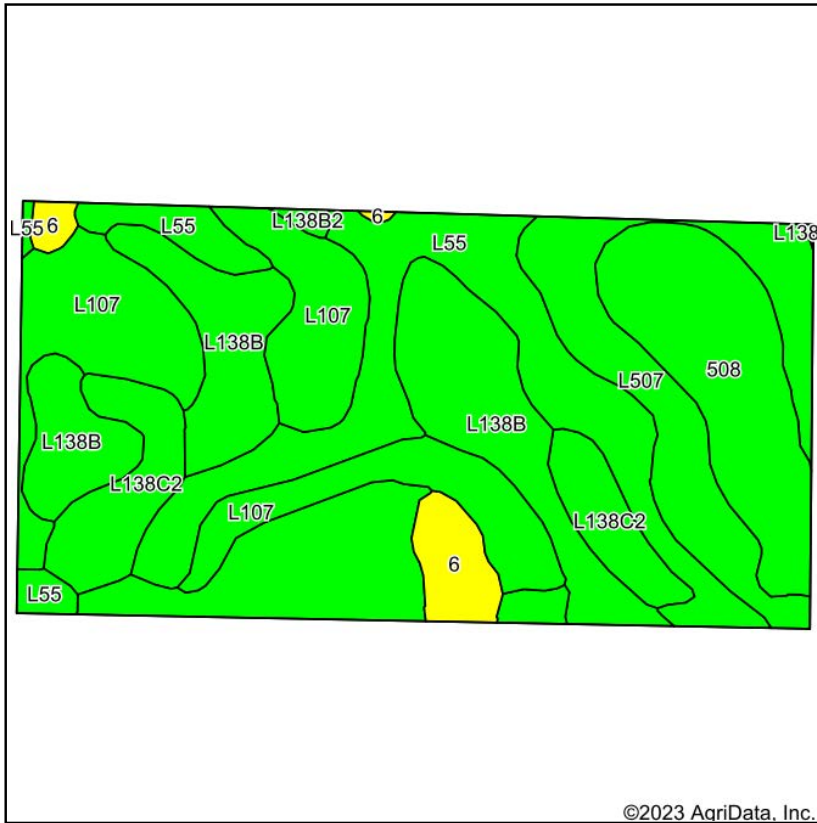


8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: Iowa
 County: Greene
 Location: 24-82N-31W
 Township: Greenbrier
 Acres: 78.85
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	16.05	20.4%		Ilw	87		81	70	55	81	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.96	19.0%		Ilw	88		84	77	61	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.66	18.6%		Ile	88		79	75	60	79	
L55	Nicollet loam, 1 to 3 percent slopes	14.37	18.2%		Ie	91		84	77	63	84	
508	Calcousta silty clay loam, 0 to 1 percent slopes	9.55	12.1%		Illw	73	70	84	70	45	84	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.34	8.0%		Illle	83		65	64	50	65	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.63	3.3%		Illw	59	58	76	74	64	74	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	0.29	0.4%		Ile	85		70	69	54	68	
Weighted Average						2.05	85.1	*-	*n 80.6	*n 73.2	*n 57.2	*n 80.3

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

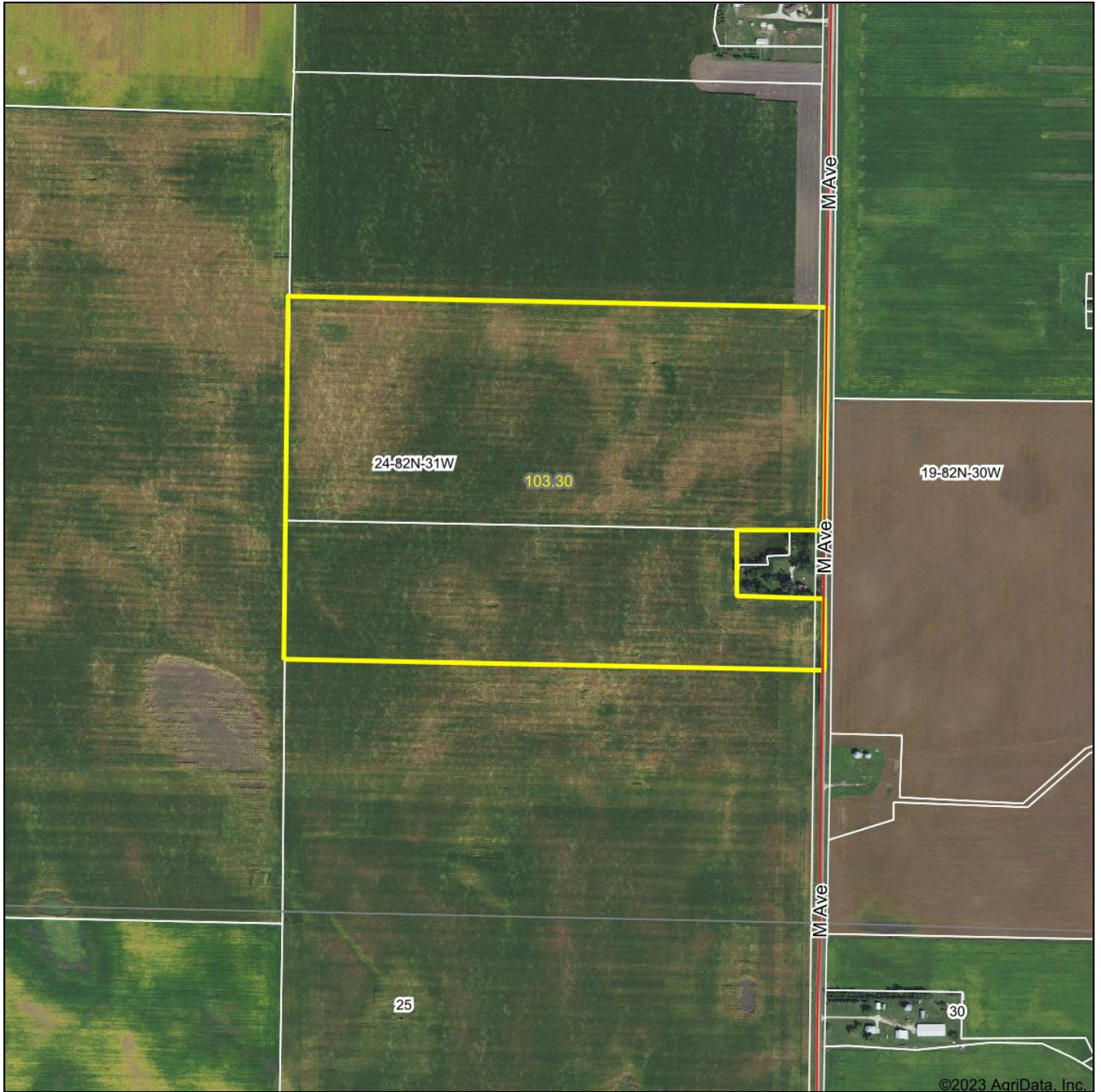
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

20 | TRACT 8 - AERIAL MAP

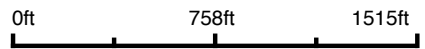
Aerial Map



©2023 AgriData, Inc.



Boundary Center: 41° 53' 52.83, -94° 24' 4.88



24-82N-31W
Greene County
Iowa



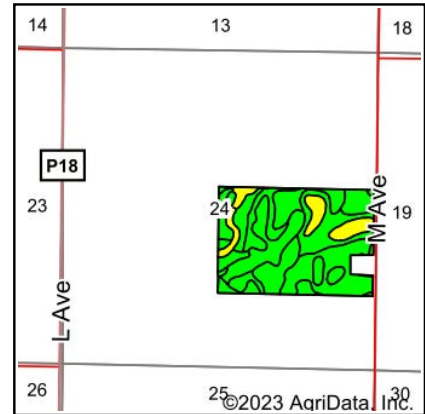
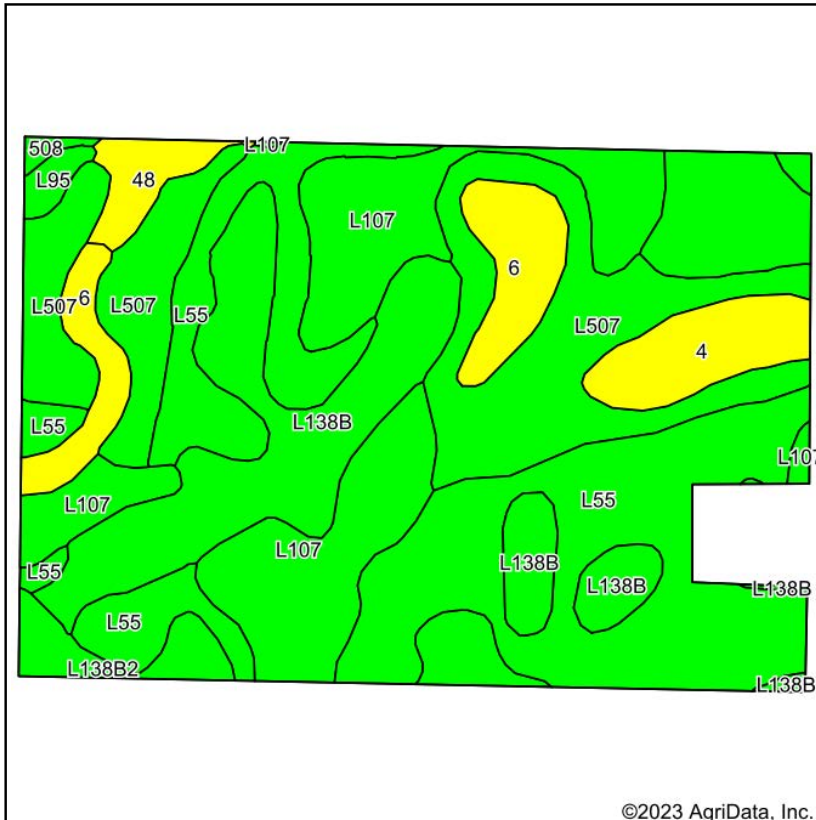
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: Iowa
 County: Greene
 Location: 24-82N-31W
 Township: Greenbrier
 Acres: 101.61
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

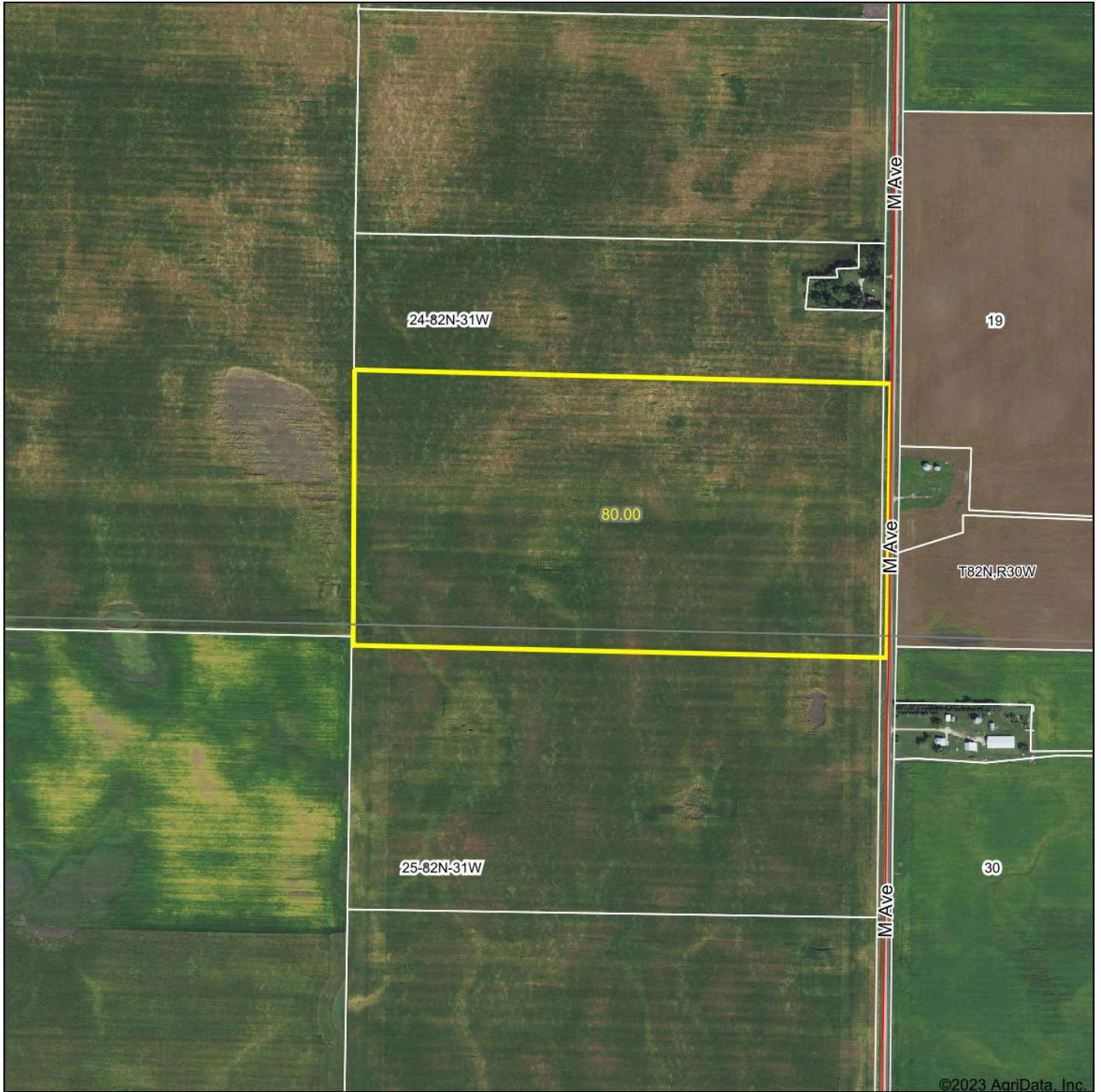
Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	32.76	32.2%		le	91		84	77	63	84	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.17	18.9%		llw	87		81	70	55	81	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	19.05	18.7%		llw	88		84	77	61	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.91	15.7%		lle	88		79	75	60	79	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.75	5.7%		lllw	59	58	76	74	64	74	
4	Knoke silty clay loam, 0 to 1 percent slopes	3.95	3.9%		lllw	56	58	75	35	22	74	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	2.14	2.1%		lle	85		70	69	54	68	
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	1.88	1.9%		lllw	56	58	76	35	22	76	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.69	0.7%		llw	75		80	68	54	80	
508	Calcousta silty clay loam, 0 to 1 percent slopes	0.31	0.3%		lllw	73	70	84	70	45	84	
Weighted Average						1.79	85.1	*-	*n 81.4	*n 72.5	*n 58	*n 81

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

22 | TRACT 9 - AERIAL MAP

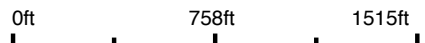
Aerial Map



©2023 AgriData, Inc.



Boundary Center: 41° 53' 37.54, -94° 24' 4.86



24-82N-31W
Greene County
Iowa

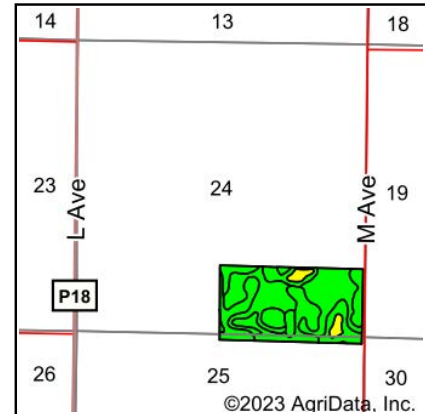
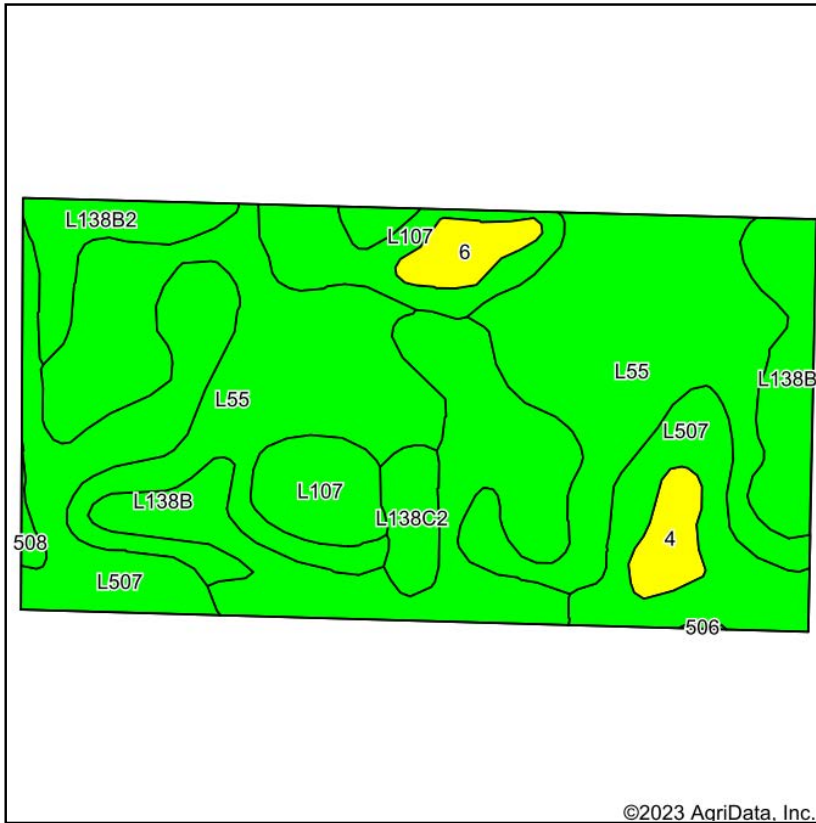


8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: Iowa
 County: Greene
 Location: 24-82N-31W
 Township: Greenbrier
 Acres: 79.3
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L55	Nicollet loam, 1 to 3 percent slopes	33.44	42.2%		Ie	91		84	77	63	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	16.30	20.6%		Ile	88		79	75	60	79	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	14.39	18.1%		Ilw	87		81	70	55	81	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.93	8.7%		Ilw	88		84	77	61	83	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	2.89	3.6%		Ile	85		70	69	54	68	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.84	2.3%		IIIe	83		65	64	50	65	
4	Knoke silty clay loam, 0 to 1 percent slopes	1.63	2.1%		IIIw	56	58	75	35	22	74	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.59	2.0%		IIIw	59	58	76	74	64	74	
508	Calcousta silty clay loam, 0 to 1 percent slopes	0.29	0.4%		IIIw	73	70	84	70	45	84	
Weighted Average						1.65	87.6	*	*n 81.1	*n 73.8	*n 59.2	*n 80.9

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

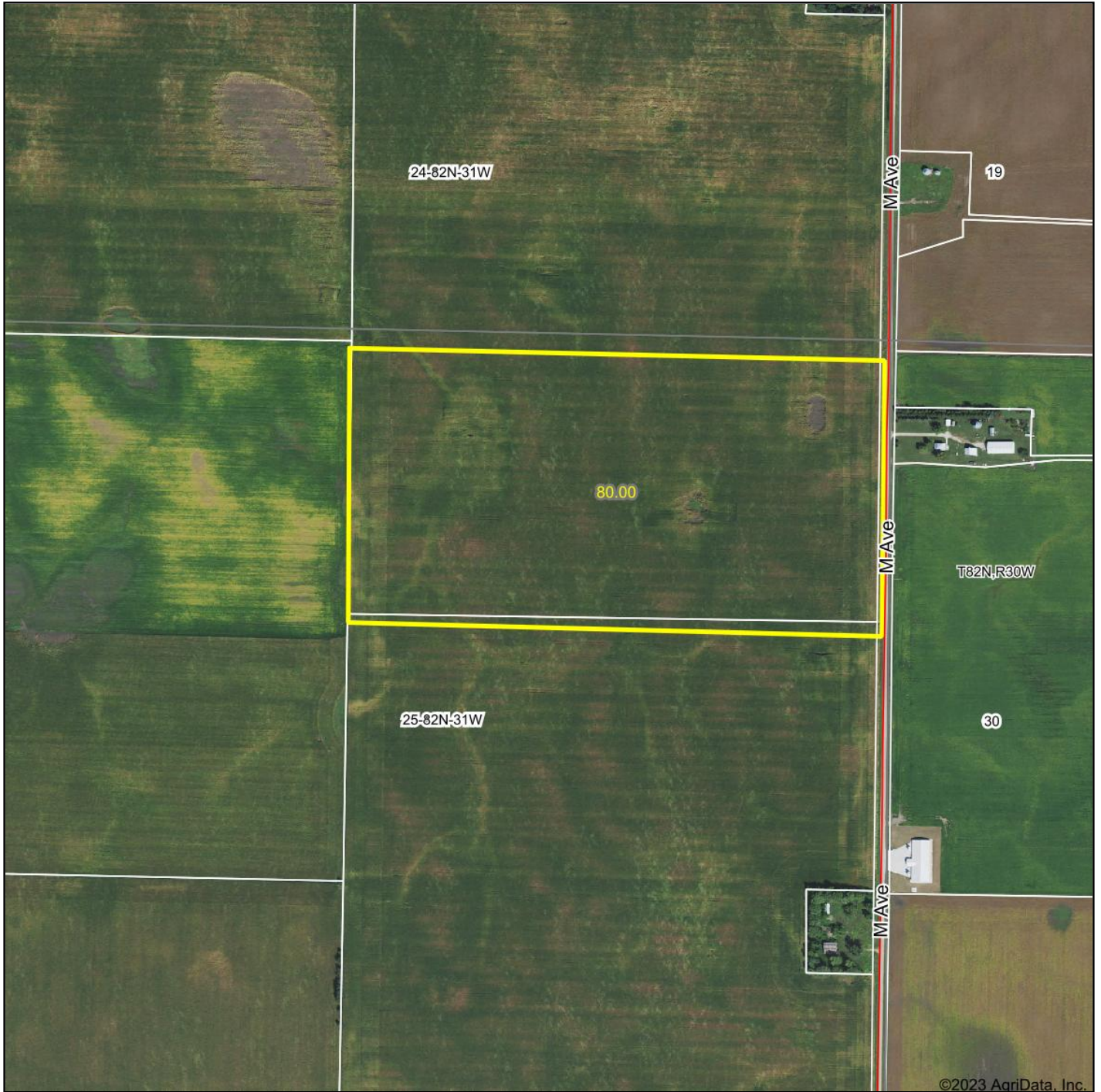
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

24 | TRACT 10 - AERIAL MAP

Aerial Map



Boundary Center: 41° 53' 24.36, -94° 24' 4.89



25-82N-31W
Greene County
Iowa



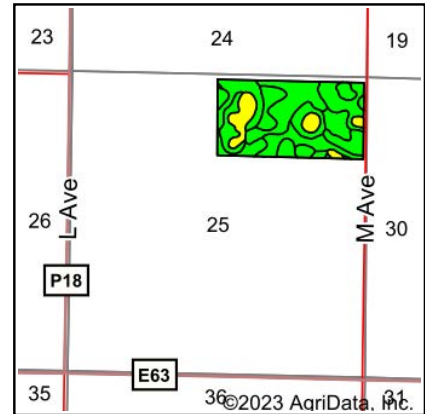
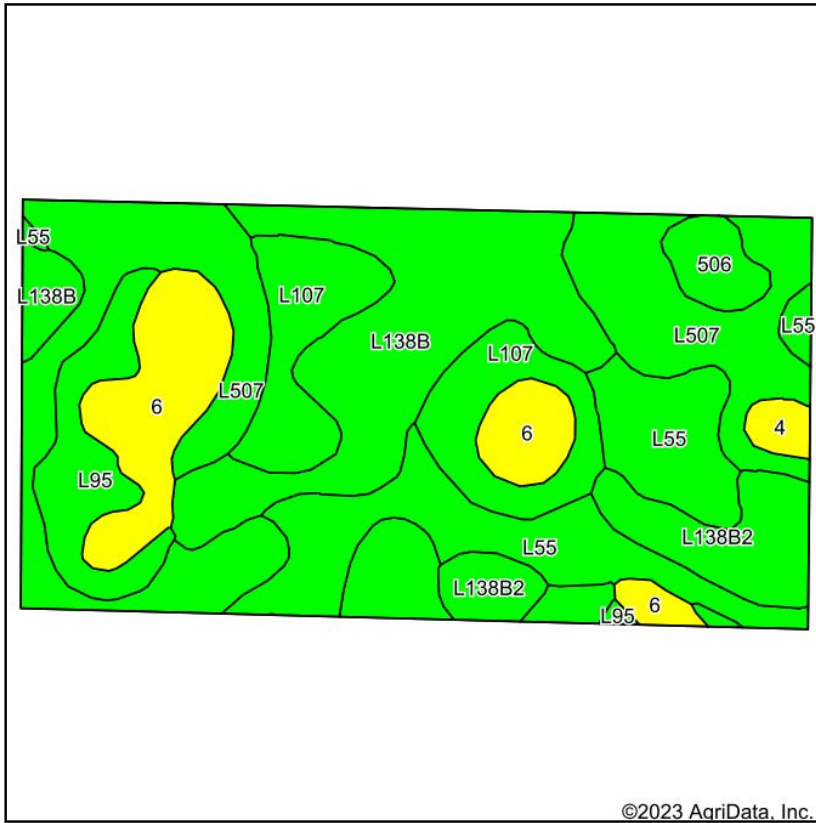
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: Iowa
 County: Greene
 Location: 25-82N-31W
 Township: Greenbrier
 Acres: 79.25
 Date: 8/24/2023



Soils data provided by USDA and NRCS.

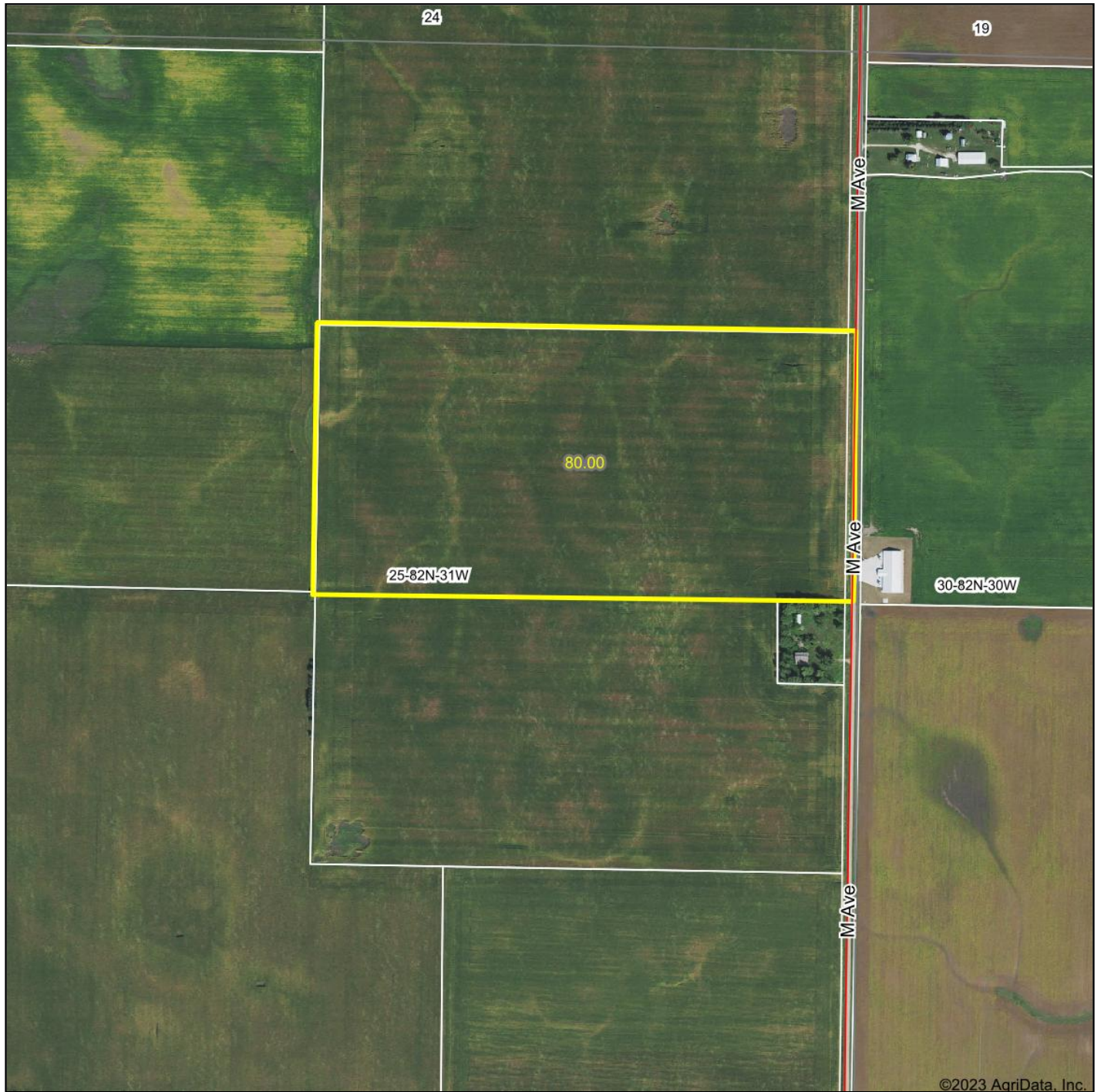
©2023 AgriData, Inc.

Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	21.36	27.0%		llw	87		81	70	55	81	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.08	19.0%		lle	88		79	75	60	79	
L55	Nicollet loam, 1 to 3 percent slopes	12.61	15.9%		le	91		84	77	63	84	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.89	11.2%		llw	88		84	77	61	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.42	10.6%		lllw	59	58	76	74	64	74	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	5.65	7.1%		lle	85		70	69	54	68	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.71	5.9%		llw	75		80	68	54	80	
506	Wacousta silty clay loam, 0 to 1 percent slopes	1.74	2.2%		lllw	74	77	87	71	47	87	
4	Knoke silty clay loam, 0 to 1 percent slopes	0.79	1.0%		lllw	56	58	75	35	22	74	
Weighted Average						1.98	83.5	*-	*n 80.1	*n 72.8	*n 58.2	*n 79.7

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Aerial Map



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Boundary Center: 41° 53' 11.88, -94° 24' 4.75



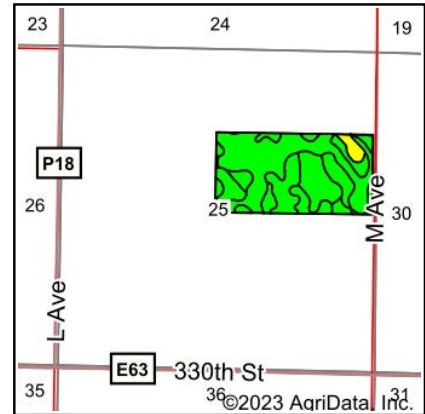
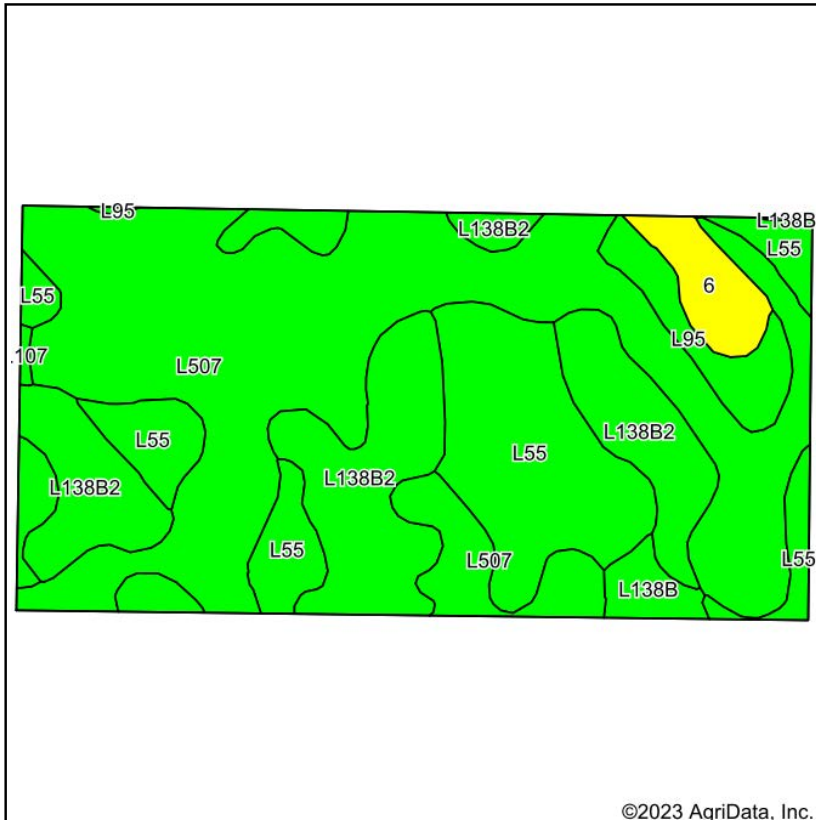
25-82N-31W
Greene County
Iowa



8/24/2023

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

Soils Map



State: Iowa
 County: Greene
 Location: 25-82N-31W
 Township: Greenbrier
 Acres: 78.66
 Date: 8/24/2023



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.

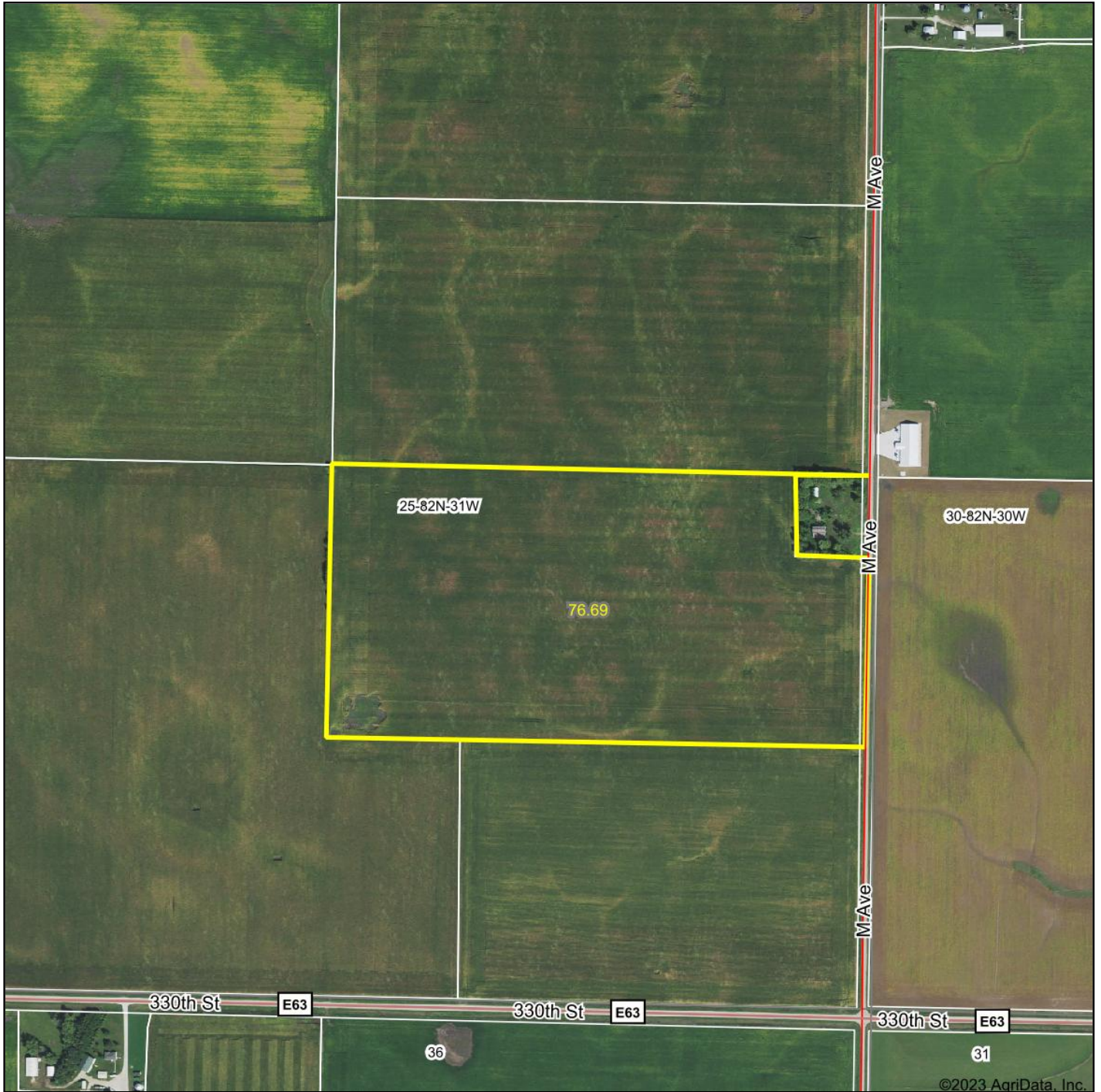
Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	36.82	46.8%		llw	87		81	70	55	81	
L55	Nicollet loam, 1 to 3 percent slopes	17.82	22.7%		le	91		84	77	63	84	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	17.31	22.0%		lle	85		70	69	54	68	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.84	3.6%		llw	75		80	68	54	80	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.41	3.1%		lllw	59	58	76	74	64	74	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.31	1.7%		lle	88		79	75	60	79	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.15	0.2%		llw	88		84	77	61	83	
Weighted Average						1.80	86.2	*-	*n 79	*n 71.5	*n 56.9	*n 78.5

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

28 | TRACT 12 - AERIAL MAP

Aerial Map



Boundary Center: 41° 52' 58.89, -94° 24' 4.73



25-82N-31W
Greene County
Iowa



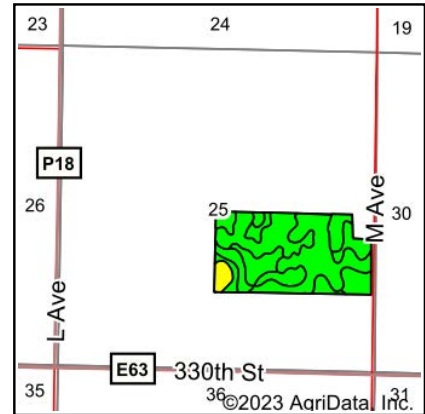
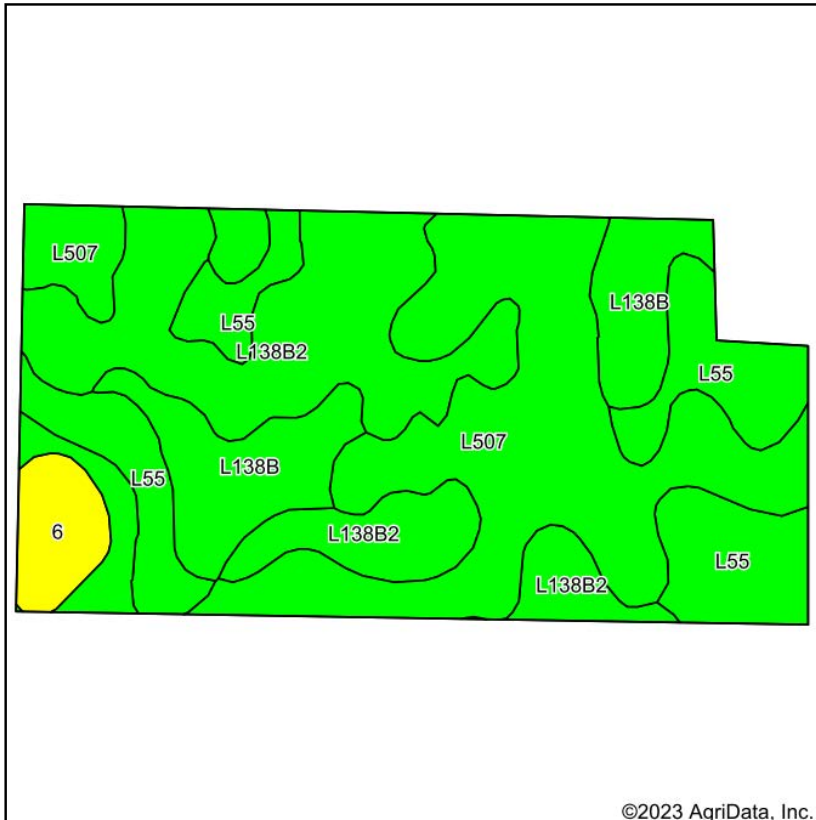
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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8/24/2023

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

All boundary lines and acreages are approximated

Soils Map



State: **Iowa**
 County: **Greene**
 Location: **25-82N-31W**
 Township: **Greenbrier**
 Acres: **75.61**
 Date: **8/24/2023**



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	27.95	37.0%		llw	87		81	70	55	81	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	21.04	27.8%		lle	85		70	69	54	68	
L55	Nicollet loam, 1 to 3 percent slopes	14.37	19.0%		le	91		84	77	63	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.37	12.4%		lle	88		79	75	60	79	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.88	3.8%		lllw	59	58	76	74	64	74	
Weighted Average						1.85	86.3	*-	*n 78.1	*n 71.8	*n 57.2	*n 77.4

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

30 | TRACT 13 - AERIAL MAP

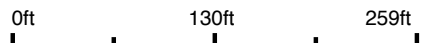
Aerial Map



©2023 AgriData, Inc.



Boundary Center: 41° 53' 3.4, -94° 23' 49.85



25-82N-31W
Greene County
Iowa

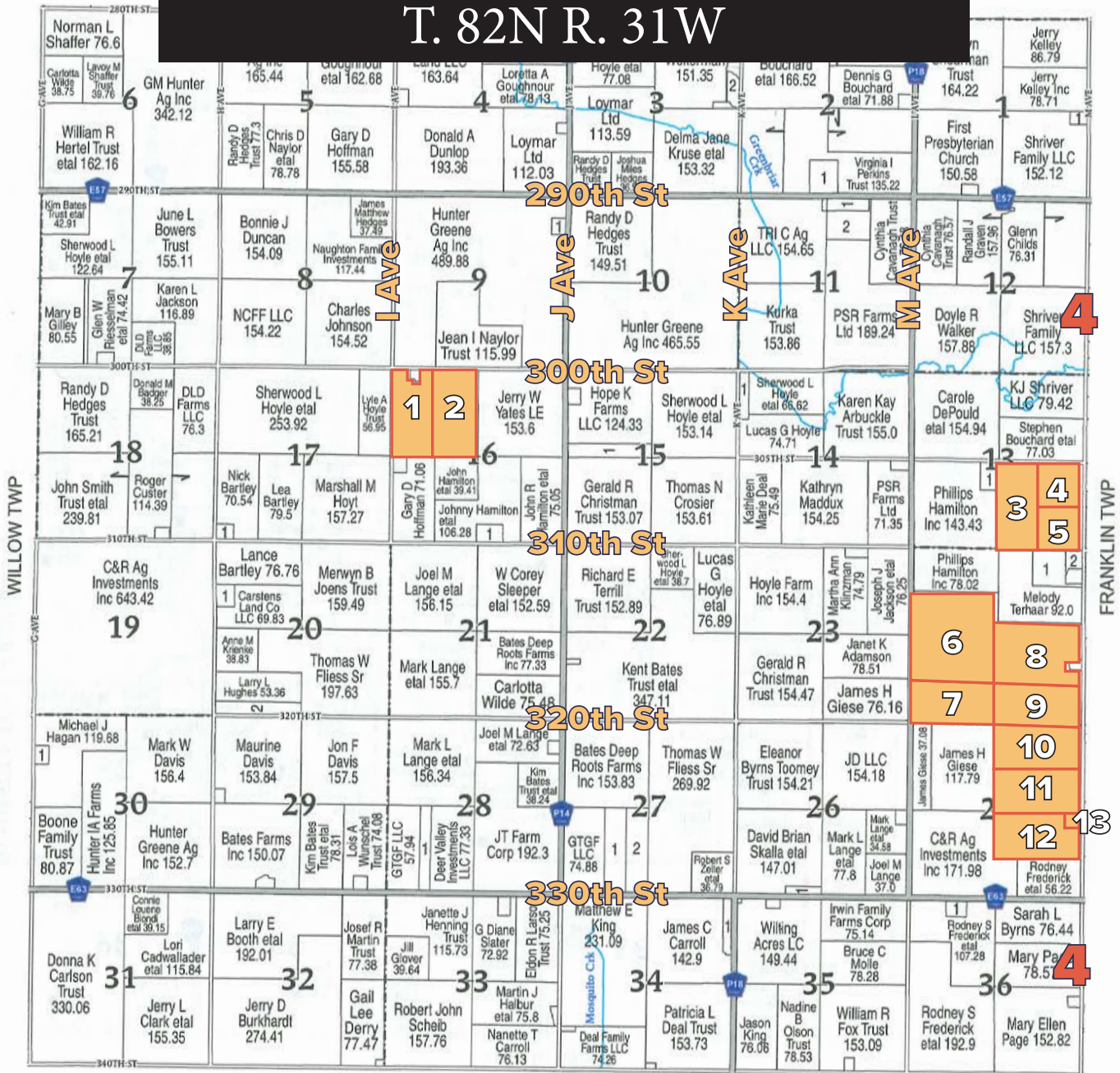


8/24/2023

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

All boundary lines and acreages are approximated

Greenbrier Township T. 82N R. 31W



GUTHRIE CO

32 | FSA 156 EZ - TRACTS 1 & 2

IOWA GREENE Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6940 Prepared : 8/2/23 1:55 PM CST Crop Year : 2023
--	--	---

Operator Name :
CRP Contract Number(s) : 12001, 12002
Recon ID : 19-073-2020-22
Transferred From : None
ARCPLC G//F Eligibility : Eligible

This FSA 156 EZ includes acreage in the total farm acres that are not being sold at auction.

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
311.08	308.09	308.09	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	304.89	0.00		3.20	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	151.80	0.00	148	
Soybeans	149.30	0.00	48	
TOTAL	301.10	0.00		

NOTES

Tract Number : 2236
Description : SECTION 16 GREENBRIER
FSA Physical Location : IOWA/GREENE
ANSI Physical Location : IOWA/GREENE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.63	150.64	150.64	0.00	0.00	0.00	0.00	0.0

IOWA GREENE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6940 Prepared : 8/2/23 1:55 PM CST Crop Year : 2023
-----------------------------------	--	---

Tract 2236 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.14	0.00	2.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.50	0.00	148
Soybeans	73.30	0.00	48
TOTAL	147.80	0.00	

34 | FSA MAP - TRACTS 1 & 2

USDA Greene County, Iowa

Tract 1 and 2



Leaflet | Powered by Esri

Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 6940
Tract 2236

Wetland Determination Identifiers

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

2023 Crop Year



Tract 1 of 2

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For Estimated FSA acres please see the Property Brochure - FSA reconstitution will determine allocated acres.

IOWA GREENE Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7215 Prepared : 8/2/23 1:55 PM CST Crop Year : 2023
--	--	--

Operator Name : |
CRP Contract Number(s) : None
Recon ID : 19-073-2022-77
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
152.88	152.88	152.88	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	152.88	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	100.11	0.00	149	
Soybeans	51.48	0.00	46	
TOTAL	151.59	0.00		

NOTES

Tract Number : 24703
Description : SEC 13 GREENBRIER
FSA Physical Location : IOWA/GREENE
ANSI Physical Location : IOWA/GREENE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.88	152.88	152.88	0.00	0.00	0.00	0.00	0.0

36 | FSA 156 EZ - TRACTS 3-5

IOWA
GREENE
Form: FSA-156EZ



FARM : 7215
Prepared : 8/2/23 1:55 PM CST
Crop Year : 2023

Tract 24703 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	100.11	0.00	149
Soybeans	51.48	0.00	46
TOTAL	151.59	0.00	

NOTES

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Leaflet | Powered by Esri

Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 7215
Tract 24703

Wetland Determination Identifiers

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

2023 Crop Year



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38 | FSA 156 EZ - TRACTS 6-12

IOWA
 GREENE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 6161
 Prepared : 8/2/23 1:54 PM CST
 Crop Year : 2023

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 19-073-2014-9
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
648.87	643.84	643.84	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	643.84	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	478.05	0.00	147	
Soybeans	159.35	0.00	41	
TOTAL	637.40	0.00		

NOTES

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Tract Number : 492
 Description : SECTION 25 GREENBRIER
 FSA Physical Location : IOWA/GREENE
 ANSI Physical Location : IOWA/GREENE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.14	153.09	153.09	0.00	0.00	0.00	0.00	0.0

IOWA GREENE Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6161 Prepared : 8/2/23 1:54 PM CST Crop Year : 2023
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Tract 492 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	113.68	0.00	147
Soybeans	37.89	0.00	41
TOTAL	151.57	0.00	

NOTES

Tract Number : 493
Description : SEC 24 & 25 GREENBRIER
FSA Physical Location : IOWA/GREENE
ANSI Physical Location : IOWA/GREENE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
194.48	192.50	192.50	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	192.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	142.94	0.00	147
Soybeans	47.65	0.00	41
TOTAL	190.59	0.00	

NOTES

40 | FSA 156 EZ - TRACTS 6-12

IOWA GREENE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6161 Prepared : 8/2/23 1:54 PM CST Crop Year : 2023
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Tract Number : 2654
Description : SECTION 24 GREENBRIER
FSA Physical Location : IOWA/GREENE
ANSI Physical Location : IOWA/GREENE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.85	233.85	233.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	233.85	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	173.62	0.00	147
Soybeans	57.87	0.00	41
TOTAL	231.49	0.00	

NOTES

Tract Number : 23753
Description : SECTION 24 GREENBRIER
FSA Physical Location : IOWA/GREENE
ANSI Physical Location : IOWA/GREENE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
64.40	64.40	64.40	0.00	0.00	0.00	0.00	0.0

IOWA GREENE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6161 Prepared : 8/2/23 1:54 PM CST Crop Year : 2023
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Tract 23753 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.81	0.00	147
Soybeans	15.94	0.00	41
TOTAL	63.75	0.00	

NOTES

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42 | FSA MAP - TRACTS 6 & 7

USDA Greene County, Iowa

Tract 6 & 7



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **6161**
Tract **2654**

Wetland Determination Identifiers

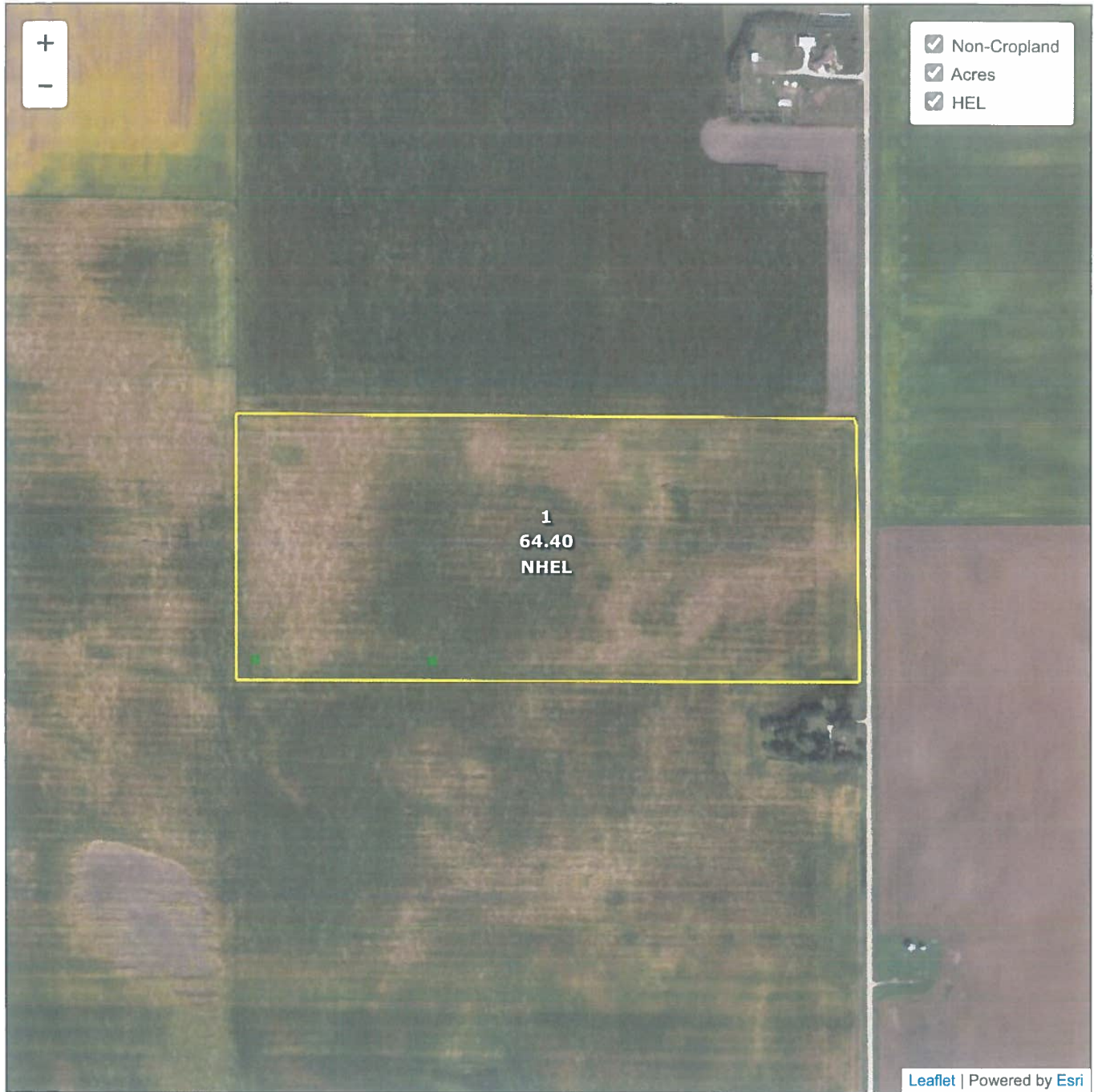
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Crop Year



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For Estimated FSA acres please see the Property Brochure - FSA reconstitution will determine allocated acres.



Common Land Unit
 Cropland Non-cropland CRP

Farm 6161
 Tract 23753

Wetland Determination Identifiers

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

2023 Crop Year



Tract 4 of 4

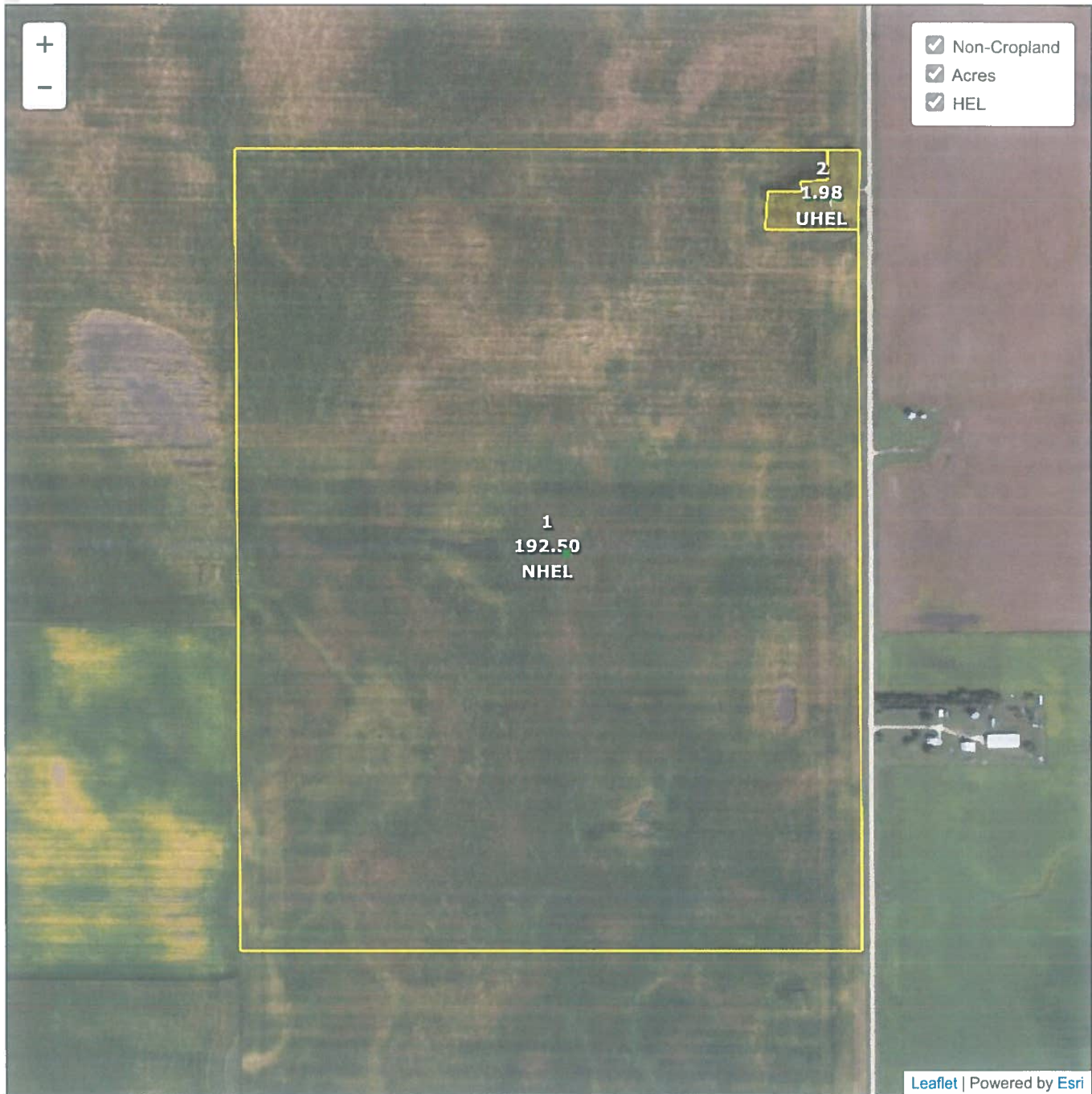
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For Estimated FSA acres please see the Property Brochure - FSA reconstitution will determine allocated acres.

44 | FSA MAP - TRACTS 8-10

USDA Greene County, Iowa

Tract 8 & 9 & 10



Common Land Unit
 Cropland Non-cropland CRP

Farm 6161
 Tract 493

Wetland Determination Identifiers

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

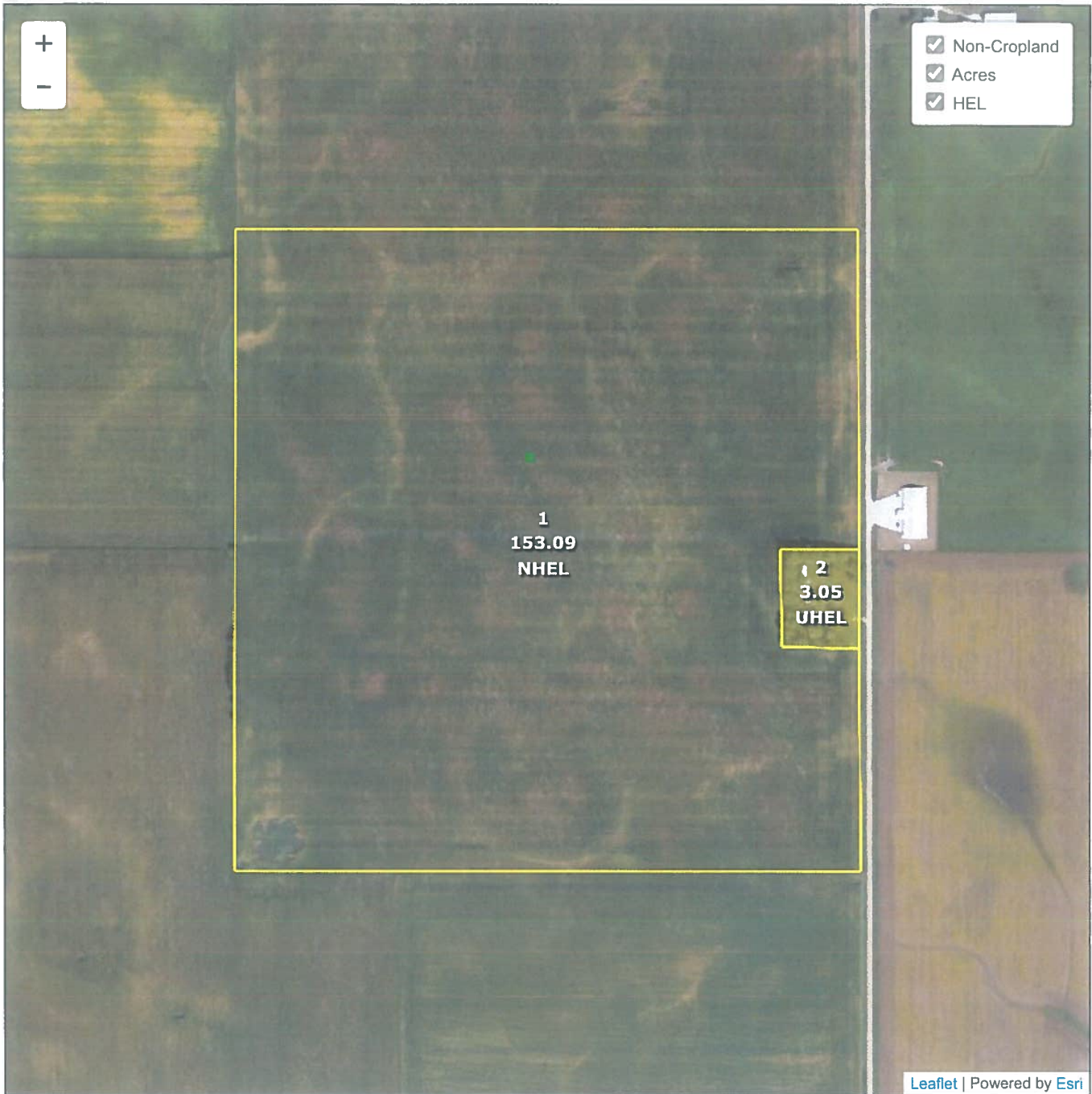
2023 Crop Year



Tract 2 of 4

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For Estimated FSA acres please see the Property Brochure - FSA reconstitution will determine allocated acres.



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **6161**
Tract **492**

Wetland Determination Identifiers

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



Tract 1 of 4

2023 Crop Year

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For Estimated FSA acres please see the Property Brochure - FSA reconstitution will determine allocated acres.

46 | CRP CONTRACT - TRACTS 1 & 2

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 19 073		2. SIGN-UP NUMBER 57	
		3. CONTRACT NUMBER 12001A		4. ACRES FOR ENROLLMENT 2.50	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) GREENE COUNTY FARM SERVICE AGENCY 1703 N ELM SUITE 1 JEFFERSON, IA50129-0000		6. TRACT NUMBER 2236		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2022 TO: (MM-DD-YYYY) 09-30-2032	
		8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (515) 386-3138					
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.					
9A. Rental Rate Per Acre \$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 750.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		2236	0002	CP8A	2.50
(Item 9C is applicable only when the first year payment is prorated.)					E. Total Estimated Cost-Share \$ 315.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.					
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					

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JEFFERSON SERVICE
 CENTER
 1703 N ELM ST STE 2
 JEFFERSON, IA 50129-1205

Conservation Plan

OBJECTIVE(S)

Reduce soil erosion in cropland due to concentrated flows causing ephemeral gullies through the placement of grassed waterways.

Install the conservation practices, enhancements, and activities according to the implementation requirements, designs, construction plans, or other documents that facilitate meeting the applicable NRCS technical criteria. If you do not have such information, contact your local office before starting to install your conservation practices, enhancements, and activities.

Crop

Tract: 2236

Access Control (472)

Temporary Exclusion - Exclude animals, people, vehicles, and/or equipment to achieve and maintain desired resource conditions.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	2.50 Ac	10	2022	--	--

Critical Area Planting (342)

CRP Re-enrollment - Maintain existing permanent vegetation to meet the planned CRP objectives.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	2.50 Ac	10	2022	--	--

Grassed Waterway (412)

CRP Re-enrollment - Maintain existing grassed waterway to meet the planned CRP objectives.

Field	Planned Amount	Month	Year	Applied Amount	Date
2	2.50 Ac	10	2022	--	--

Herbaceous Weed Treatment (315)

FARM 6940 TRACT 2236
SECTION 16 GREENBRIER



GREENE COUNTY FSA

May 13, 2020

1 inch = 660 feet



Legend

WETLAND DETERMINATIONS

Wetland Determination Identifiers

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

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6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1416100007

Greene County, IA

Summary

Parcel ID 1416100007
Alternate ID
Property Address N/A
Sec/Twp/Rng 16-82-31
Brief Tax Description 16/82/31 NW1/4 NW1/4 (EX LOTS 1 & 2)
 (Note: Not to be used on legal documents)
[2019-2109 \(12/20/2019\)](#)
Deed Book/Page
Contract Book/Page
Gross Acres 36.87
Net Acres 35.15
Adjusted CSR Pts 3065.21
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)



Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 35.15 Acres ;1,531,134 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
8	Bin - Steel Grain Storage	GSI GRAIN BIN	42	24	1982

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	9.37	88.00	824.56
L55	Nicollet loam	5.57	91.00	506.87
L138B	Clarion loam Bemis moraine	11.75	88.00	1,034.00
L138B2	Clarion loam Bemis moraine	1.79	85.00	152.15
L138C2	Clarion loam Bemis moraine	6.48	83.00	537.84
L138B	Clarion loam Bemis moraine	0.19	88.00	16.72
		Total Acres: 35.15	Average CSR: 87.40	Total CSR Points: 3,072.14

50 | TAX INFORMATION - TRACT 1

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1416100007

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$73,300	\$55,400	\$55,400	\$50,900	\$50,900
+ Assessed Building Value	\$2,200	\$1,800	\$1,800	\$1,600	\$1,600
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$75,500	\$57,200	\$57,200	\$52,500	\$52,500
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$75,500	\$57,200	\$57,200	\$52,500	\$52,500

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$49,329	\$42,772	\$41,475
+ Taxable Building Value	\$1,603	\$1,344	\$1,304
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$50,932	\$44,116	\$42,779
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$50,932	\$44,116	\$42,779
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,486.80	\$1,325.54	\$1,279.38
- Ag Land Credit	(\$37.55)	(\$36.67)	(\$38.11)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,450.00	\$1,288.00	\$1,242.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$725	Yes	9/15/2022	783132
	September 2022	\$725	Yes	9/15/2022	
2020	March 2022	\$644	Yes	9/24/2021	772592
	September 2021	\$644	Yes	9/24/2021	
2019	March 2021	\$621	Yes	9/15/2020	756724
	September 2020	\$621	Yes	9/15/2020	

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1416100007

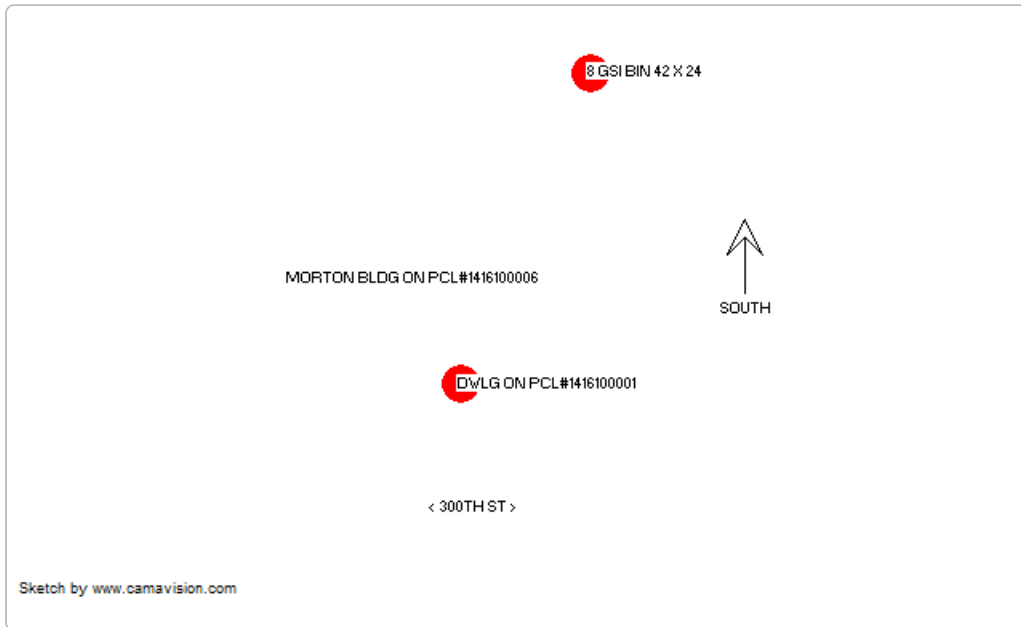
Iowa Land Records

[\(2019-2109\)](#)

Photos



Sketches



No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Yard Extras, Permits.

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52 | TAX INFORMATION - TRACT 1

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100003

Greene County, IA

Summary

Parcel ID 1416100003
Alternate ID 162300
Property Address N/A
Sec/Twp/Rng 16-82-31
Brief Tax Description 16/82/31 SW1/4 NW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2019-2109 \(12/20/2019\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.00
Adjusted CSR Pts 3428
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.00 Acres ;1,698,840 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	25.48	88.00	2,242.24
L55	Nicollet loam	2.75	91.00	250.25
L138B	Clarion loam Bemis moraine	10.33	88.00	909.04
L138C2	Clarion loam Bemis moraine	0.44	83.00	36.52
		Total Acres: 39.00	Average CSR: 88.16	Total CSR Points: 3,438.05

TAX INFORMATION - TRACT 1 | 53

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100003

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$82,300	\$62,200	\$62,200	\$57,000	\$57,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$82,300	\$62,200	\$62,200	\$57,000	\$57,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$82,300	\$62,200	\$62,200	\$57,000	\$57,000

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$55,384	\$47,897	\$46,445
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$55,384	\$47,897	\$46,445
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$55,384	\$47,897	\$46,445
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,616.76	\$1,439.15	\$1,389.01
- Ag Land Credit	(\$42.04)	(\$41.06)	(\$43.02)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,574.00	\$1,398.00	\$1,346.00

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6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100003

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$787	Yes	9/15/2022	787742
	September 2022	\$787	Yes	9/15/2022	
2020	March 2022	\$699	Yes	9/24/2021	769849
	September 2021	\$699	Yes	9/24/2021	
2019	March 2021	\$673	Yes	9/15/2020	755162
	September 2020	\$673	Yes	9/15/2020	
2018	March 2020	\$678	Yes	8/21/2019	739029
	September 2019	\$678	Yes	8/21/2019	
2017	March 2019	\$646	Yes	1/23/2019	721114
	September 2018	\$646	Yes	8/24/2018	
2016	March 2018	\$598	Yes	3/12/2018	661221
	September 2017	\$598	Yes	8/29/2017	
2015	March 2017	\$563	Yes	3/13/2017	642757
	September 2016	\$563	Yes	9/9/2016	

Iowa Land Records

[\(2019-2109\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Greene County, IA

Summary

Parcel ID 1416100004
Alternate ID 162100
Property Address N/A
Sec/Twp/Rng 16-82-31
Brief Tax Description 16/82/31 NE1/4 NW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2019-2109 \(12/20/2019\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.00
Adjusted CSR Pts 3364
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.00 Acres ;1,698,840 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	7.16	88.00	630.08
L55	Nicollet loam	7.20	91.00	655.20
L138B	Clarion loam Bemis moraine	9.38	88.00	825.44
L138B2	Clarion loam Bemis moraine	6.49	85.00	551.65
L138C2	Clarion loam Bemis moraine	1.80	83.00	149.40
L507	Canisteo clay loam	6.69	87.00	582.03
L107	Webster clay loam	0.10	88.00	8.80
L507	Canisteo clay loam	0.18	87.00	15.66
		Total Acres: 39.00	Average CSR: 87.65	Total CSR Points: 3,418.26

56 | TAX INFORMATION - TRACT 2

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100004

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$81,500	\$61,700	\$61,700	\$56,500	\$56,500
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$81,500	\$61,700	\$61,700	\$56,500	\$56,500
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$81,500	\$61,700	\$61,700	\$56,500	\$56,500

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$54,938	\$47,477	\$46,038
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$54,938	\$47,477	\$46,038
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$54,938	\$47,477	\$46,038
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,603.74	\$1,426.53	\$1,376.84
- Ag Land Credit	(\$41.68)	(\$40.70)	(\$42.60)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,562.00	\$1,386.00	\$1,334.00

TAX INFORMATION - TRACT 2 | 57

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100004

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$781	Yes	9/15/2022	779444
	September 2022	\$781	Yes	9/15/2022	
2020	March 2022	\$693	Yes	9/24/2021	761302
	September 2021	\$693	Yes	9/24/2021	
2019	March 2021	\$667	Yes	9/15/2020	754059
	September 2020	\$667	Yes	9/15/2020	
2018	March 2020	\$672	Yes	8/21/2019	727583
	September 2019	\$672	Yes	8/21/2019	
2017	March 2019	\$640	Yes	1/23/2019	721234
	September 2018	\$640	Yes	8/24/2018	
2016	March 2018	\$587	Yes	3/12/2018	650597
	September 2017	\$587	Yes	8/29/2017	
2015	March 2017	\$552	Yes	3/13/2017	641600
	September 2016	\$552	Yes	9/9/2016	

Iowa Land Records

[\(2019-2109\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100005

Greene County, IA

Summary

Parcel ID 1416100005
Alternate ID 162400
Property Address N/A
Sec/Twp/Rng 16-82-31
Brief Tax Description 16/82/31 SE1/4 NW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2019-2109 \(12/20/2019\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3438
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	2.20	88.00	193.60
L55	Nicollet loam	16.96	91.00	1,543.36
L138B	Clarion loam Bemis moraine	12.92	88.00	1,136.96
L138C2	Clarion loam Bemis moraine	6.80	83.00	564.40
L507	Canisteo clay loam	1.12	87.00	97.44
		Total Acres: 40.00	Average CSR: 88.39	Total CSR Points: 3,535.76

TAX INFORMATION - TRACT 2 | 59

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100005

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$84,600	\$63,900	\$63,900	\$58,600	\$58,600
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$84,600	\$63,900	\$63,900	\$58,600	\$58,600
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$84,600	\$63,900	\$63,900	\$58,600	\$58,600

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$56,897	\$49,242	\$47,749
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$56,897	\$49,242	\$47,749
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$56,897	\$49,242	\$47,749
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,660.92	\$1,479.56	\$1,428.01
- Ag Land Credit	(\$43.22)	(\$42.22)	(\$44.23)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,618.00	\$1,438.00	\$1,384.00

60 | TAX INFORMATION - TRACT 2

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1416100005

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$809	Yes	9/15/2022	778616
	September 2022	\$809	Yes	9/15/2022	
2020	March 2022	\$719	Yes	9/24/2021	759534
	September 2021	\$719	Yes	9/24/2021	
2019	March 2021	\$692	Yes	9/15/2020	746798
	September 2020	\$692	Yes	9/15/2020	
2018	March 2020	\$697	Yes	8/21/2019	741058
	September 2019	\$697	Yes	8/21/2019	
2017	March 2019	\$665	Yes	1/23/2019	719725
	September 2018	\$665	Yes	8/24/2018	
2016	March 2018	\$600	Yes	3/12/2018	647474
	September 2017	\$600	Yes	8/29/2017	
2015	March 2017	\$564	Yes	3/13/2017	631752
	September 2016	\$564	Yes	9/9/2016	

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Iowa Land Records

[\(2019-2109\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Greene County, IA

Summary

Parcel ID 1413400001
Alternate ID 134200
Property Address N/A
Sec/Twp/Rng 13-82-31
Brief Tax Description 13/82/31 NW1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2021-1822 \(10/11/2021\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.00
Adjusted CSR Pts 3332
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.00 Acres ;1,698,840 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	7.44	88.00	654.72
L55	Nicollet loam	10.45	91.00	950.95
L138B	Clarion loam Bemis moraine	12.11	88.00	1,065.68
L138C2	Clarion loam Bemis moraine	7.55	83.00	626.65
L507	Canisteo clay loam	1.45	87.00	126.15
Total Acres: 39.00			Average CSR: 87.80	Total CSR Points: 3,424.15

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6/26/23, 1:49 PM

Beacon - Greene County, IA - Report: 1413400001

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$82,000	\$61,900	\$61,900	\$56,800	\$56,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$82,000	\$61,900	\$61,900	\$56,800	\$56,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$82,000	\$61,900	\$61,900	\$56,800	\$56,800

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$55,117	\$47,729	\$46,282
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$55,117	\$47,729	\$46,282
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$55,117	\$47,729	\$46,282
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,608.96	\$1,434.10	\$1,384.14
- Ag Land Credit	(\$41.90)	(\$40.92)	(\$42.81)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,568.00	\$1,394.00	\$1,342.00

TAX INFORMATION - TRACT 3 | 63

6/26/23, 1:49 PM

Beacon - Greene County, IA - Report: 1413400001

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$784	Yes	9/15/2022	776702
	September 2022	\$784	Yes	9/15/2022	
2020	March 2022	\$697	Yes	10/15/2021	761768
	September 2021	\$697	Yes	9/20/2021	
2019	March 2021	\$671	Yes	3/26/2021	743278
	September 2020	\$671	Yes	9/30/2020	
2018	March 2020	\$675	Yes	3/23/2020	726900
	September 2019	\$675	Yes	10/1/2019	
2017	March 2019	\$643	Yes	4/1/2019	719342
	September 2018	\$643	Yes	9/28/2018	
2016	March 2018	\$581	Yes	12/28/2017	656087
	September 2017	\$581	Yes	9/11/2017	
2015	March 2017	\$548	Yes	3/16/2017	644593
	September 2016	\$548	Yes	9/6/2016	

Iowa Land Records

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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64 | TAX INFORMATION - TRACT 3

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1413400003

Greene County, IA

Summary

Parcel ID 1413400003
Alternate ID 134300
Property Address N/A
Sec/Twp/Rng 13-82-31
Brief Tax Description 13/82/31 SW1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2021-1822 \(10/11/2021\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3423
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	6.37	88.00	560.56
6	Okoboji silty clay loam	0.72	59.00	42.48
L55	Nicollet loam	15.59	91.00	1,418.69
4	Knoke silty clay loam	1.66	56.00	92.96
48	Knoke mucky silty clay loam	0.88	56.00	49.28
L95	Harps clay loam	0.14	75.00	10.50
L138B	Clarion loam Bemis moraine	12.70	88.00	1,117.60
L507	Canisteo clay loam	1.94	87.00	168.78
		Total Acres: 40.00	Average CSR: 86.52	Total CSR Points: 3,460.85

TAX INFORMATION - TRACT 3 | 65

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1413400003

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$82,900	\$62,600	\$62,600	\$57,400	\$57,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$82,900	\$62,600	\$62,600	\$57,400	\$57,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$82,900	\$62,600	\$62,600	\$57,400	\$57,400

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$55,740	\$48,234	\$46,771
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$55,740	\$48,234	\$46,771
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$55,740	\$48,234	\$46,771
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,627.15	\$1,449.28	\$1,398.76
- Ag Land Credit	(\$42.34)	(\$41.35)	(\$43.29)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,584.00	\$1,408.00	\$1,356.00

66 | TAX INFORMATION - TRACT 3

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 141340003

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$792	Yes	9/15/2022	788032
	September 2022	\$792	Yes	9/15/2022	
2020	March 2022	\$704	Yes	10/15/2021	769397
	September 2021	\$704	Yes	9/20/2021	
2019	March 2021	\$678	Yes	3/26/2021	753292
	September 2020	\$678	Yes	9/30/2020	
2018	March 2020	\$683	Yes	3/23/2020	738484
	September 2019	\$683	Yes	10/1/2019	
2017	March 2019	\$650	Yes	4/1/2019	719215
	September 2018	\$650	Yes	9/28/2018	
2016	March 2018	\$597	Yes	12/28/2017	649825
	September 2017	\$597	Yes	9/11/2017	
2015	March 2017	\$562	Yes	3/16/2017	634961
	September 2016	\$562	Yes	9/6/2016	

Iowa Land Records

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Beacon - Greene County, IA - Report: 1413400002

Greene County, IA

Summary

Parcel ID 1413400002
Alternate ID 134100
Property Address N/A
Sec/Twp/Rng 13-82-31
Brief Tax Description 13/82/31 NE1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2021-1822 \(10/11/2021\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 38.00
Adjusted CSR Pts 3322
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 38.00 Acres ;1,655,280 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	11.24	88.00	989.12
L55	Nicollet loam	12.09	91.00	1,100.19
L138B	Clarion loam Bemis moraine	3.60	88.00	316.80
L138B2	Clarion loam Bemis moraine	5.47	85.00	464.95
L507	Canisteo clay loam	5.60	87.00	487.20
		Total Acres: 38.00	Average CSR: 88.38	Total CSR Points: 3,358.26

68 | TAX INFORMATION - TRACT 4

6/26/23, 1:49 PM

Beacon - Greene County, IA - Report: 1413400002

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$80,400	\$60,700	\$60,700	\$55,700	\$55,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$80,400	\$60,700	\$60,700	\$55,700	\$55,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$80,400	\$60,700	\$60,700	\$55,700	\$55,700

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$54,048	\$46,805	\$45,386
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$54,048	\$46,805	\$45,386
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$54,048	\$46,805	\$45,386
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,577.76	\$1,406.34	\$1,357.34
- Ag Land Credit	(\$41.09)	(\$40.13)	(\$42.02)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,536.00	\$1,366.00	\$1,316.00

TAX INFORMATION - TRACT 4 | 69

6/26/23, 1:49 PM

Beacon - Greene County, IA - Report: 1413400002

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$768	Yes	9/15/2022	785112
	September 2022	\$768	Yes	9/15/2022	
2020	March 2022	\$683	Yes	10/15/2021	767461
	September 2021	\$683	Yes	9/20/2021	
2019	March 2021	\$658	Yes	3/26/2021	756242
	September 2020	\$658	Yes	9/30/2020	
2018	March 2020	\$663	Yes	3/23/2020	735426
	September 2019	\$663	Yes	10/1/2019	
2017	March 2019	\$631	Yes	4/1/2019	724261
	September 2018	\$631	Yes	9/28/2018	
2016	March 2018	\$579	Yes	12/28/2017	647517
	September 2017	\$579	Yes	9/11/2017	
2015	March 2017	\$545	Yes	3/16/2017	631778
	September 2016	\$545	Yes	9/6/2016	

Iowa Land Records

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70 | TAX INFORMATION - TRACT 5

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1413400004

Greene County, IA

Summary

Parcel ID 1413400004
Alternate ID 134400
Property Address N/A
Sec/Twp/Rng 13-82-31
Brief Tax Description 13/82/31 SE1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2021-1822 \(10/11/2021\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.00
Adjusted CSR Pts 3199
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.00 Acres ;1,698,840 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	8.89	88.00	782.32
L55	Nicollet loam	6.30	91.00	573.30
L638C2	Clarion-Storden complex	11.85	75.00	888.75
L138B	Clarion loam Bemis moraine	11.47	88.00	1,009.36
L138B2	Clarion loam Bemis moraine	0.49	85.00	41.65
		Total Acres: 39.00	Average CSR: 84.50	Total CSR Points: 3,295.38

TAX INFORMATION - TRACT 5 | 71

6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1413400004

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$78,900	\$59,600	\$59,600	\$54,700	\$54,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$78,900	\$59,600	\$59,600	\$54,700	\$54,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$78,900	\$59,600	\$59,600	\$54,700	\$54,700

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$53,069	\$45,965	\$44,571
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$53,069	\$45,965	\$44,571
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$53,069	\$45,965	\$44,571
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,549.18	\$1,381.10	\$1,332.97
- Ag Land Credit	(\$40.35)	(\$39.41)	(\$41.23)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,508.00	\$1,342.00	\$1,292.00

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6/26/23, 1:50 PM

Beacon - Greene County, IA - Report: 1413400004

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$754	Yes	9/15/2022	787108
	September 2022	\$754	Yes	9/15/2022	
2020	March 2022	\$671	Yes	10/15/2021	769668
	September 2021	\$671	Yes	9/20/2021	
2019	March 2021	\$646	Yes	3/26/2021	751823
	September 2020	\$646	Yes	9/30/2020	
2018	March 2020	\$650	Yes	3/23/2020	738850
	September 2019	\$650	Yes	10/1/2019	
2017	March 2019	\$620	Yes	4/1/2019	718219
	September 2018	\$620	Yes	9/28/2018	
2016	March 2018	\$558	Yes	12/28/2017	660849
	September 2017	\$558	Yes	9/11/2017	
2015	March 2017	\$525	Yes	3/16/2017	635723
	September 2016	\$525	Yes	9/6/2016	

Iowa Land Records

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Greene County, IA

Summary

Parcel ID 1424100004
Alternate ID 242400
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 SE1/4 NW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3012
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	0.56	88.00	49.28
L55	Nicollet loam	3.75	91.00	341.25
4	Knoke silty clay loam	1.92	56.00	107.52
48	Knoke mucky silty clay loam	9.17	56.00	513.52
L95	Harps clay loam	4.16	75.00	312.00
L138B2	Clarion loam Bemis moraine	3.73	85.00	317.05
L507	Canisteo clay loam	13.95	87.00	1,213.65
508	Calcousta silty clay loam	2.76	73.00	201.48
		Total Acres: 40.00	Average CSR: 76.39	Total CSR Points: 3,055.75

74 | TAX INFORMATION - TRACT 6

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424100004

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

TAX INFORMATION - TRACT 6 | 75

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424100004

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$73,200	\$55,200	\$55,200	\$50,700	\$50,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$73,200	\$55,200	\$55,200	\$50,700	\$50,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$73,200	\$55,200	\$55,200	\$50,700	\$50,700

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$49,151	\$42,603	\$41,312
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$49,151	\$42,603	\$41,312
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$49,151	\$42,603	\$41,312
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,434.81	\$1,280.08	\$1,235.50
- Ag Land Credit	(\$37.40)	(\$36.52)	(\$38.23)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,398.00	\$1,244.00	\$1,198.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$699	Yes	9/15/2022	785970
	September 2022	\$699	Yes	9/15/2022	
2020	March 2022	\$622	Yes	9/24/2021	767696
	September 2021	\$622	Yes	9/24/2021	
2019	March 2021	\$599	Yes	9/15/2020	754909
	September 2020	\$599	Yes	9/15/2020	
2018	March 2020	\$603	Yes	12/26/2019	735340
	September 2019	\$603	Yes	10/1/2019	
2017	March 2019	\$0	No		716270
	September 2018	\$9	Yes	11/1/2018	
2017	March 2019	\$574	Yes	3/15/2019	716270
	September 2018	\$574	Yes	11/1/2018	
2016	March 2018	\$525	Yes	3/28/2018	651926
	September 2017	\$525	Yes	9/26/2017	
2015	March 2017	\$494	Yes	3/29/2017	642519
	September 2016	\$494	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

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76 | TAX INFORMATION - TRACT 6

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424100003

Greene County, IA

Summary

Parcel ID 1424100003
Alternate ID 242300
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 SW1/4 NW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 38.79
Adjusted CSR Pts 3068
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 38.79 Acres ;1,689,692 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	4.26	88.00	374.88
6	Okoboji silty clay loam	7.35	59.00	433.65
L55	Nicollet loam	9.12	91.00	829.92
4	Knoke silty clay loam	1.60	56.00	89.60
L138B	Clarion loam Bemis moraine	1.92	88.00	168.96
L138B2	Clarion loam Bemis moraine	0.78	85.00	66.30
L138C2	Clarion loam Bemis moraine	2.17	83.00	180.11
L507	Canisteo clay loam	11.59	87.00	1,008.33
		Total Acres: 38.79	Average CSR: 81.25	Total CSR Points: 3,151.75

TAX INFORMATION - TRACT 6 | 77

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424100003

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

78 | TAX INFORMATION - TRACT 6

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424100003

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$75,500	\$57,000	\$57,000	\$52,300	\$52,300
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$75,500	\$57,000	\$57,000	\$52,300	\$52,300
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$75,500	\$57,000	\$57,000	\$52,300	\$52,300

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$50,753	\$43,948	\$42,616
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$50,753	\$43,948	\$42,616
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$50,753	\$43,948	\$42,616
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,481.57	\$1,320.50	\$1,274.50
- Ag Land Credit	(\$38.58)	(\$37.68)	(\$39.44)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,442.00	\$1,282.00	\$1,236.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$721	Yes	9/15/2022	773093
	September 2022	\$721	Yes	9/15/2022	
2020	March 2022	\$641	Yes	9/24/2021	757464
	September 2021	\$641	Yes	9/24/2021	
2019	March 2021	\$618	Yes	9/15/2020	741693
	September 2020	\$618	Yes	9/15/2020	
2018	March 2020	\$622	Yes	12/26/2019	728285
	September 2019	\$622	Yes	10/1/2019	
2017	March 2019	\$0	No		710191
	September 2018	\$9	Yes	11/1/2018	
2017	March 2019	\$593	Yes	3/15/2019	710191
	September 2018	\$593	Yes	11/1/2018	
2016	March 2018	\$535	Yes	3/28/2018	658532
	September 2017	\$535	Yes	9/26/2017	
2015	March 2017	\$503	Yes	3/29/2017	645409
	September 2016	\$503	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

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Greene County, IA

Summary

Parcel ID 1424300002
Alternate ID 243100
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 NE1/4 SW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3395
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	7.63	88.00	671.44
6	Okoboji silty clay loam	3.42	59.00	201.78
L55	Nicollet loam	16.28	91.00	1,481.48
L138B	Clarion loam Bemis moraine	2.09	88.00	183.92
L138B2	Clarion loam Bemis moraine	6.98	85.00	593.30
L507	Canisteo clay loam	3.60	87.00	313.20
		Total Acres: 40.00	Average CSR: 86.13	Total CSR Points: 3,445.12

80 | TAX INFORMATION - TRACT 6

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424300002

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

TAX INFORMATION - TRACT 6 | 81

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Beacon - Greene County, IA - Report: 1424300002

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$82,500	\$62,300	\$62,300	\$57,100	\$57,100
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$82,500	\$62,300	\$62,300	\$57,100	\$57,100
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$82,500	\$62,300	\$62,300	\$57,100	\$57,100

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$55,473	\$47,981	\$46,527
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$55,473	\$47,981	\$46,527
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$55,473	\$47,981	\$46,527
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,619.36	\$1,441.68	\$1,391.47
- Ag Land Credit	(\$42.12)	(\$41.14)	(\$43.08)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,578.00	\$1,400.00	\$1,348.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$789	Yes	9/15/2022	784828
	September 2022	\$789	Yes	9/15/2022	
2020	March 2022	\$700	Yes	9/24/2021	766885
	September 2021	\$700	Yes	9/24/2021	
2019	March 2021	\$674	Yes	9/15/2020	752607
	September 2020	\$674	Yes	9/15/2020	
2018	March 2020	\$679	Yes	12/26/2019	733687
	September 2019	\$679	Yes	10/1/2019	
2017	March 2019	\$0	No		716380
	September 2018	\$10	Yes	11/1/2018	
2017	March 2019	\$647	Yes	3/15/2019	716380
	September 2018	\$647	Yes	11/1/2018	
2016	March 2018	\$592	Yes	3/28/2018	656402
	September 2017	\$592	Yes	9/26/2017	
2015	March 2017	\$557	Yes	3/29/2017	636895
	September 2016	\$557	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Beacon - Greene County, IA - Report: 1424300001

Greene County, IA

Summary

Parcel ID 1424300001
Alternate ID 243200
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 NW1/4 SW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 38.79
Adjusted CSR Pts 3189
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 38.79 Acres ;1,689,692 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	4.00	88.00	352.00
6	Okoboji silty clay loam	6.08	59.00	358.72
L55	Nicollet loam	15.30	91.00	1,392.30
L138B	Clarion loam Bemis moraine	2.66	88.00	234.08
L138B2	Clarion loam Bemis moraine	9.64	85.00	819.40
L138C2	Clarion loam Bemis moraine	1.11	83.00	92.13
		Total Acres: 38.79	Average CSR: 83.75	Total CSR Points: 3,248.63

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

84 | TAX INFORMATION - TRACT 6

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424300001

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,800	\$58,700	\$58,700	\$53,900	\$53,900
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,800	\$58,700	\$58,700	\$53,900	\$53,900
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,800	\$58,700	\$58,700	\$53,900	\$53,900

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$52,267	\$45,292	\$43,919
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$52,267	\$45,292	\$43,919
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$52,267	\$45,292	\$43,919
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,525.77	\$1,360.88	\$1,313.47
- Ag Land Credit	(\$39.76)	(\$38.83)	(\$40.65)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,486.00	\$1,322.00	\$1,272.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$743	Yes	9/15/2022	780345
	September 2022	\$743	Yes	9/15/2022	
2020	March 2022	\$661	Yes	9/24/2021	772037
	September 2021	\$661	Yes	9/24/2021	
2019	March 2021	\$636	Yes	9/15/2020	752240
	September 2020	\$636	Yes	9/15/2020	
2018	March 2020	\$641	Yes	12/26/2019	734193
	September 2019	\$641	Yes	10/1/2019	
2017	March 2019	\$611	Yes	3/15/2019	719798
	September 2018	\$611	Yes	11/1/2018	
2017	March 2019	\$0	No		719798
	September 2018	\$9	Yes	11/1/2018	
2016	March 2018	\$557	Yes	3/28/2018	650779
	September 2017	\$557	Yes	9/26/2017	
2015	March 2017	\$523	Yes	3/29/2017	638913
	September 2016	\$523	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Beacon - Greene County, IA - Report: 1424300004

Greene County, IA

Summary

Parcel ID 1424300004
Alternate ID 243400
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 SE1/4 SW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3252
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	2.67	88.00	234.96
6	Okoboji silty clay loam	2.05	59.00	120.95
L55	Nicollet loam	6.62	91.00	602.42
L138B	Clarion loam Bemis moraine	6.79	88.00	597.52
L138B2	Clarion loam Bemis moraine	0.02	85.00	1.70
L138C2	Clarion loam Bemis moraine	2.55	83.00	211.65
L507	Canisteo clay loam	9.75	87.00	848.25
508	Calcousta silty clay loam	9.55	73.00	697.15
		Total Acres: 40.00	Average CSR: 82.87	Total CSR Points: 3,314.60

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Beacon - Greene County, IA - Report: 1424300004

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

TAX INFORMATION - TRACT 7 | 87

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Beacon - Greene County, IA - Report: 1424300004

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$79,400	\$59,900	\$59,900	\$55,000	\$55,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$79,400	\$59,900	\$59,900	\$55,000	\$55,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$79,400	\$59,900	\$59,900	\$55,000	\$55,000

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$53,336	\$46,217	\$44,816
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$53,336	\$46,217	\$44,816
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$53,336	\$46,217	\$44,816
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,556.97	\$1,388.67	\$1,340.30
- Ag Land Credit	(\$40.57)	(\$39.62)	(\$41.44)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,516.00	\$1,350.00	\$1,298.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$758	Yes	9/15/2022	783909
	September 2022	\$758	Yes	9/15/2022	
2020	March 2022	\$675	Yes	9/24/2021	768837
	September 2021	\$675	Yes	9/24/2021	
2019	March 2021	\$649	Yes	9/15/2020	748676
	September 2020	\$649	Yes	9/15/2020	
2018	March 2020	\$653	Yes	12/26/2019	732335
	September 2019	\$653	Yes	10/1/2019	
2017	March 2019	\$0	No		725231
	September 2018	\$9	Yes	11/1/2018	
2017	March 2019	\$622	Yes	3/15/2019	725231
	September 2018	\$622	Yes	11/1/2018	
2016	March 2018	\$567	Yes	3/28/2018	654297
	September 2017	\$567	Yes	9/26/2017	
2015	March 2017	\$533	Yes	3/29/2017	637531
	September 2016	\$533	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

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Beacon - Greene County, IA - Report: 1424300003

Greene County, IA

Summary

Parcel ID 1424300003
Alternate ID 243300
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 SW1/4 SW1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 38.79
Adjusted CSR Pts 3331
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 38.79 Acres ;1,689,692 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	12.47	88.00	1,097.36
6	Okoboji silty clay loam	0.52	59.00	30.68
L55	Nicollet loam	7.72	91.00	702.52
L138B	Clarion loam Bemis moraine	8.05	88.00	708.40
L138B2	Clarion loam Bemis moraine	0.22	85.00	18.70
L138C2	Clarion loam Bemis moraine	3.88	83.00	322.04
L507	Canisteo clay loam	5.93	87.00	515.91
		Total Acres: 38.79	Average CSR: 87.54	Total CSR Points: 3,395.61

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet ▼

Sales by Distance

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Beacon - Greene County, IA - Report: 1424300003

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$81,300	\$61,400	\$61,400	\$56,300	\$56,300
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$81,300	\$61,400	\$61,400	\$56,300	\$56,300
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$81,300	\$61,400	\$61,400	\$56,300	\$56,300

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$54,671	\$47,309	\$45,875
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$54,671	\$47,309	\$45,875
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$54,671	\$47,309	\$45,875
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,595.94	\$1,421.48	\$1,371.97
- Ag Land Credit	(\$41.53)	(\$40.56)	(\$42.44)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,554.00	\$1,380.00	\$1,330.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$777	Yes	9/15/2022	787124
	September 2022	\$777	Yes	9/15/2022	
2020	March 2022	\$690	Yes	9/24/2021	769683
	September 2021	\$690	Yes	9/24/2021	
2019	March 2021	\$665	Yes	9/15/2020	751838
	September 2020	\$665	Yes	9/15/2020	
2018	March 2020	\$669	Yes	12/26/2019	738865
	September 2019	\$669	Yes	10/1/2019	
2017	March 2019	\$637	Yes	3/15/2019	718234
	September 2018	\$637	Yes	11/1/2018	
2017	March 2019	\$0	No		718234
	September 2018	\$10	Yes	11/1/2018	
2016	March 2018	\$581	Yes	3/28/2018	657648
	September 2017	\$581	Yes	9/26/2017	
2015	March 2017	\$548	Yes	3/29/2017	640241
	September 2016	\$548	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

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Greene County, IA

Summary

Parcel ID 1424200007
Alternate ID 241301
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 S26.46 AC OF NE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 26.46
Net Acres 26.13
Adjusted CSR Pts 2137
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 26.13 Acres ;1,138,223 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	6.65	88.00	585.20
6	Okoboji silty clay loam	2.27	59.00	133.93
L55	Nicollet loam	6.92	91.00	629.72
48	Knoke mucky silty clay loam	1.99	56.00	111.44
L95	Harps clay loam	0.67	75.00	50.25
L138B	Clarion loam Bemis moraine	1.33	88.00	117.04
L507	Canisteo clay loam	5.97	87.00	519.39
508	Calcousta silty clay loam	0.33	73.00	24.09
		Total Acres: 26.13	Average CSR: 83.09	Total CSR Points: 2,171.06

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Beacon - Greene County, IA - Report: 1424200007

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$52,000	\$39,300	\$39,300	\$36,000	\$36,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$52,000	\$39,300	\$39,300	\$36,000	\$36,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$52,000	\$39,300	\$39,300	\$36,000	\$36,000

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$34,993	\$30,251	\$29,334
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$34,993	\$30,251	\$29,334
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$34,993	\$30,251	\$29,334
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,021.51	\$908.95	\$877.28
- Ag Land Credit	(\$26.55)	(\$25.93)	(\$27.17)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$994.00	\$884.00	\$850.00

TAX INFORMATION - TRACT 8 | 93

6/26/23, 1:51 PM

Beacon - Greene County, IA - Report: 1424200007

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$497	Yes	9/15/2022	788290
	September 2022	\$497	Yes	9/15/2022	
2020	March 2022	\$442	Yes	9/24/2021	764915
	September 2021	\$442	Yes	9/24/2021	
2019	March 2021	\$425	Yes	9/15/2020	745021
	September 2020	\$425	Yes	9/15/2020	
2018	March 2020	\$428	Yes	12/26/2019	726243
	September 2019	\$428	Yes	10/1/2019	
2017	March 2019	\$408	Yes	3/15/2019	712984
	September 2018	\$408	Yes	11/1/2018	
2017	March 2019	\$0	No	11/1/2018	712984
	September 2018	\$6	Yes		
2016	March 2018	\$373	Yes	3/28/2018	652217
	September 2017	\$373	Yes	9/26/2017	
2015	March 2017	\$350	Yes	3/29/2017	636190
	September 2016	\$350	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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94 | TAX INFORMATION - TRACT 8

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400001

Greene County, IA

Summary

Parcel ID 1424400001
Alternate ID 244100
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 N1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.50
Adjusted CSR Pts 3210
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.50 Acres ;1,720,620 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	3.00	88.00	264.00
6	Okoboji silty clay loam	3.25	59.00	191.75
L55	Nicollet loam	9.18	91.00	835.38
4	Knoke silty clay loam	4.07	56.00	227.92
L138B	Clarion loam Bemis moraine	6.61	88.00	581.68
L507	Canisteo clay loam	13.39	87.00	1,164.93
		Total Acres: 39.50	Average CSR: 82.67	Total CSR Points: 3,265.66

TAX INFORMATION - TRACT 8 | 95

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400001

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$78,200	\$59,000	\$59,000	\$54,200	\$54,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$78,200	\$59,000	\$59,000	\$54,200	\$54,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$78,200	\$59,000	\$59,000	\$54,200	\$54,200

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$52,534	\$45,545	\$44,164
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$52,534	\$45,545	\$44,164
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$52,534	\$45,545	\$44,164
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,533.56	\$1,368.48	\$1,320.80
- Ag Land Credit	(\$39.98)	(\$39.05)	(\$40.86)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,494.00	\$1,330.00	\$1,280.00

96 | TAX INFORMATION - TRACT 8

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400001

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$747	Yes	9/15/2022	773747
	September 2022	\$747	Yes	9/15/2022	
2020	March 2022	\$665	Yes	9/24/2021	757307
	September 2021	\$665	Yes	9/24/2021	
2019	March 2021	\$640	Yes	9/15/2020	742165
	September 2020	\$640	Yes	9/15/2020	
2018	March 2020	\$644	Yes	12/26/2019	731681
	September 2019	\$644	Yes	10/1/2019	
2017	March 2019	\$0	No	11/1/2018	710665
	September 2018	\$9	Yes		
2017	March 2019	\$614	Yes	3/15/2019	710665
	September 2018	\$614	Yes	11/1/2018	
2016	March 2018	\$560	Yes	3/28/2018	657249
	September 2017	\$560	Yes	9/26/2017	
2015	March 2017	\$527	Yes	3/29/2017	640132
	September 2016	\$527	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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Greene County, IA

Summary

Parcel ID 1424400007
Alternate ID 244202
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 S1/2 N1/2 SE1/4 (EX LOT 1 NE1/4 SE1/4)
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 36.84
Net Acres 36.58
Adjusted CSR Pts 3221
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 36.58 Acres ;1,593,425 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	9.44	88.00	830.72
6	Okoboji silty clay loam	0.29	59.00	17.11
L55	Nicollet loam	16.83	91.00	1,531.53
L138B	Clarion loam Bemis moraine	8.19	88.00	720.72
L138B2	Clarion loam Bemis moraine	1.77	85.00	150.45
L507	Canisteo clay loam	0.06	87.00	5.22
		Total Acres: 36.58	Average CSR: 89.00	Total CSR Points: 3,255.75

98 | TAX INFORMATION - TRACT 8

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400007

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,900	\$58,900	\$58,900	\$54,000	\$54,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,900	\$58,900	\$58,900	\$54,000	\$54,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,900	\$58,900	\$58,900	\$54,000	\$54,000

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$52,445	\$45,376	\$44,001
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$52,445	\$45,376	\$44,001

TAX INFORMATION - TRACT 8 | 99

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400007

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$52,445	\$45,376	\$44,001
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,530.96	\$1,363.40	\$1,315.92
- Ag Land Credit	(\$39.83)	(\$38.90)	(\$40.71)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,492.00	\$1,324.00	\$1,276.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$746	Yes	9/15/2022	775454
	September 2022	\$746	Yes	9/15/2022	
2020	March 2022	\$662	Yes	9/24/2021	772134
	September 2021	\$662	Yes	9/24/2021	
2019	March 2021	\$638	Yes	9/15/2020	744018
	September 2020	\$638	Yes	9/15/2020	
2018	March 2020	\$642	Yes	12/26/2019	731011
	September 2019	\$642	Yes	10/1/2019	
2017	March 2019	\$0	No		717069
	September 2018	\$9	Yes	11/1/2018	
2017	March 2019	\$611	Yes	3/15/2019	717069
	September 2018	\$611	Yes	11/1/2018	
2016	March 2018	\$562	Yes	3/28/2018	648008
	September 2017	\$562	Yes	9/26/2017	
2015	March 2017	\$529	Yes	3/29/2017	633454
	September 2016	\$529	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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100 | TAX INFORMATION - TRACT 9

Greene County, IA

Summary

Parcel ID 1424400005
Alternate ID 244400
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 SE1/4 SE1/4 (EX S20 AC)
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 20.00
Net Acres 19.50
Adjusted CSR Pts 1682
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 19.50 Acres ;849,420 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	1.60	88.00	140.80
6	Okoboji silty clay loam	1.39	59.00	82.01
L55	Nicollet loam	11.99	91.00	1,091.09
L138B	Clarion loam Bemis moraine	4.28	88.00	376.64
L507	Canisteo clay loam	0.24	87.00	20.88
		Total Acres: 19.50	Average CSR: 87.77	Total CSR Points: 1,711.42

:

TAX INFORMATION - TRACT 9 | 101

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400005

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$41,000	\$30,900	\$30,900	\$28,400	\$28,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$41,000	\$30,900	\$30,900	\$28,400	\$28,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$41,000	\$30,900	\$30,900	\$28,400	\$28,400

Taxation

102 | TAX INFORMATION - TRACT 9

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400005

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$27,514	\$23,865	\$23,141
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$27,514	\$23,865	\$23,141
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$27,514	\$23,865	\$23,141
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$803.18	\$717.07	\$692.07
- Ag Land Credit	(\$20.95)	(\$20.46)	(\$21.38)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$782.00	\$696.00	\$670.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$391	Yes	9/15/2022	787471
	September 2022	\$391	Yes	9/15/2022	
2020	March 2022	\$348	Yes	9/24/2021	770364
	September 2021	\$348	Yes	9/24/2021	
2019	March 2021	\$335	Yes	9/15/2020	754280
	September 2020	\$335	Yes	9/15/2020	
2018	March 2020	\$337	Yes	12/26/2019	738807
	September 2019	\$337	Yes	10/1/2019	
2017	March 2019	\$321	Yes	3/15/2019	725029
	September 2018	\$321	Yes	11/1/2018	
2017	March 2019	\$0	No		725029
	September 2018	\$5	Yes	11/1/2018	
2016	March 2018	\$293	Yes	3/28/2018	648365
	September 2017	\$293	Yes	9/26/2017	
2015	March 2017	\$276	Yes	3/29/2017	632639
	September 2016	\$276	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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TAX INFORMATION - TRACT 9 | 103

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400003

Greene County, IA

Summary

Parcel ID 1424400003
Alternate ID 244300
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 SW1/4 SE1/4 (EX S20 AC)
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 20.00
Net Acres 20.00
Adjusted CSR Pts 1745
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 20.00 Acres ;871,200 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	2.72	88.00	239.36
6	Okoboji silty clay loam	0.22	59.00	12.98
L55	Nicollet loam	10.72	91.00	975.52
L138B	Clarion loam Bemis moraine	0.35	88.00	30.80
L138B2	Clarion loam Bemis moraine	3.15	85.00	267.75
L507	Canisteo clay loam	2.84	87.00	247.08
		Total Acres: 20.00	Average CSR: 88.67	Total CSR Points: 1,773.49

There are other parcels involved in one or more of the above sales:
[Recording: 2021/2285 - Parcel: 1524400004](#)

104 | TAX INFORMATION - TRACT 9

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400003

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$42,500	\$32,100	\$32,100	\$29,400	\$29,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$42,500	\$32,100	\$32,100	\$29,400	\$29,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$42,500	\$32,100	\$32,100	\$29,400	\$29,400

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$28,582	\$24,705	\$23,956
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$28,582	\$24,705	\$23,956
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$28,582	\$24,705	\$23,956
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$834.36	\$742.31	\$716.44
- Ag Land Credit	(\$21.69)	(\$21.18)	(\$22.17)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$812.00	\$722.00	\$694.00

TAX INFORMATION - TRACT 9 | 105

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400003

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$406	Yes	9/15/2022	773344
	September 2022	\$406	Yes	9/15/2022	
2020	March 2022	\$361	Yes	9/24/2021	757681
	September 2021	\$361	Yes	9/24/2021	
2019	March 2021	\$347	Yes	9/15/2020	741410
	September 2020	\$347	Yes	9/15/2020	
2018	March 2020	\$350	Yes	12/26/2019	725954
	September 2019	\$350	Yes	10/1/2019	
2017	March 2019	\$0	No	11/1/2018	709903
	September 2018	\$5	Yes		
2017	March 2019	\$333	Yes	3/15/2019	709903
	September 2018	\$333	Yes	11/1/2018	
2016	March 2018	\$304	Yes	3/28/2018	661949
	September 2017	\$304	Yes	9/26/2017	
2015	March 2017	\$286	Yes	3/29/2017	639221
	September 2016	\$286	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

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106 | TAX INFORMATION - TRACT 9

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400006

Greene County, IA

Summary

Parcel ID 1424400006
Alternate ID 244401
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 S20 AC SE1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 20.00
Net Acres 19.50
Adjusted CSR Pts 1643
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 19.50 Acres ;849,420 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L55	Nicollet loam	4.99	91.00	454.09
4	Knoke silty clay loam	1.65	56.00	92.40
L138B	Clarion loam Bemis moraine	7.10	88.00	624.80
L138C2	Clarion loam Bemis moraine	0.63	83.00	52.29
L507	Canisteo clay loam	5.13	87.00	446.31
		Total Acres: 19.50	Average CSR: 85.64	Total CSR Points: 1,669.89

TAX INFORMATION - TRACT 9 | 107

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400006

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$40,000	\$30,200	\$30,200	\$27,700	\$27,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$40,000	\$30,200	\$30,200	\$27,700	\$27,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$40,000	\$30,200	\$30,200	\$27,700	\$27,700

Taxation

108 | TAX INFORMATION - TRACT 9

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1424400006

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$26,890	\$23,276	\$22,571
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$26,890	\$23,276	\$22,571
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$26,890	\$23,276	\$22,571
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$784.97	\$699.37	\$675.02
- Ag Land Credit	(\$20.43)	(\$19.96)	(\$20.91)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$764.00	\$680.00	\$654.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$382	Yes	9/15/2022	776433
	September 2022	\$382	Yes	9/15/2022	
2020	March 2022	\$340	Yes	9/24/2021	761869
	September 2021	\$340	Yes	9/24/2021	
2019	March 2021	\$327	Yes	9/15/2020	743380
	September 2020	\$327	Yes	9/15/2020	
2018	March 2020	\$330	Yes	12/26/2019	729046
	September 2019	\$330	Yes	10/1/2019	
2017	March 2019	\$314	Yes	3/15/2019	719447
	September 2018	\$314	Yes	11/1/2018	
2017	March 2019	\$0	No		719447
	September 2018	\$5	Yes	11/1/2018	
2016	March 2018	\$287	Yes	3/28/2018	661336
	September 2017	\$287	Yes	9/26/2017	
2015	March 2017	\$270	Yes	3/29/2017	644104
	September 2016	\$270	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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TAX INFORMATION - TRACT 9 | 109

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400004

Greene County, IA

Summary

Parcel ID 1424400004
Alternate ID 244301
Property Address N/A
Sec/Twp/Rng 24-82-31
Brief Tax Description 24/82/31 S20 AC SW1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 20.00
Net Acres 20.00
Adjusted CSR Pts 1727
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 20.00 Acres ;871,200 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	2.96	88.00	260.48
L55	Nicollet loam	6.56	91.00	596.96
L138B	Clarion loam Bemis moraine	3.74	88.00	329.12
L138C2	Clarion loam Bemis moraine	1.23	83.00	102.09
L507	Canisteo clay loam	5.06	87.00	440.22
508	Calcousta silty clay loam	0.45	73.00	32.85
		Total Acres: 20.00	Average CSR: 88.09	Total CSR Points: 1,761.72

110 | TAX INFORMATION - TRACT 9

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400004

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$42,200	\$31,900	\$31,900	\$29,200	\$29,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$42,200	\$31,900	\$31,900	\$29,200	\$29,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$42,200	\$31,900	\$31,900	\$29,200	\$29,200

Taxation

TAX INFORMATION - TRACT 9 | 111

6/26/23, 1:52 PM

Beacon - Greene County, IA - Report: 1424400004

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$28,404	\$24,537	\$23,793
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$28,404	\$24,537	\$23,793
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$28,404	\$24,537	\$23,793
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$829.16	\$737.26	\$711.57
- Ag Land Credit	(\$21.54)	(\$21.04)	(\$22.01)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$808.00	\$716.00	\$690.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$404	Yes	9/15/2022	788427
	September 2022	\$404	Yes	9/15/2022	
2020	March 2022	\$358	Yes	9/24/2021	758059
	September 2021	\$358	Yes	9/24/2021	
2019	March 2021	\$345	Yes	9/15/2020	742987
	September 2020	\$345	Yes	9/15/2020	
2018	March 2020	\$347	Yes	12/26/2019	728427
	September 2019	\$347	Yes	10/1/2019	
2017	March 2019	\$331	Yes	3/15/2019	713125
	September 2018	\$331	Yes	11/1/2018	
2017	March 2019	\$0	No		713125
	September 2018	\$5	Yes	11/1/2018	
2016	March 2018	\$301	Yes	3/28/2018	656021
	September 2017	\$301	Yes	9/26/2017	
2015	March 2017	\$284	Yes	3/29/2017	644471
	September 2016	\$284	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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112 | TAX INFORMATION - TRACT 10

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1425200002

Greene County, IA

Summary

Parcel ID 1425200002
Alternate ID 251100
Property Address N/A
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 NE1/4 NE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.00
Adjusted CSR Pts 3269
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.00 Acres ;1,698,840 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	4.38	88.00	385.44
506	Wacousta silty clay loam	1.77	74.00	130.98
6	Okoboji silty clay loam	2.38	59.00	140.42
L55	Nicollet loam	9.02	91.00	820.82
4	Knoke silty clay loam	0.83	56.00	46.48
L138B	Clarion loam Bemis moraine	6.02	88.00	529.76
L138B2	Clarion loam Bemis moraine	5.43	85.00	461.55
L507	Canisteo clay loam	9.17	87.00	797.79
		Total Acres: 39.00	Average CSR: 84.95	Total CSR Points: 3,313.24

TAX INFORMATION - TRACT 10 | 113

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Beacon - Greene County, IA - Report: 1425200002

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$79,300	\$59,900	\$59,900	\$55,000	\$55,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$79,300	\$59,900	\$59,900	\$55,000	\$55,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$79,300	\$59,900	\$59,900	\$55,000	\$55,000

114 | TAX INFORMATION - TRACT 10

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1425200002

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$53,336	\$46,217	\$44,816
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$53,336	\$46,217	\$44,816
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$53,336	\$46,217	\$44,816
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,556.97	\$1,388.67	\$1,340.30
- Ag Land Credit	(\$40.57)	(\$39.62)	(\$41.44)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,516.00	\$1,350.00	\$1,298.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$758	Yes	9/15/2022	785557
	September 2022	\$758	Yes	9/15/2022	
2020	March 2022	\$675	Yes	9/24/2021	771306
	September 2021	\$675	Yes	9/24/2021	
2019	March 2021	\$649	Yes	9/15/2020	755039
	September 2020	\$649	Yes	9/15/2020	
2018	March 2020	\$653	Yes	12/26/2019	736631
	September 2019	\$653	Yes	10/1/2019	
2017	March 2019	\$622	Yes	3/15/2019	723405
	September 2018	\$622	Yes	11/1/2018	
2017	March 2019	\$0	No		723405
	September 2018	\$9	Yes	11/1/2018	
2016	March 2018	\$570	Yes	3/28/2018	652419
	September 2017	\$570	Yes	9/26/2017	
2015	March 2017	\$536	Yes	3/29/2017	641621
	September 2016	\$536	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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TAX INFORMATION - TRACT 10 | 115

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Beacon - Greene County, IA - Report: 1425200001

Greene County, IA

Summary

Parcel ID 1425200001
Alternate ID 251200
Property Address N/A
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 NW1/4 NE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3233
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	4.61	88.00	405.68
6	Okoboji silty clay loam	5.79	59.00	341.61
L55	Nicollet loam	2.94	91.00	267.54
L95	Harps clay loam	4.55	75.00	341.25
L138B	Clarion loam Bemis moraine	10.15	88.00	893.20
L507	Canisteo clay loam	11.96	87.00	1,040.52
		Total Acres: 40.00	Average CSR: 82.25	Total CSR Points: 3,289.80

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Beacon - Greene County, IA - Report: 1425200001

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$78,800	\$59,500	\$59,500	\$54,600	\$54,600
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$78,800	\$59,500	\$59,500	\$54,600	\$54,600
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$78,800	\$59,500	\$59,500	\$54,600	\$54,600

TAX INFORMATION - TRACT 10 | 117

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Beacon - Greene County, IA - Report: 1425200001

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$52,980	\$45,881	\$44,490
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$52,980	\$45,881	\$44,490
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$52,980	\$45,881	\$44,490
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,546.58	\$1,378.58	\$1,330.55
- Ag Land Credit	(\$40.27)	(\$39.33)	(\$41.13)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,506.00	\$1,340.00	\$1,290.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$753	Yes	9/15/2022	777888
	September 2022	\$753	Yes	9/15/2022	
2020	March 2022	\$670	Yes	9/24/2021	760938
	September 2021	\$670	Yes	9/24/2021	
2019	March 2021	\$645	Yes	9/15/2020	755365
	September 2020	\$645	Yes	9/15/2020	
2018	March 2020	\$648	Yes	12/26/2019	729853
	September 2019	\$648	Yes	10/1/2019	
2017	March 2019	\$618	Yes	3/15/2019	719569
	September 2018	\$618	Yes	11/1/2018	
2017	March 2019	\$0	No		719569
	September 2018	\$9	Yes	11/1/2018	
2016	March 2018	\$564	Yes	3/28/2018	649129
	September 2017	\$564	Yes	9/26/2017	
2015	March 2017	\$531	Yes	3/29/2017	633925
	September 2016	\$531	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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118 | TAX INFORMATION - TRACT 11

6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425200004

Greene County, IA

Summary

Parcel ID 1425200004
Alternate ID 251400
Property Address N/A
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 SE1/4 NE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 39.00
Adjusted CSR Pts 3263
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 39.00 Acres ;1,698,840 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
6	Okoboji silty clay loam	2.41	59.00	142.19
L55	Nicollet loam	12.17	91.00	1,107.47
L95	Harps clay loam	2.84	75.00	213.00
L138B	Clarion loam Bemis moraine	1.38	88.00	121.44
L138B2	Clarion loam Bemis moraine	6.04	85.00	513.40
L507	Canisteo clay loam	14.16	87.00	1,231.92
		Total Acres: 39.00	Average CSR: 85.37	Total CSR Points: 3,329.42

TAX INFORMATION - TRACT 11 | 119

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Beacon - Greene County, IA - Report: 1425200004

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$79,700	\$60,200	\$60,200	\$55,200	\$55,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$79,700	\$60,200	\$60,200	\$55,200	\$55,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$79,700	\$60,200	\$60,200	\$55,200	\$55,200

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$53,603	\$46,385	\$44,979
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$53,603	\$46,385	\$44,979

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6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425200004

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$53,603	\$46,385	\$44,979
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,564.77	\$1,393.72	\$1,345.17
- Ag Land Credit	(\$40.72)	(\$39.77)	(\$41.65)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,524.00	\$1,354.00	\$1,304.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$762	Yes	9/15/2022	774729
	September 2022	\$762	Yes	9/15/2022	
2020	March 2022	\$677	Yes	9/24/2021	759335
	September 2021	\$677	Yes	9/24/2021	
2019	March 2021	\$652	Yes	9/15/2020	745275
	September 2020	\$652	Yes	9/15/2020	
2018	March 2020	\$657	Yes	12/26/2019	728626
	September 2019	\$657	Yes	10/1/2019	
2017	March 2019	\$0	No		716732
	September 2018	\$9	Yes	11/1/2018	
2017	March 2019	\$626	Yes	3/15/2019	716732
	September 2018	\$626	Yes	11/1/2018	
2016	March 2018	\$570	Yes	3/28/2018	661813
	September 2017	\$570	Yes	9/26/2017	
2015	March 2017	\$536	Yes	3/29/2017	639147
	September 2016	\$536	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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TAX INFORMATION - TRACT 11 | 121

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1425200003

Greene County, IA

Summary

Parcel ID 1425200003
Alternate ID 251300
Property Address N/A
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 SW1/4 NE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3423
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L107	Webster clay loam	0.15	88.00	13.20
L55	Nicollet loam	5.92	91.00	538.72
L95	Harps clay loam	0.06	75.00	4.50
L138B2	Clarion loam Bemis moraine	11.18	85.00	950.30
L507	Canisteo clay loam	22.69	87.00	1,974.03
		Total Acres: 40.00	Average CSR: 87.02	Total CSR Points: 3,480.75

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6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1425200003

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$83,300	\$62,900	\$62,900	\$57,700	\$57,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$83,300	\$62,900	\$62,900	\$57,700	\$57,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$83,300	\$62,900	\$62,900	\$57,700	\$57,700

Taxation

TAX INFORMATION - TRACT 11 | 123

6/26/23, 1:53 PM

Beacon - Greene County, IA - Report: 1425200003

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$56,007	\$48,486	\$47,016
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$56,007	\$48,486	\$47,016
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$56,007	\$48,486	\$47,016
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,634.94	\$1,456.85	\$1,406.09
- Ag Land Credit	(\$42.56)	(\$41.57)	(\$43.55)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,592.00	\$1,416.00	\$1,362.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$796	Yes	9/15/2022	773161
	September 2022	\$796	Yes	9/15/2022	
2020	March 2022	\$708	Yes	9/24/2021	758766
	September 2021	\$708	Yes	9/24/2021	
2019	March 2021	\$681	Yes	9/15/2020	741225
	September 2020	\$681	Yes	9/15/2020	
2018	March 2020	\$687	Yes	12/26/2019	725769
	September 2019	\$687	Yes	10/1/2019	
2017	March 2019	\$0	No		709716
	September 2018	\$10	Yes	11/1/2018	
2017	March 2019	\$654	Yes	3/15/2019	709716
	September 2018	\$654	Yes	11/1/2018	
2016	March 2018	\$597	Yes	3/28/2018	658445
	September 2017	\$597	Yes	9/26/2017	
2015	March 2017	\$562	Yes	3/29/2017	640993
	September 2016	\$562	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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124 | TAX INFORMATION - TRACT 12

6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425400006

Greene County, IA

Summary

Parcel ID 1425400006
Alternate ID 254102
Property Address N/A
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 NE1/4 SE1/4 (EX LOT 1)
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 36.69
Net Acres 35.99
Adjusted CSR Pts 3104
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 35.99 Acres ;1,567,724 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L55	Nicollet loam	8.67	91.00	788.97
L138B	Clarion loam Bemis moraine	3.51	88.00	308.88
L138B2	Clarion loam Bemis moraine	4.71	85.00	400.35
L507	Canisteo clay loam	19.10	87.00	1,661.70
		Total Acres: 35.99	Average CSR: 87.80	Total CSR Points: 3,159.90

TAX INFORMATION - TRACT 12 | 125

6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425400006

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$75,600	\$57,100	\$57,100	\$52,400	\$52,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$75,600	\$57,100	\$57,100	\$52,400	\$52,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$75,600	\$57,100	\$57,100	\$52,400	\$52,400

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$50,843	\$44,032	\$42,697
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$50,843	\$44,032	\$42,697
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$50,843	\$44,032	\$42,697

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Beacon - Greene County, IA - Report: 1425400006

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,484.20	\$1,323.02	\$1,276.92
- Ag Land Credit	(\$38.65)	(\$37.75)	(\$39.49)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,446.00	\$1,286.00	\$1,238.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$723	Yes	9/15/2022	781169
	September 2022	\$723	Yes	9/15/2022	
2020	March 2022	\$643	Yes	9/24/2021	763883
	September 2021	\$643	Yes	9/24/2021	
2019	March 2021	\$619	Yes	9/15/2020	748215
	September 2020	\$619	Yes	9/15/2020	
2018	March 2020	\$623	Yes	12/26/2019	732715
	September 2019	\$623	Yes	10/1/2019	
2017	March 2019	\$593	Yes	3/15/2019	714872
	September 2018	\$593	Yes	11/1/2018	
2017	March 2019	\$0	No		714872
	September 2018	\$9	Yes	11/1/2018	
2016	March 2018	\$541	Yes	3/28/2018	660047
	September 2017	\$541	Yes	9/26/2017	
2015	March 2017	\$509	Yes	3/29/2017	646673
	September 2016	\$509	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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TAX INFORMATION - TRACT 12 | 127

6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425400001

Greene County, IA

Summary

Parcel ID 1425400001
Alternate ID 254200
Property Address N/A
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 NW1/4 SE1/4
(Note: Not to be used on legal documents)
Deed Book/Page [2018-1188 \(6/4/2018\)](#)
Contract Book/Page
Gross Acres 40.00
Net Acres 40.00
Adjusted CSR Pts 3357
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)

Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 40.00 Acres ;1,742,400 SF

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
6	Okoboji silty clay loam	2.85	59.00	168.15
L55	Nicollet loam	5.64	91.00	513.24
L138B	Clarion loam Bemis moraine	5.73	88.00	504.24
L138B2	Clarion loam Bemis moraine	16.39	85.00	1,393.15
L507	Canisteo clay loam	9.39	87.00	816.93
		Total Acres: 40.00	Average CSR: 84.89	Total CSR Points: 3,395.71

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6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425400001

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$81,300	\$61,400	\$61,400	\$56,300	\$56,300
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$81,300	\$61,400	\$61,400	\$56,300	\$56,300
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$81,300	\$61,400	\$61,400	\$56,300	\$56,300

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$54,671	\$47,309	\$45,875
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$54,671	\$47,309	\$45,875

TAX INFORMATION - TRACT 12 | 129

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Beacon - Greene County, IA - Report: 1425400001

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$54,671	\$47,309	\$45,875
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$1,595.94	\$1,421.48	\$1,371.97
- Ag Land Credit	(\$41.53)	(\$40.56)	(\$42.44)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,554.00	\$1,380.00	\$1,330.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$777	Yes	9/15/2022	780329
	September 2022	\$777	Yes	9/15/2022	
2020	March 2022	\$690	Yes	9/24/2021	772021
	September 2021	\$690	Yes	9/24/2021	
2019	March 2021	\$665	Yes	9/15/2020	752224
	September 2020	\$665	Yes	9/15/2020	
2018	March 2020	\$669	Yes	12/26/2019	734177
	September 2019	\$669	Yes	10/1/2019	
2017	March 2019	\$637	Yes	3/15/2019	719782
	September 2018	\$637	Yes	11/1/2018	
2017	March 2019	\$0	No		719782
	September 2018	\$10	Yes	11/1/2018	
2016	March 2018	\$586	Yes	3/28/2018	653891
	September 2017	\$586	Yes	9/26/2017	
2015	March 2017	\$551	Yes	3/29/2017	645944
	September 2016	\$551	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches.

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130 | TAX INFORMATION - TRACT 13

6/26/23, 1:54 PM

Beacon - Greene County, IA - Report: 1425400007

Greene County, IA

Summary

Parcel ID 1425400007
Alternate ID 254101
Property Address 2354 MAVE
JEFFERSON IA 50129
Sec/Twp/Rng 25-82-31
Brief Tax Description 25/82/31 LOT 1 NE1/4 SE1/4
(Note: Not to be used on legal documents)
2018-1188 (6/4/2018)
Deed Book/Page
Contract Book/Page
Gross Acres 3.31
Net Acres 3.01
Adjusted CSR Pts 178
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District GBJF - Greenbrier Twsp, Jefferson Sch
School District Greene County School(Jefferson)



Owner

Deed Holder
[FLIESS SR, THOMAS W](#)

Land

Lot Area 3.01 Acres ;131,116 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
3	Steel Utility Building	MTL BLDG	20	48	1948
1	Steel Utility Building	MTL BLDG	52	60	1947

Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
L55	Nicollet loam	0.38	91.00	34.58
L138B	Clarion loam Bemis moraine	0.21	88.00	18.48
L55	Nicollet loam	1.55	91.00	141.05
L138B	Clarion loam Bemis moraine	0.87	88.00	76.56
		Total Acres: 3.01	Average CSR: 89.92	Total CSR Points: 270.67

TAX INFORMATION - TRACT 13 | 131

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Beacon - Greene County, IA - Report: 1425400007

Recent Sales in Area

Sale date range:

From:

06/26/2020

To:

06/26/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation

	2023	2022	2021	2020	2019
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$4,300	\$3,300	\$3,300	\$3,000	\$3,000
+ Assessed Building Value	\$2,800	\$2,300	\$2,300	\$2,000	\$2,000
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$7,100	\$5,600	\$5,600	\$5,000	\$5,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$7,100	\$5,600	\$5,600	\$5,000	\$5,000

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$2,938	\$2,521	\$2,444
+ Taxable Building Value	\$2,048	\$1,681	\$1,630
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$4,986	\$4,202	\$4,074
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$4,986	\$4,202	\$4,074
x Levy Rate (per \$1000 of value)	29.19178	30.04680	29.90665
= Gross Taxes Due	\$145.55	\$126.26	\$121.84
- Ag Land Credit	(\$2.21)	(\$2.16)	(\$2.26)
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$144.00	\$124.00	\$120.00

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Beacon - Greene County, IA - Report: 1425400007

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$72	Yes	9/15/2022	784948
	September 2022	\$72	Yes	9/15/2022	
2020	March 2022	\$62	Yes	9/24/2021	767295
	September 2021	\$62	Yes	9/24/2021	
2019	March 2021	\$60	Yes	9/15/2020	752181
	September 2020	\$60	Yes	9/15/2020	
2018	March 2020	\$60	Yes	12/26/2019	733510
	September 2019	\$60	Yes	10/1/2019	
2017	March 2019	\$57	Yes	3/15/2019	716503
	September 2018	\$57	Yes	11/1/2018	
2017	March 2019	\$0	No		716503
	September 2018	\$1	Yes	11/1/2018	
2016	March 2018	\$56	Yes	3/28/2018	655474
	September 2017	\$56	Yes	9/26/2017	
2015	March 2017	\$52	Yes	3/29/2017	645231
	September 2016	\$52	Yes	9/26/2016	

Iowa Land Records

[\(2018-1188\)](#)

Photos

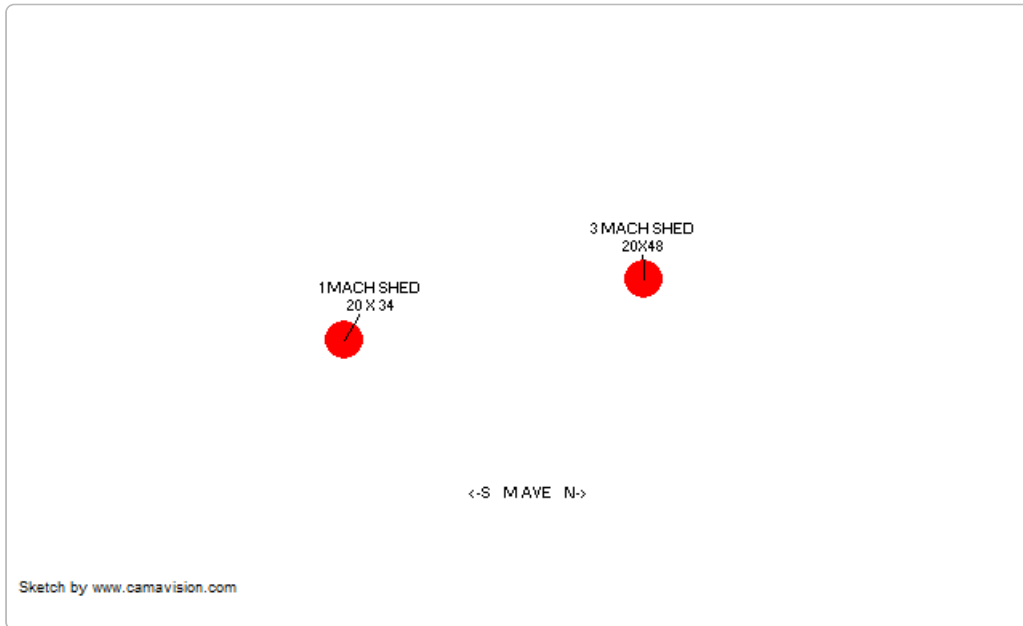


Sketches

TAX INFORMATION - TRACT 13 | 133

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Beacon - Greene County, IA - Report: 1425400007



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