

**Abundant Recreational Opportunities
Prime Hunting Area
Quality Tillable Land
Farming Lease Open For 2024**

**150±
Acres in 3 Tracts**

Land APPANOOSE
COUNTY, IA
Auction

**Tuesday, March
19th at 10AM**



BID IN PERSON OR ONLINE

**Green Room Banquet Hall
400 E Green St., Centerville, IA 52544**



**Murray Wise
ASSOCIATES LLC**

In Cooperation With



HALL AND HALL

800.607.6888 | www.MurrayWiseAssociates.com

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

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Land Auction
APPANOOSE COUNTY, IA

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Centerville, IA 52544**

EXECUTIVE SUMMARY

These 3 high-quality mixed use properties located in Appanoose County offer something for everyone. Tract 1 provides a wonderful recreational area of timber that offers great hunting opportunities. Tracts 2 and 3 include quality flat tillable land with a secluded pond and timber area for a recreational retreat.

 **Murray Wise**
ASSOCIATES LLC

In Cooperation With



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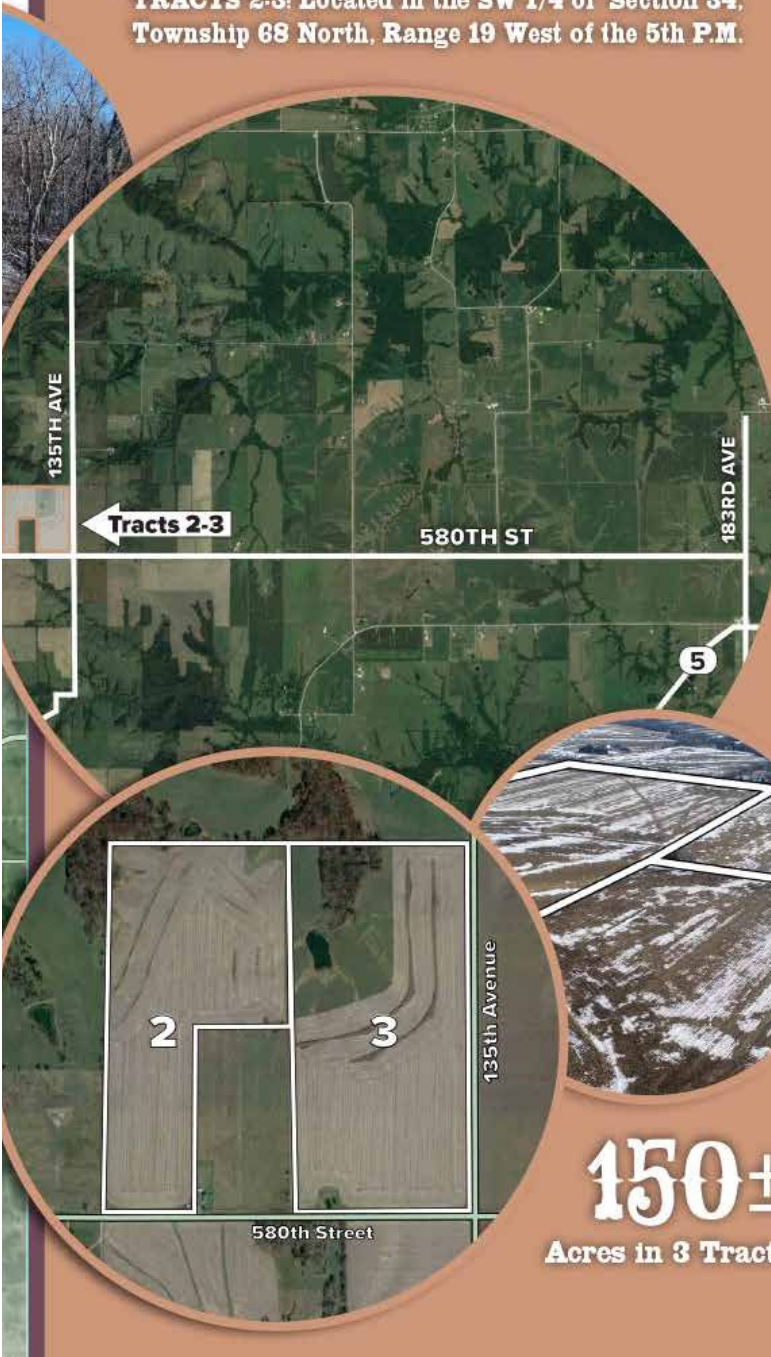


| Tract | Acres (+/-) | Effective DCP Cropland Acres | CSR2 |
|--------------|-------------|------------------------------|------|
| 1 | 15 | N/A | N/A |
| 2 | 59 | 58.34 DCP | 51 |
| 3 | 76 | 69.86 DCP | 54.7 |
| Total | 150 | | |

* FSA Effective DCP Cropland acres have been estimated. FSA reconstitution will determine allocated acres.
 * Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.

TRACT 1: Located in the NW 1/4 of Section 9 68 North, Range 18 West of the 5th P.M.

TRACTS 2-3: Located in the SW 1/4 of Section 34, Township 68 North, Range 19 West of the 5th P.M.



150±
Acres in 3 Tracts

AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in an in-person and virtual online auction format in 3 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a high bidder. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis. The final sale price for all tracts will be determined by multiplying the high bid by the estimated taxable acres.

REGISTRATION: Online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Monday, March 18, 2024. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

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: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of a wire transfer or cashier's check. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. 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 April 18, 2024.

POSSESSION: Possession will be given at closing. Access to the property will be made available prior to closing in order to perform spring field work. Please contact the Auction Company for more information regarding early entry. The lease will be open for 2024.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & INCOME: The 2024 calendar year taxes shall be prorated to the date of closing. The remaining taxes and beyond will be the responsibility of the Buyer(s). All 2024 farm expenses shall be the responsibility of the Buyer and all 2024 income shall be retained by Buyer.

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, Murray Wise Associates LLC or Hall and Hall. 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, Murray Wise Associates LLC or Hall and Hall. 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, Murray Wise Associates LLC and Hall and Hall 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, Hall and Hall or anyone else if the internet service fails to work correctly before or during the auction.

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

SELLER: Billy L. Wilson Rev. Trust

6 | Tract 1 - Aerial Map

Aerial Map



Boundary Center: 40° 42' 28.66, -92° 56' 34.06



9-68N-18W
Appanoose County
Iowa



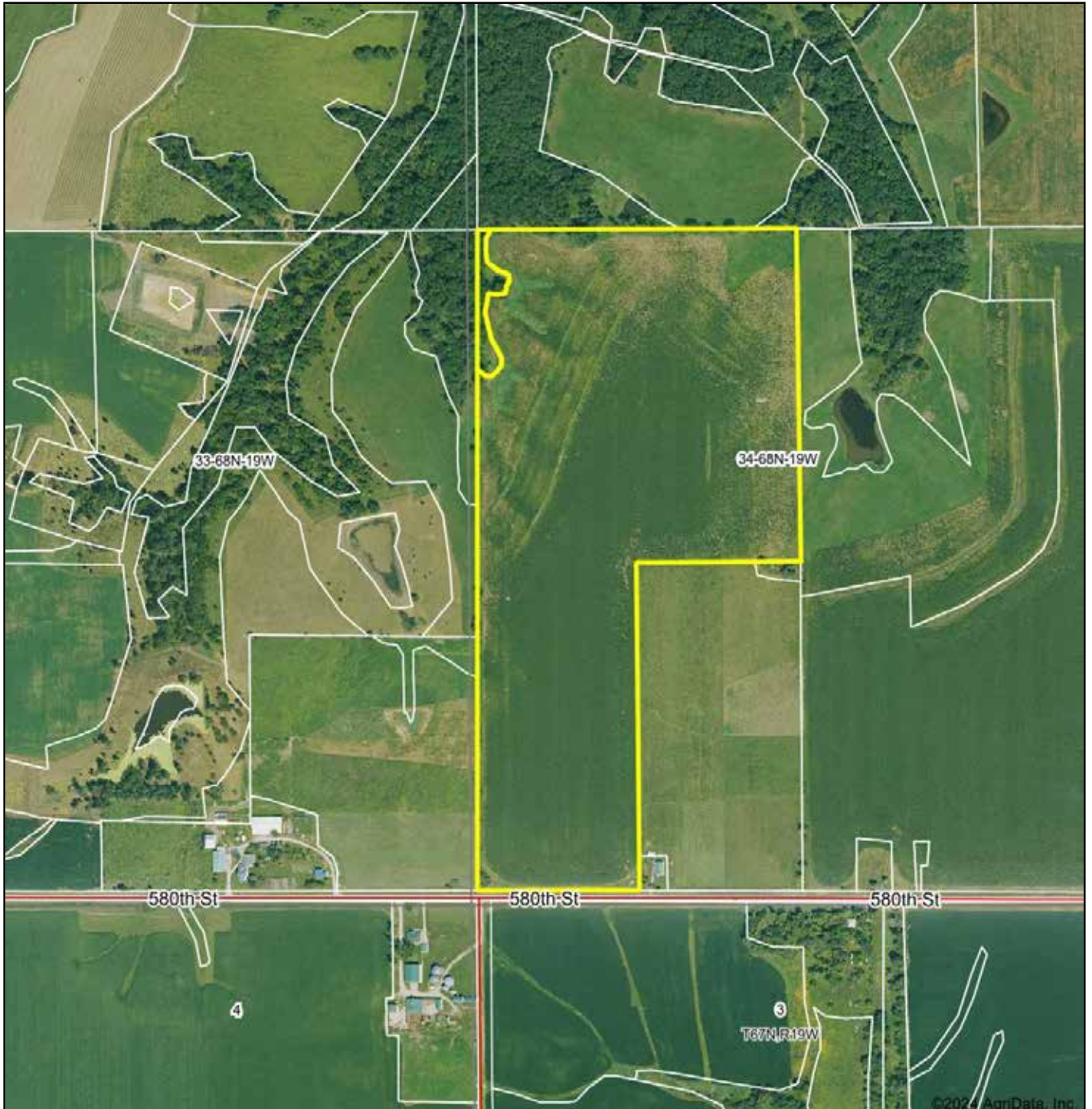
© AgriData, Inc. 2023 www.AgriDataInc.com

12/12/2023

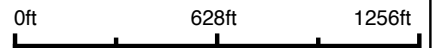
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 2 - Aerial Map | 7

Aerial Map



Boundary Center: 40° 38' 29.82, -93° 2' 13.62



34-68N-19W
Appanoose County
Iowa



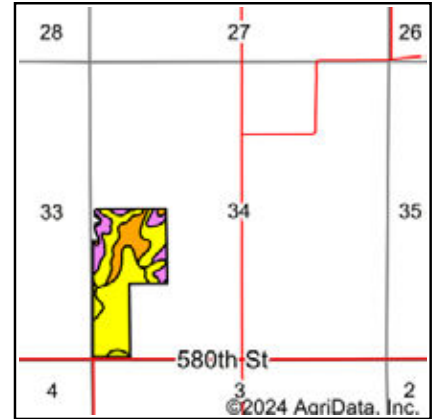
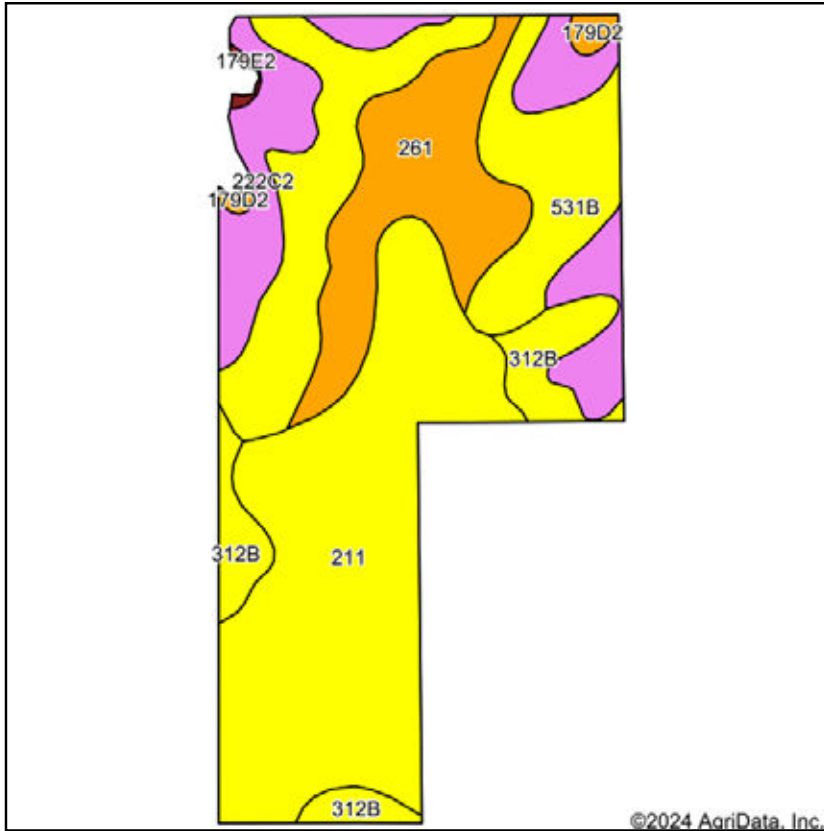
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

1/30/2024

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

8 | Tract 2 - Soils Map

Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **34-68N-19W**
 Township: **Franklin**
 Acres: **58.34**
 Date: **1/30/2024**



Soils data provided by USDA and NRCS.

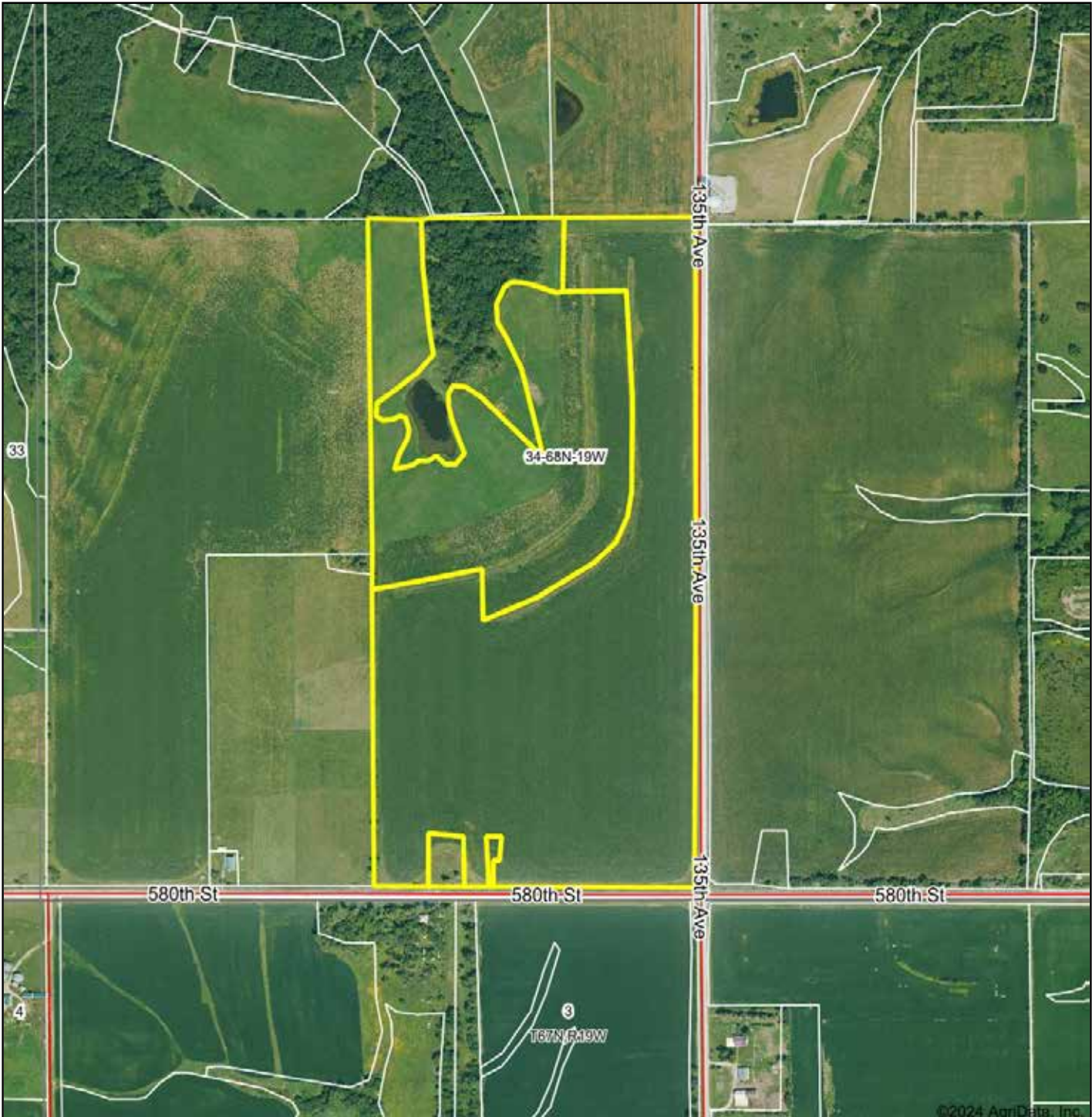
| Area Symbol: IA007, Soil Area Version: 30 | | | | | | | | | | | | |
|---|--|-------|------------------|-------------|------------------|-------------|-----------|------------------|---------------|-----------------------|-------------------|----------------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | |
| 211 | Edina silt loam, 0 to 1 percent slopes | 22.54 | 38.6% | | IIIw | 59 | 60 | 70 | 70 | 68 | 64 | |
| 531B | Kniffin silt loam, 2 to 5 percent slopes | 13.77 | 23.6% | | IIIe | 55 | 58 | 69 | 64 | 69 | 66 | |
| 261 | Appanoose silt loam, 0 to 2 percent slopes | 8.69 | 14.9% | | IIIw | 41 | 54 | 74 | 74 | 70 | 64 | |
| 222C2 | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 8.32 | 14.3% | | IVw | 28 | 25 | 54 | 54 | 46 | 42 | |
| 312B | Seymour silt loam, 2 to 5 percent slopes | 4.31 | 7.4% | | IIIe | 64 | 60 | 70 | 70 | 70 | 65 | |
| 179D2 | Gara loam, 9 to 14 percent slopes, moderately eroded | 0.56 | 1.0% | | IVe | 38 | 43 | 66 | 66 | 54 | 48 | |
| 179E2 | Gara loam, 14 to 18 percent slopes, moderately eroded | 0.15 | 0.3% | | VIe | 24 | 33 | 62 | 62 | 49 | 44 | |
| Weighted Average | | | | | | 3.16 | 51 | 53.4 | *n 68 | *n 66.8 | *n 65.4 | *n 61.2 |

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

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

**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

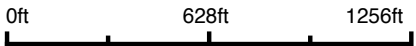
Aerial Map



©2024 AgriData, Inc.



Boundary Center: 40° 38' 29.82, -93° 1' 56.7



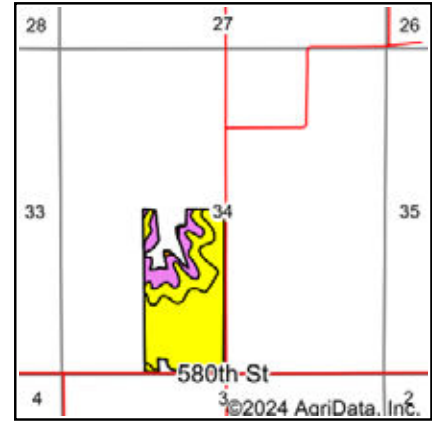
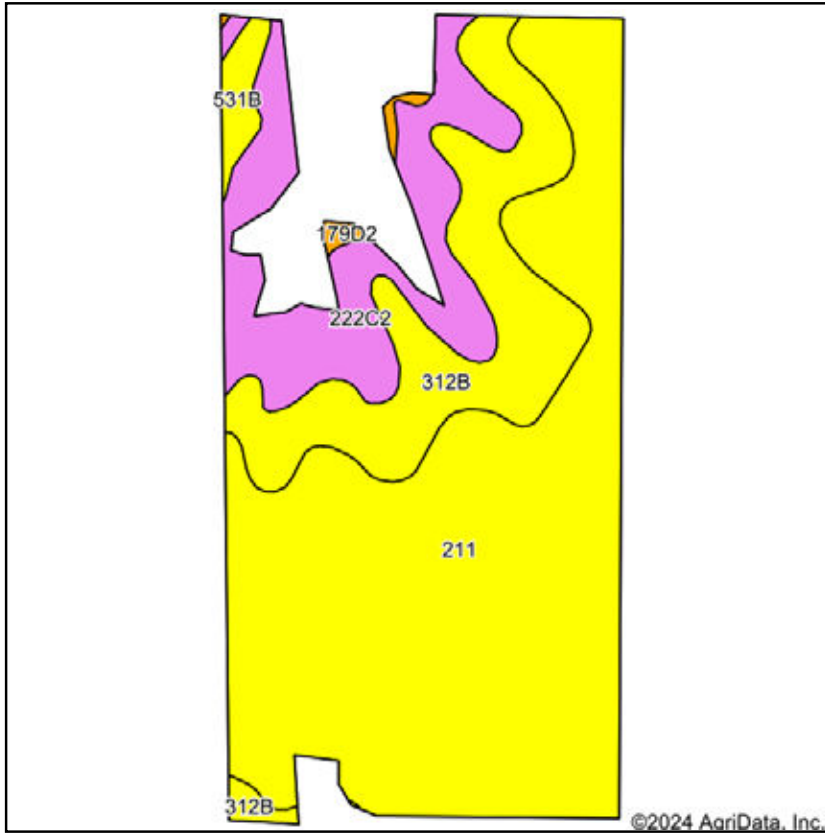
34-68N-19W
Appanoose County
Iowa



1/30/2024

10 | Tract 3 - Soils Map

Soils Map



State: **Iowa**
 County: **Appanoose**
 Location: **34-68N-19W**
 Township: **Franklin**
 Acres: **68.77**
 Date: **1/30/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA007, Soil Area Version: 30

| 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 | |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-------------|------------------|----------------|-----------------------|-------------------|----------------|
| 211 | Edina silt loam, 0 to 1 percent slopes | 42.52 | 61.8% | | IIIw | 59 | 60 | 70 | 70 | 68 | 64 | |
| 312B | Seymour silt loam, 2 to 5 percent slopes | 13.30 | 19.3% | | IIIe | 64 | 60 | 70 | 70 | 70 | 65 | |
| 222C2 | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 11.27 | 16.4% | | IVw | 28 | 25 | 54 | 54 | 46 | 42 | |
| 531B | Kniffin silt loam, 2 to 5 percent slopes | 1.22 | 1.8% | | IIIe | 55 | 58 | 69 | 64 | 69 | 66 | |
| 179D2 | Gara loam, 9 to 14 percent slopes, moderately eroded | 0.46 | 0.7% | | IVe | 38 | 43 | 66 | 66 | 54 | 48 | |
| Weighted Average | | | | | | 3.17 | 54.7 | 54.1 | *n 67.3 | *n 67.2 | *n 64.7 | *n 60.5 |

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

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

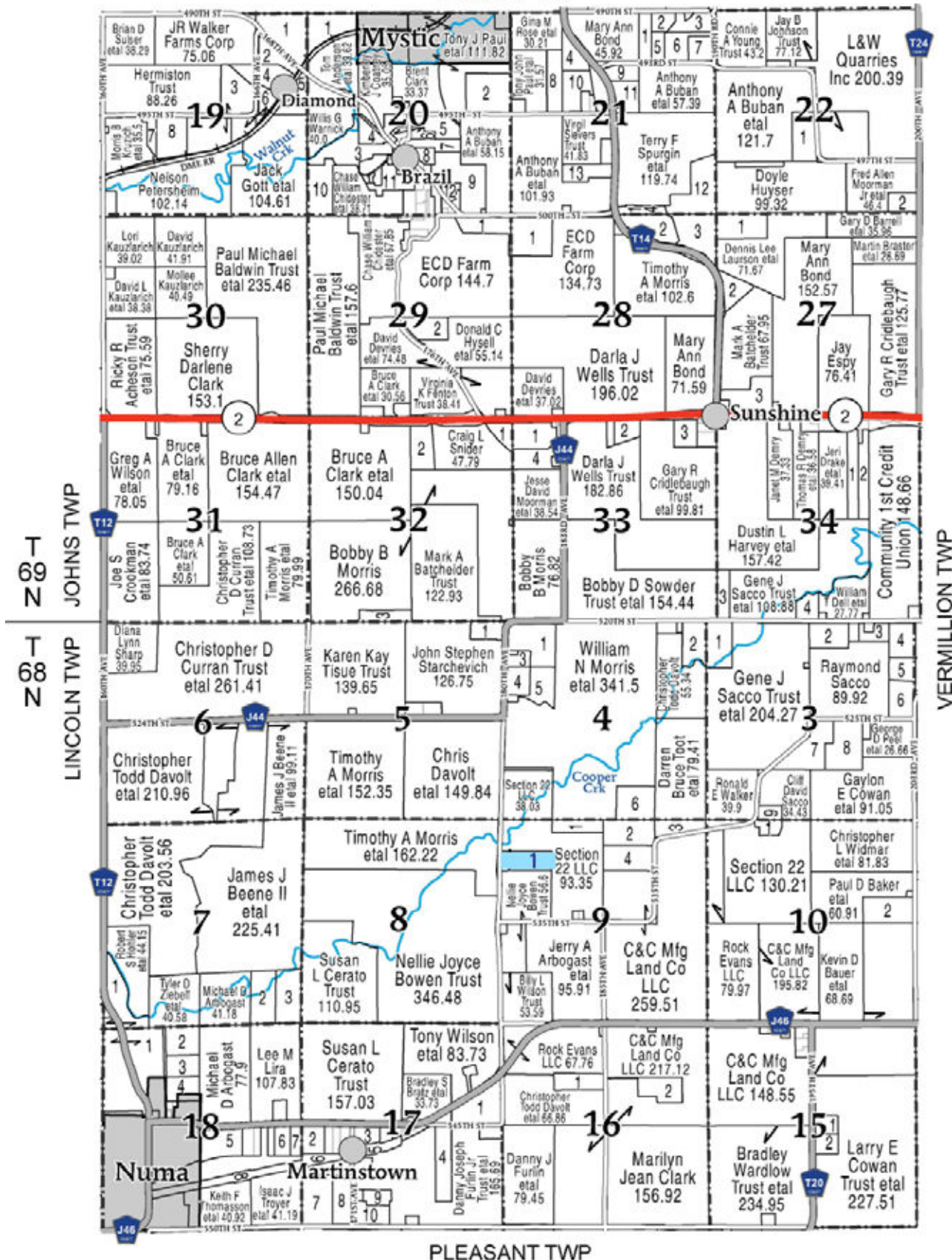
**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

T-68-69-N

BELLAIR PLAT

R-18-W

(Landowners)
WALNUT TWP



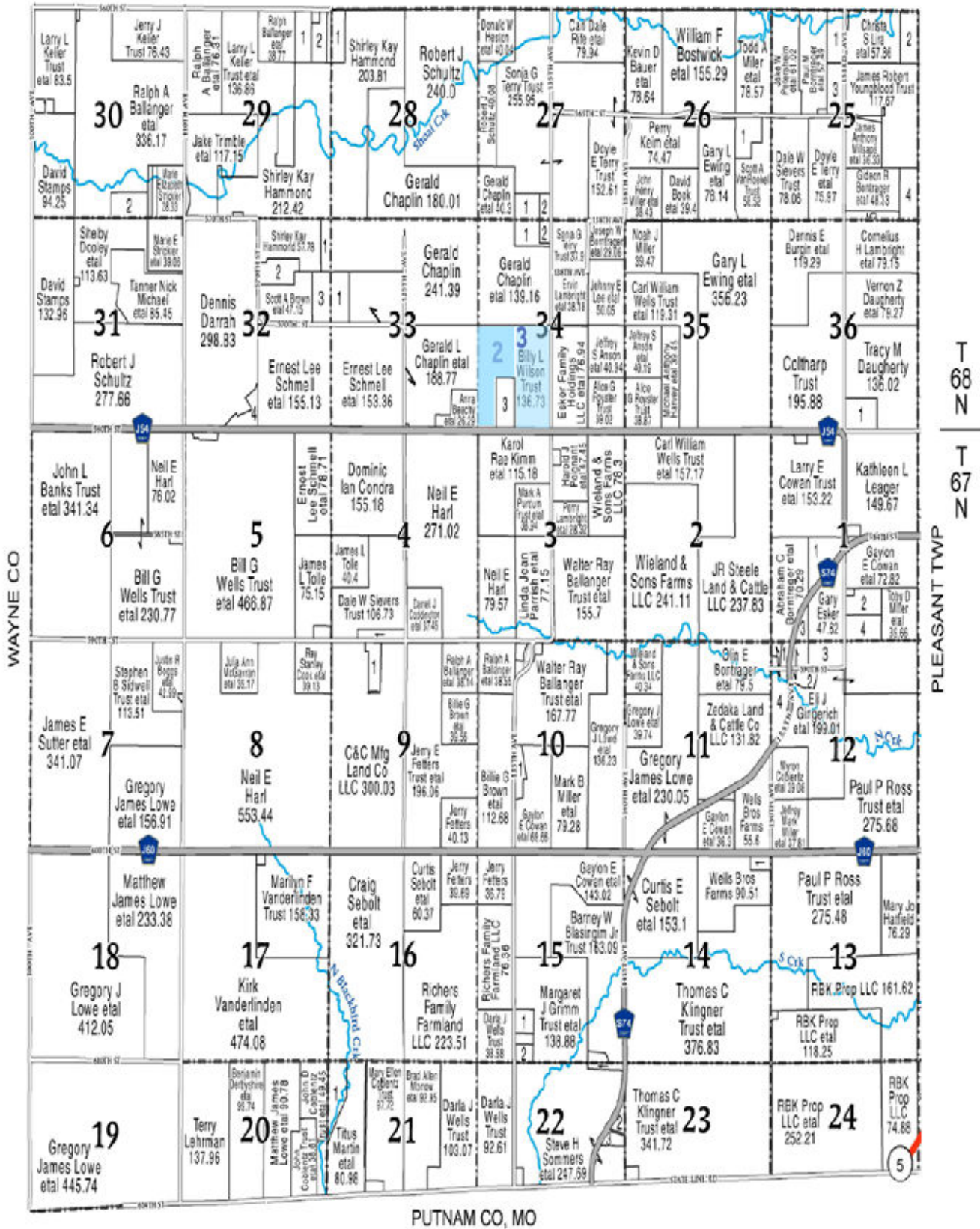
12 | Plat Map

T-67-68-N

FRANKLIN PLAT

R-19-W

(Landowners)
LINCOLN TWP



Tax Information- Tract 1 | 13

1/30/24, 8:54 AM

[iowatreasurers.org/modules/parceldetailpopup.php?id=7880868989&print=1](https://www.iowatreasurers.org/modules/parceldetailpopup.php?id=7880868989&print=1)

| Collector | Parcel Number | District | Year | Type |
|---------------|-----------------------|----------------------------|-----------|-------------|
| Appanoose, IA | 010121004180000 01 | 010 BELLAIR CENTERVILLE | 2023/2024 | Real Estate |

Last Updated 1/30/2024

| Owner | Owner Address | Property Address |
|---|---------------|------------------|
| Wilson, Billy L. Revocable Trust Wilson, Billy L. & Wilson, Jo | | |

Legal Description

FR S 3/8 NW NW EXC 0.44AC CO RD

First Installment

| | | | |
|-----------|------|-----------------|------------|
| Base Due | 0.00 | Interest Begins | 10/03/2023 |
| Net | 0.00 | | |
| Total Due | 0.00 | | |

Second Installment

| | | | |
|-----------|------|-----------------|------------|
| Base Due | 0.00 | Interest Begins | 04/02/2024 |
| Net | 0.00 | | |
| Total Due | 0.00 | | |

Totals

| | |
|-----------|------|
| Base Due | 0.00 |
| Net | 0.00 |
| Total Due | 0.00 |

Web Payments

14 | Tax Information - Tract 2

1/30/24, 12:20 PM

[iowatreasurers.org/modules/parceldetailpopup.php?id=7880872125&print=1](https://www.iowatreasurers.org/modules/parceldetailpopup.php?id=7880872125&print=1)

| Collector | Parcel Number | District | Year | Type |
|---------------|-----------------------|-------------------------------|-----------|-------------|
| Appanoose, IA | 100304003880000 01 | 100 FRANKLIN SEYMOUR SY-FD | 2023/2024 | Real Estate |

Last Updated 1/30/2024

| Owner | Owner Address | Property Address |
|---|---------------|------------------|
| Wilson, Billy L. Revocable Trust Wilson, Billy L. & Wilson, Jo | | |

Legal Description

W 1/2 SW SW EXC 0.76AC RD

Assessed Value

16,580.00

First Installment

| | | | |
|-----------|--------|-------------------|------------|
| Base Due | 178.00 | Interest Begins | 10/03/2023 |
| Net | 178.00 | | |
| Payment | 178.00 | Paid on 8/24/2023 | |
| Total Due | 0.00 | | |

Second Installment

| | | | |
|-----------|--------|-----------------|------------|
| Base Due | 178.00 | Interest Begins | 04/02/2024 |
| Net | 178.00 | | |
| Total Due | 178.00 | | |

Totals

| | |
|-----------|--------|
| Base Due | 356.00 |
| Net | 356.00 |
| Payment | 178.00 |
| Total Due | 178.00 |

Web Payments

Tax Information - Tract 2 | 15

1/30/24, 12:21 PM

[iowatreasurers.org/modules/parceldetailpopup.php?id=7880872128&print=1](https://www.iowatreasurers.org/modules/parceldetailpopup.php?id=7880872128&print=1)

| Collector | Parcel Number | District | Year | Type |
|---------------|-----------------------|-------------------------------|-----------|-------------|
| Appanoose, IA | 100304003910000 01 | 100 FRANKLIN SEYMOUR SY-FD | 2023/2024 | Real Estate |

Last Updated 1/30/2024

| Owner | Owner Address | Property Address |
|---|---------------|------------------|
| Wilson, Billy L. Revocable Trust Wilson, Billy L. & Wilson, Jo | | |

Legal Description

NW SW

Assessed Value

26,900.00

First Installment

| | | | |
|-----------|--------|-------------------|------------|
| Base Due | 289.00 | Interest Begins | 10/03/2023 |
| Net | 289.00 | | |
| Payment | 289.00 | Paid on 8/24/2023 | |
| Total Due | 0.00 | | |

Second Installment

| | | | |
|-----------|--------|-----------------|------------|
| Base Due | 289.00 | Interest Begins | 04/02/2024 |
| Net | 289.00 | | |
| Total Due | 289.00 | | |

Totals

| | |
|-----------|--------|
| Base Due | 578.00 |
| Net | 578.00 |
| Payment | 289.00 |
| Total Due | 289.00 |

Web Payments

16 | Tax Information - Tract 3

1/30/24, 12:20 PM

iowatreasurers.org/modules/parceldetailpopup.php?id=7880872126&print=1

| Collector | Parcel Number | District | Year | Type |
|---------------|-----------------------|-------------------------------|-----------|-------------|
| Appanoose, IA | 100304003890000 01 | 100 FRANKLIN SEYMOUR SY-FD | 2023/2024 | Real Estate |

Last Updated 1/30/2024

| Owner | Owner Address | Property Address |
|----------------------------------|---------------|------------------|
| Wilson, Billy L. Revocable Trust | | |
| Wilson, Billy L. & Wilson, Jo | | |

Legal Description

NE SW EXC 1.0AC RD

Assessed Value

24,650.00

First Installment

| | | | |
|-----------|--------|-------------------|------------|
| Base Due | 265.00 | Interest Begins | 10/03/2023 |
| Net | 265.00 | | |
| Payment | 265.00 | Paid on 8/24/2023 | |
| Total Due | 0.00 | | |

Second Installment

| | | | |
|-----------|--------|-----------------|------------|
| Base Due | 265.00 | Interest Begins | 04/02/2024 |
| Net | 265.00 | | |
| Total Due | 265.00 | | |

Totals

| | |
|-----------|--------|
| Base Due | 530.00 |
| Net | 530.00 |
| Payment | 265.00 |
| Total Due | 265.00 |

Web Payments

Tax Information - Tract 3 | 17

1/30/24, 12:21 PM

[iowatreasurers.org/modules/parceldetailpopup.php?id=7880872127&print=1](https://www.iowatreasurers.org/modules/parceldetailpopup.php?id=7880872127&print=1)

| Collector | Parcel Number | District | Year | Type |
|---------------|-----------------------|-------------------------------|-----------|-------------|
| Appanoose, IA | 100304003900000 01 | 100 FRANKLIN SEYMOUR SY-FD | 2023/2024 | Real Estate |

Last Updated 1/30/2024

| Owner | Owner Address | Property Address |
|----------------------------------|---------------|------------------|
| Wilson, Billy L. Revocable Trust | | |
| Wilson, Billy L. & Wilson, Jo | | |

Legal Description

SE SW EXC 2.44AC RDS

Assessed Value

32,400.00

First Installment

| | | | |
|-----------|--------|-------------------|------------|
| Base Due | 349.00 | Interest Begins | 10/03/2023 |
| Net | 349.00 | | |
| Payment | 349.00 | Paid on 8/24/2023 | |
| Total Due | 0.00 | | |

Second Installment

| | | | |
|-----------|--------|-----------------|------------|
| Base Due | 349.00 | Interest Begins | 04/02/2024 |
| Net | 349.00 | | |
| Total Due | 349.00 | | |

Totals

| | |
|-----------|--------|
| Base Due | 698.00 |
| Net | 698.00 |
| Payment | 349.00 |
| Total Due | 349.00 |

Web Payments

18 | FSA 156- Tract 2

IOWA
 APPANOOSE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3748
 Prepared : 2/13/24 1:51 PM CST
 Crop Year : 2024

Tract 2149 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 69.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Oats | 0.60 | 0.00 | 41 |
| Corn | 28.10 | 0.00 | 87 |
| Soybeans | 24.10 | 0.00 | 23 |
| TOTAL | 52.80 | 0.00 | |

NOTES

Tract Number : 3246

Description : SW1/4 SEC. 34 - FRANKLIN

Tract 2

FSA Physical Location : IOWA/APPANOOSE

ANSI Physical Location : IOWA/APPANOOSE

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 |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 59.20 | 58.34 | 58.34 | 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 | 58.34 | 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 | 27.40 | 0.00 | 87 |
| Soybeans | 27.60 | 0.00 | 23 |
| TOTAL | 55.00 | 0.00 | |

NOTES

IOWA
APPANOOSE
Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 3748
Prepared : 2/13/24 1:51 PM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 138.43 | 128.20 | 128.20 | 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 | 128.20 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | OATS, SOYBN | CORN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Oats | 0.60 | 0.00 | 41 | |
| Corn | 55.50 | 0.00 | 87 | |
| Soybeans | 51.70 | 0.00 | 23 | |
| TOTAL | 107.80 | 0.00 | | |

NOTES

Tract Number : **2149**

Description : SW 1/4 SEC. 34 - FRANKLIN

Tract 3

FSA Physical Location : IOWA/APPANOOSE

ANSI Physical Location : IOWA/APPANOOSE

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 |
|-----------|----------|--------------|------|------|------|------|-----------|
| 79.23 | 69.86 | 69.86 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

IOWA
APPANOOSE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3748
Prepared : 2/13/24 1:51 PM CST
Crop Year : 2024

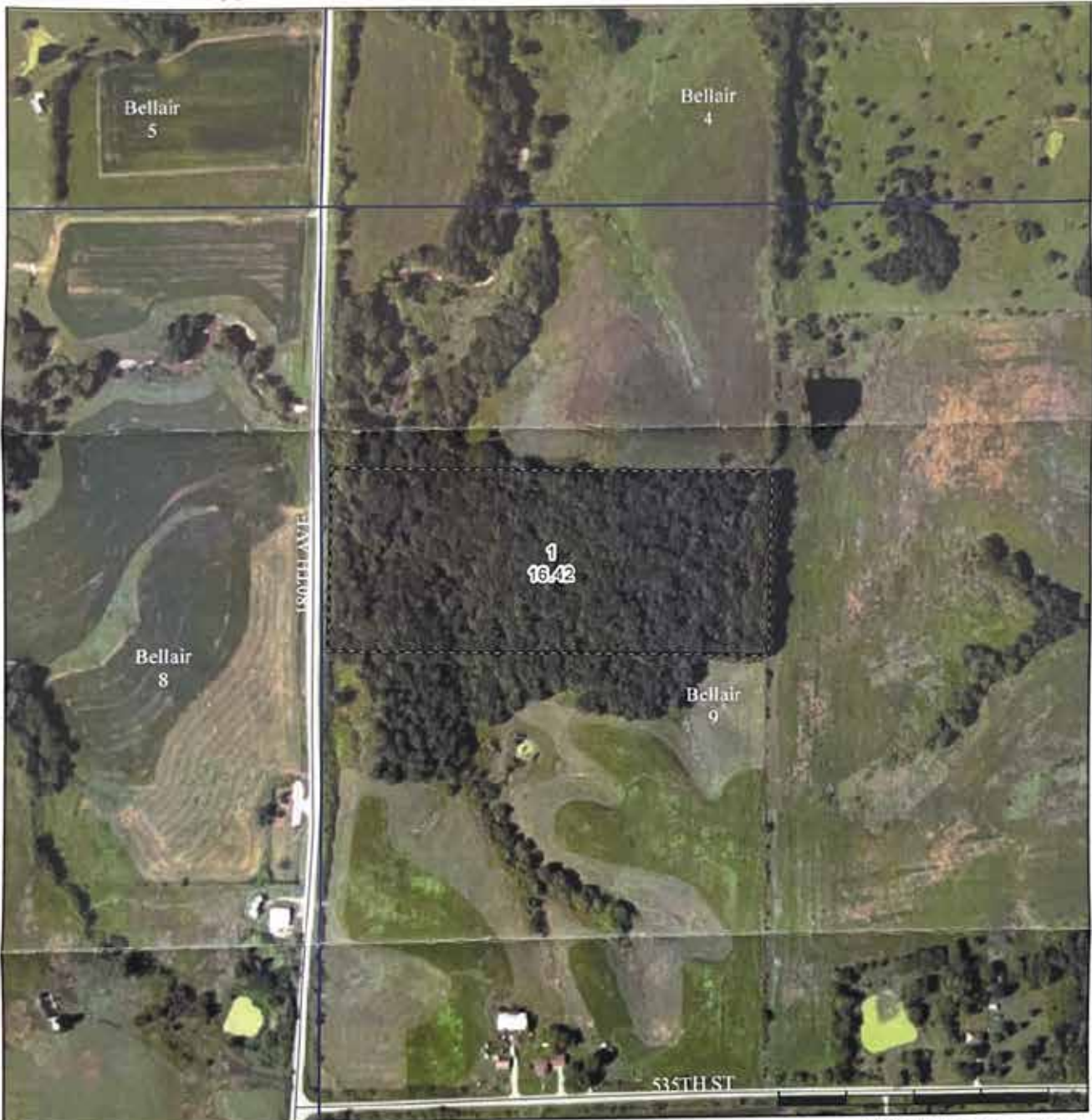
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Appanoose County, Iowa



Legend

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

Wetland Determination identifiers

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

Tract Cropland Total: 0.00 acres

2023 Program Year
Map Created April 04, 2023

Farm 31
Tract 757

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22 | FSA 156- Tract 2



Appanoose County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 58.34 acres

2023 Program Year

Map Created April 04, 2023

Farm 3748

Tract 3246

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Appanoose County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 69.86 acres

2023 Program Year

Map Created April 04, 2023

Farm 3748
Tract 2149

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24 | Yield History

| Year | Corn Yield Per Acre | Soybean Yield Per Acre |
|-----------------------------|---------------------|------------------------|
| | All Tracts | All Tracts |
| 4 Year Average Yield | 46.98 bu/ac | 172.08 bu/ac |
| | | |

** Yield information provided by current tenant