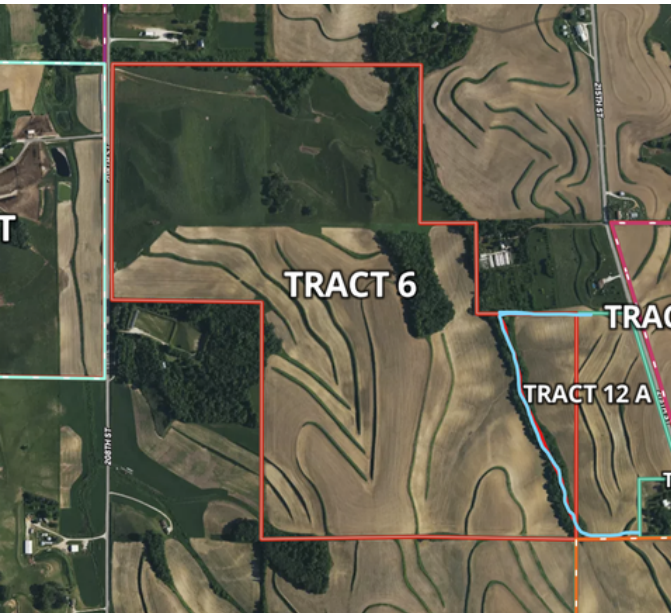


TRACT 6 - 230 Acres M/L (after survey).

Section 9, 10 & 15 Hazel Dell Township

Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 2pm



Directions to the Farm: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 miles, then south on 208th Street 1 mile. Farm is on the East side of road and bordered by Tract 12 on the East and the Feedlot on the West.

Brief Legal: The NE $\frac{1}{4}$ SE $\frac{1}{4}$; the N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 9, the W $\frac{1}{2}$ SW $\frac{1}{4}$ and that part SE $\frac{1}{4}$ SW $\frac{1}{4}$ east of ditch Section 10; the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and that part of NE $\frac{1}{4}$ NW $\frac{1}{4}$ east of ditch Section 15, Township 76, Range 43, Pottawattamie County, Iowa. Tax Parcels: Part of 764310300006 and 764315100002 (parcels will be surveyed; 764309400003; 764309400004; 764310300001; 764310300003; 764315100001

FSA Info: 142 acres m/l Cropland, balance in pasture and trees

Farm# 4599 Tract 4377

Farm# 3626 Tract 1919

Farm# 2910 Tract 2811

Farm# 4374 Tract 4187

Farm# 6319 Tract 4713

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

CSR2: 54.4 overall CSR2

Taxes: Estimated \$6985 after surveys

Method of Auction: 230 acres (estimated, total taxable determined after completion of survey) x bid

Bordered by 208th St. on West side. Adjacent to Feedlot (Tract 11). Eastern boundary on property borders Tract 12. The Easterly 12.72 acres of this tract is being added to Tract 12A on the East. Western part of property is grass pasture. Farm would make an excellent companion of Feedlot (Tract 11). Northern part of property is approx. 70 acres of grass.

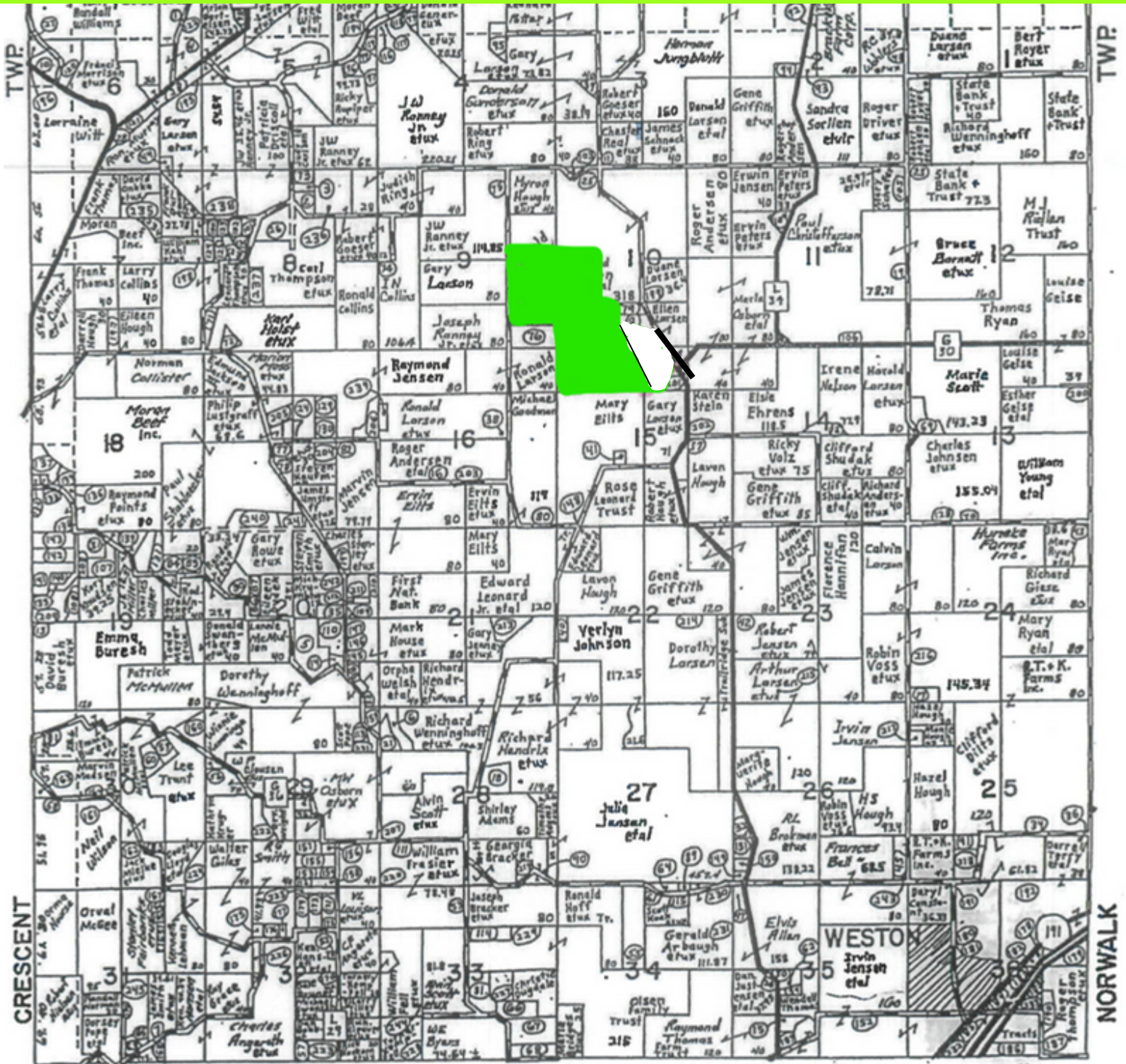
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712-644-2151 - office

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TRACT 6 - Plat Map

230 acres m/l after Survey



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TRACT 6 - FSA Info

230 acres m/l after Survey



Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 37.79 acres

2025 Program Year

Map Created March 26, 2025

Farm **4374**

Tract **4187**

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TRACT 6 - FSA Info

230 acres m/l after Survey



Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions

Tract Cropland Total: 19.61 acres

2025 Program Year

Map Created March 26, 2025

Farm 2910

Tract 2811

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TRACT 6 - FSA Info

230 acres m/l after Survey



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 34.06 acres

2025 Program Year
Map Created April 17, 2025
Farm 6319
Tract 4713

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TRACT 6 - FSA Info

230 acres m/l after Survey



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

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions

Tract Cropland Total: 73.61 acres

2025 Program Year
Map Created March 26, 2025

Farm 3626
Tract 1919

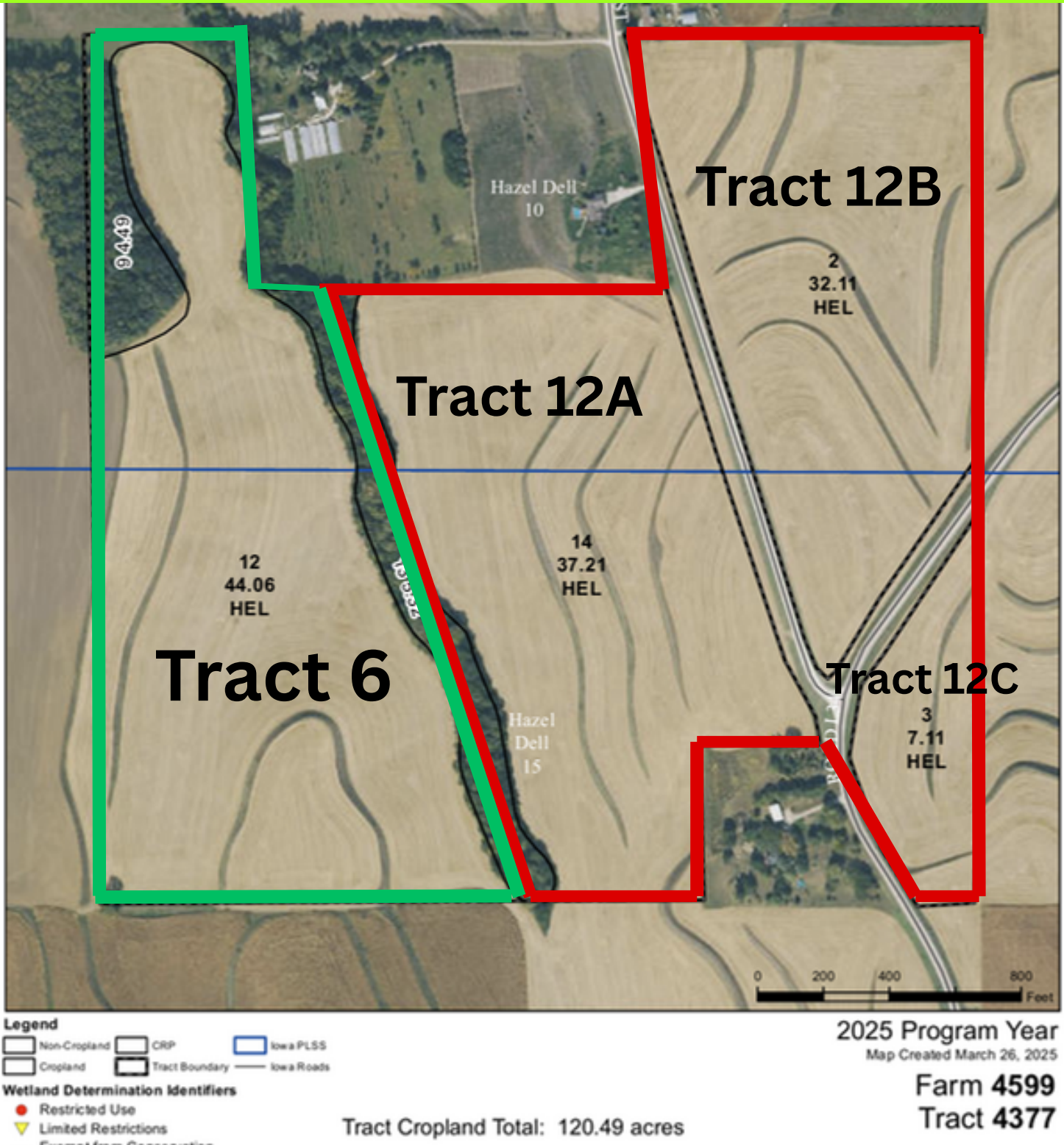
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TRACT 6 - FSA Info

230 acres m/l after Survey



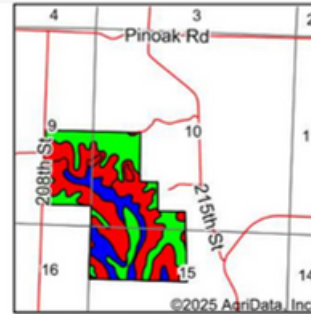
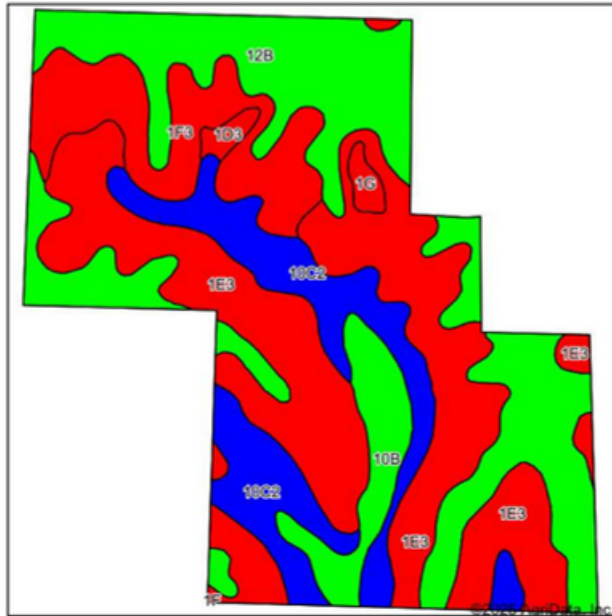
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TRACT 6 - Soil Map

230 acres m/l after Survey



State: Iowa
County: Pottawattamie
Location: 10-76N-43W
Township: Hazel Dell
Acres: 237.6
Date: 7/16/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	85.65	36.1%		Ive		97.6	28.3	18	30					
12B	Napier silt loam, 2 to 5 percent slopes	73.10	30.8%		Ile		230.4	66.8	93	77					
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	36.17	15.2%		IIle		211.2	61.2	86	63					
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	26.71	11.2%		Vle		88.0	25.5	8	10					
10B	Monona silt loam, 2 to 5 percent slopes	12.57	5.3%		Ile	IIle	232.0	67.3	95	80	7	8	7	7	8
1G	Ida silt loam, 30 to 40 percent slopes	1.76	0.7%		Vle		88.0	25.5	6	5					
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.64	0.7%		IIle		126.4	36.7	32	40					
Weighted Average					3.37	*c	161.9	46.9	54.4	49.8	0.4	0.4	0.4	0.4	0.4
															*n 64.7

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

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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