Tract #1 – 160.33 Taxable Acres M/L

Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 66th Street. FSA indicates: 146.37 NHEL acres tillable.

Corn Suitability Rating 2 is 74.1 on the tillable acres.

FSA indicates: 156 NHEL acres tillable.

Located in Section 1, Wapello S Township, Louisa County, Iowa.

Tract #2 – 68.86 Acres M/L (Subject to Final Survey)

Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 66th Street. FSA indicates: 65.84 NHEL acres tillable.

Located in Section 9, Wapello S Township, Louisa County, Iowa.

Tract #3 – 75.85 Acres M/L (Subject to Final Survey)

Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 66th Street. FSA indicates: 70.6 NHEL acres tillable.

Located in Section 8, Wapello S Township, Louisa County, Iowa.

Tract #4 – 61.87 Acres M/L (Subject to Final Survey)

Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 66th Street. FSA indicates: 61.40 NHEL acres tillable.

Located in Section 8, Wapello S Township, Louisa County, Iowa.

Tract #5 – 28.25 Taxable Acres M/L

Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 50th Street. FSA indicates: 27.63 NHEL acres tillable.

Located in Section 18, Morning Sun Township, Louisa County, Iowa.

Tract #6 – 142.34 Acres M/L (Subject to Final Survey)

Land is located 3 miles south of Wapello on Highway 61, then north on J Avenue. FSA indicates: 146.37 NHEL acres tillable.

Located in Section 11, Wapello S Township, Louisa County, Iowa.

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Announcements made the day of sale take precedence over advertising.
**IA has updated the CSR values for each county to CSR2.**

| Code | Soil Description | Acres | Percent of Field | CSR2 Legend | Non-Irr Class *c* | CSR2** | CSR |
|------|------------------|-------|------------------|-------------|-------------------|--------|
| 54   | Zook silt loam, 0 to 2 percent slopes, occasionally flooded | 45.54 | 77.4% | **IIw** | 60 | 80 |

Soils data provided by USDA and NRCS.