



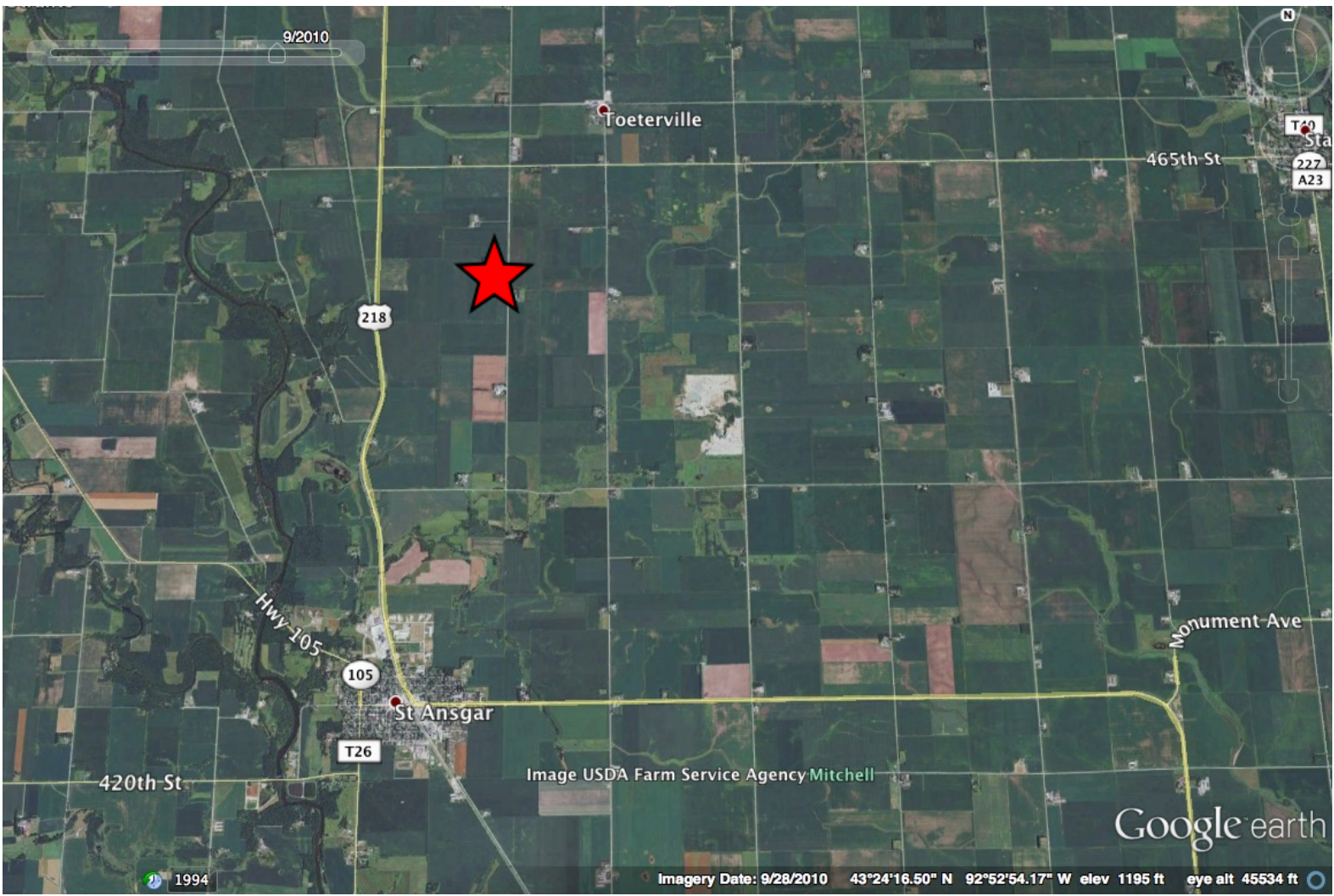
**Muller Estate**  
153.69 Acres M/L Acres  
Mitchell County, IA

Sold \$1,375,851 / \$8,952 ac

\$90 CSR2 Point

Prepared by:  
**KUPERLAND**  
FARMLAND INVESTING

4672 Glass Ave  
St. Ansgar, IA 50472  
(641) 425-8617  
[Reed@Kuperland.com](mailto:Reed@Kuperland.com)





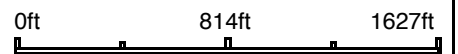
2015

Aerial Map



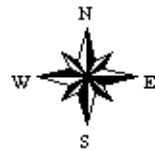
**KUPERLAND**  
FARMLAND INVESTING

map center: 43° 25' 19.47, 92° 54' 41.58



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**1-99N-18W**  
**Mitchell County**  
**Iowa**



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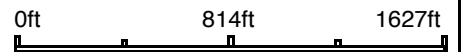
2014

Aerial Map



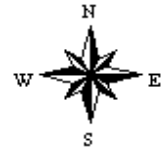
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map center: 43° 25' 19.47, 92° 54' 41.58



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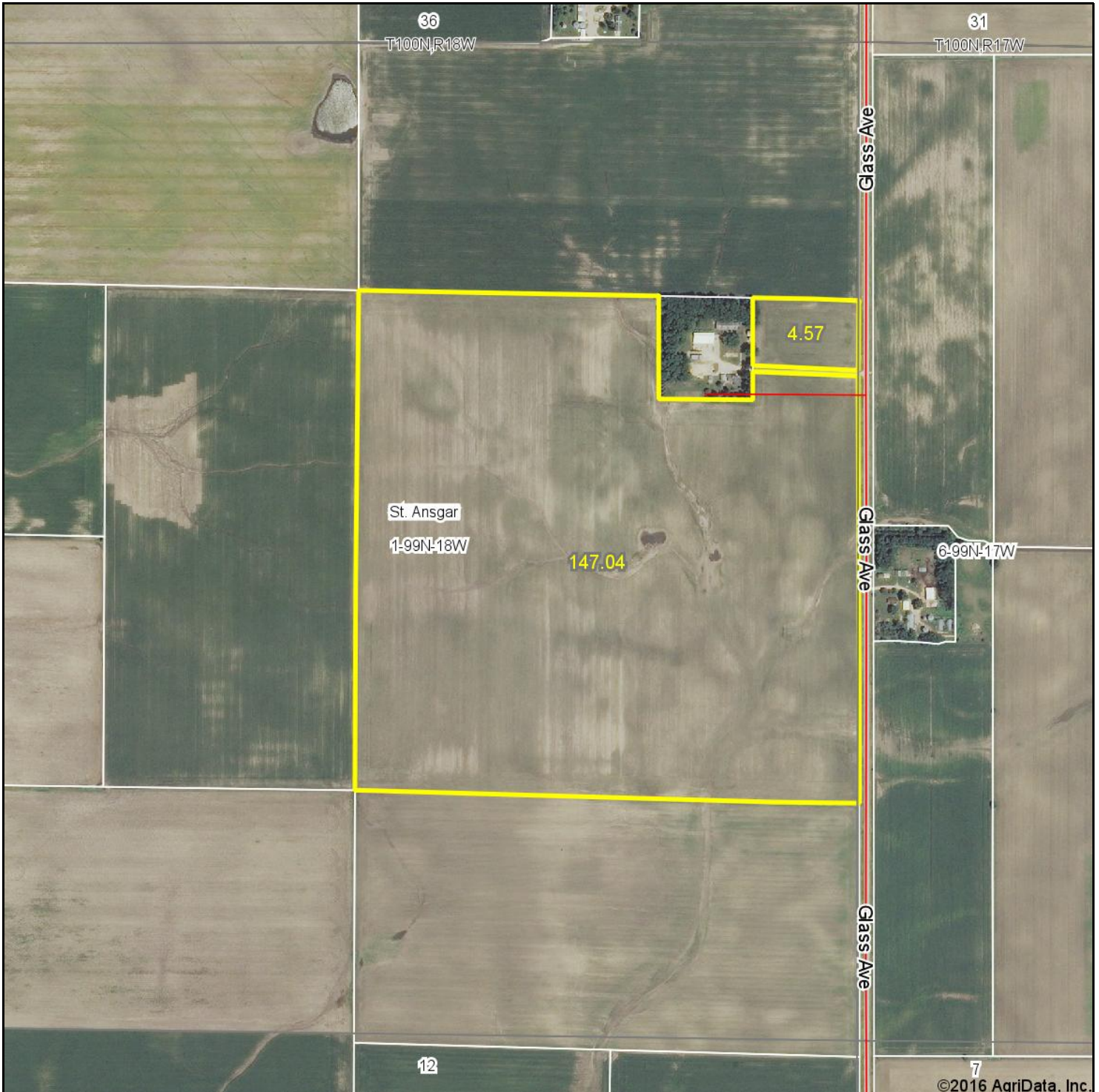
**1-99N-18W**  
**Mitchell County**  
**Iowa**



7/29/2016

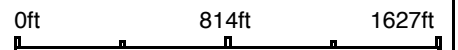


Aerial Map



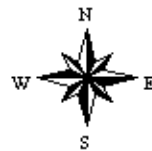
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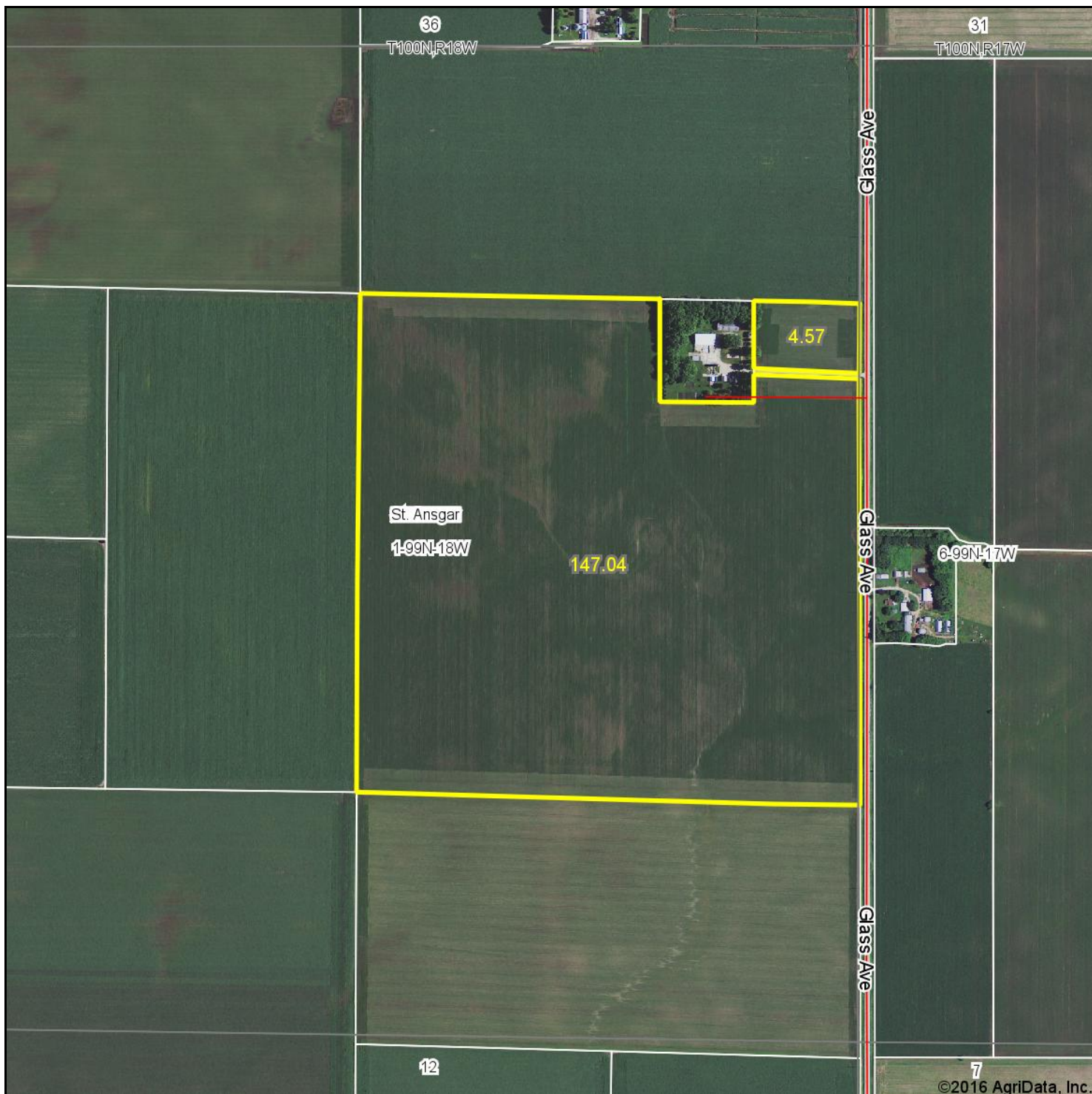
**1-99N-18W**  
**Mitchell County**  
**Iowa**



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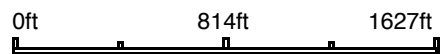
2011

Aerial Map



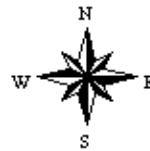
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**Mitchell County**  
**Iowa**

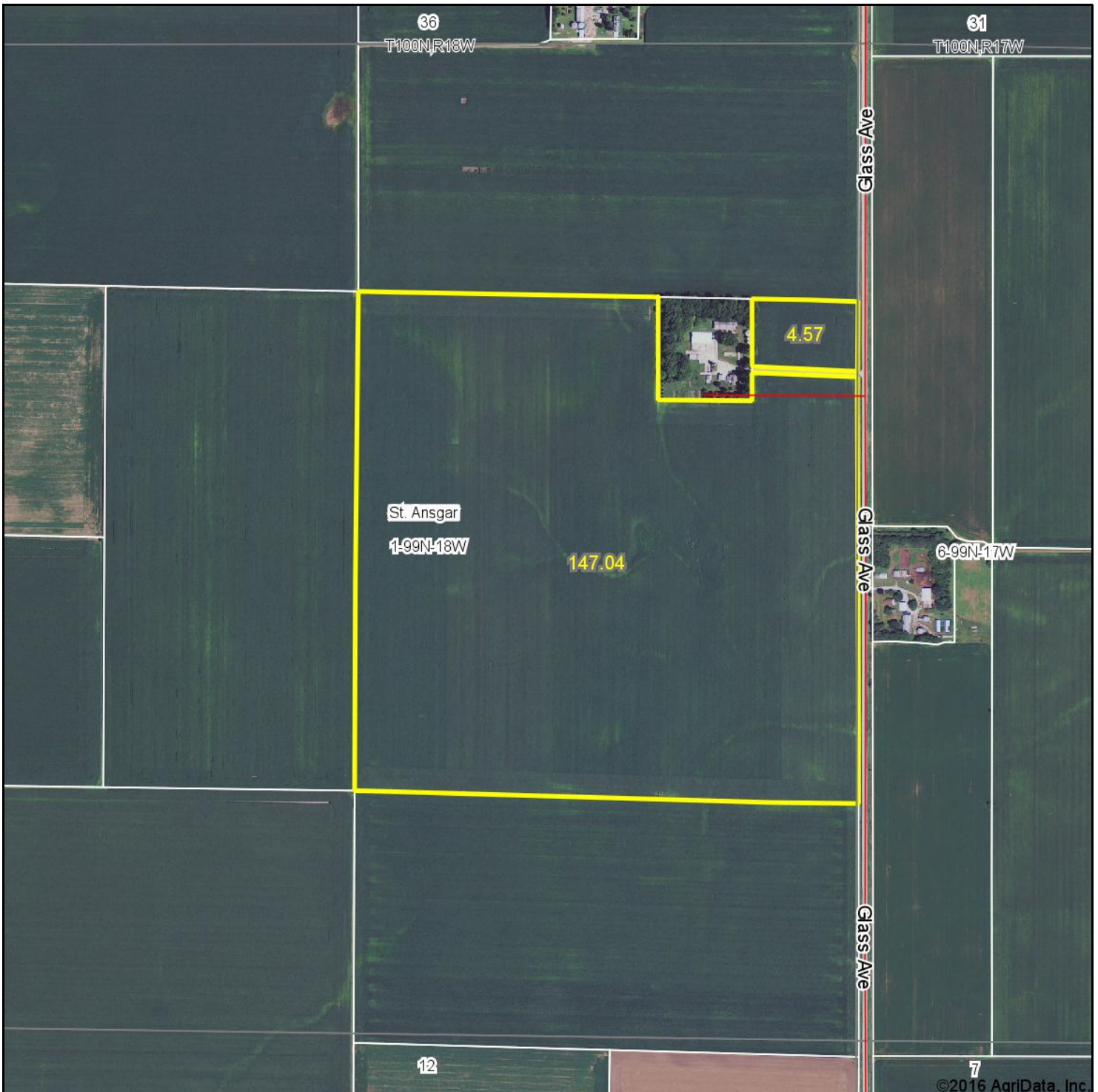


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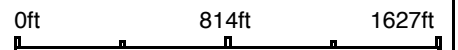
2010

Aerial Map



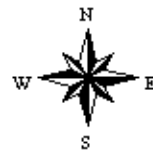
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map center: 43° 25' 19.47, 92° 54' 41.58



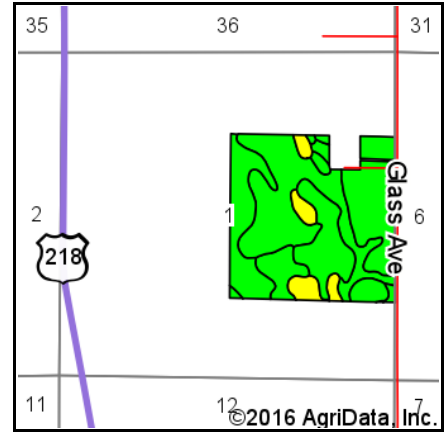
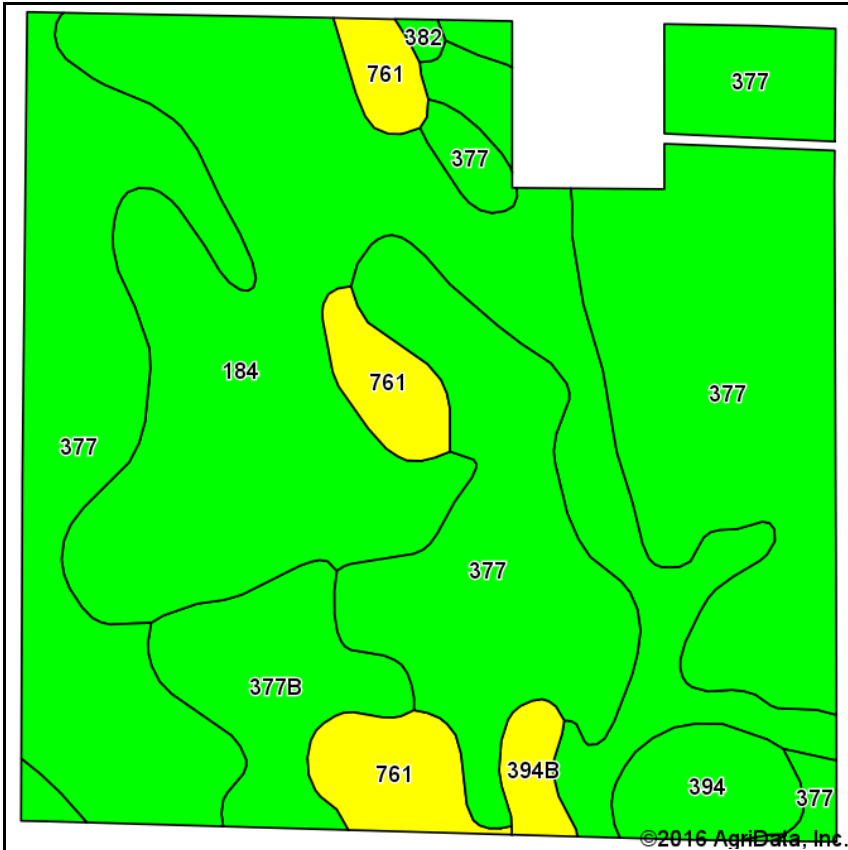
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**1-99N-18W**  
**Mitchell County**  
**Iowa**



7/29/2016

# Soils Map



State: **Iowa**  
 County: **Mitchell**  
 Location: **1-99N-18W**  
 Township: **St. Ansgar**  
 Acres: **151.61**  
 Date: **7/29/2016**








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Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
377	Dinsdale silty clay loam, 0 to 2 percent slopes	76.20	50.3%		I	240	69.6	100	93
184	Klinger silty clay loam, 0 to 2 percent slopes	51.26	33.8%		Iw	240	69.6	100	93
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.86	5.8%		Ile	232	67.3	95	88
761	Franklin silt loam, 1 to 3 percent slopes	8.79	5.8%		Iw	224	65	85	83
394	Ostrander loam, 0 to 2 percent slopes	4.39	2.9%		Ie	233.6	67.7	93	88
394B	Ostrander loam, 2 to 5 percent slopes	1.77	1.2%		Ile	225.6	65.4	88	83
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.34	0.2%		Ilw	230.4	66.8	94	88
<b>Weighted Average</b>						<b>238.2</b>	<b>69.1</b>	<b>98.5</b>	<b>91.9</b>

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



T-99-N

ST ANSGAR PLAT  
(Landowners)

R-17-18-W

