

**M & M HAYS FAMILY FARM, L.L.C.
TRACT I – 80 ACRES, MORE OR LESS (M/L)
GREELEY TOWNSHIP, AUDUBON COUNTY, IOWA**

Location & Roads:	Fronted by paved county road N36 to the east and county gravel to the north, approximately 6-1/2 miles northeast of Exira, Iowa.
Legal Description:	E1/2 NE1/4 of Section 21, T79N-R34W of the 5 th P.M. Audubon County, Iowa. Exact legal to come from abstract.
Building Improvements:	None
Soils & Topography:	Overall soil Corn Suitability Rating (CSR2) estimated at 66.4. Primarily gently rolling Marshall & Exira soils transitioning to Shelby-Adair lower sideslopes with Judson-Colo-Ackmore complex in the waterway areas.
FSA Information:	Part of Tract 1128, Farm 3572. 3.19 acres CRP at \$300 per acre, expiring 9/30/32. Effective DCP cropland to be determined by FSA split as well as FSA assigned corn and soybean base. Total Tract #1128 corn base = 106.5 acres (82% effective DCP cropland) with 146 PLC yield. Soybean base = 20.7 acres (16% effective DCP cropland) with 45 PLC yield.
Tax Information:	\$2756 / year. 74.97 taxable acres.
Price & Terms:	\$10,950 per acre, based upon 80 acres, m/l, cash terms. Full possession available for 2026 crop year starting 3/1/26. Buyer will be assigned full CRP payment due October 1, 2026 and is required to assume all rights and obligations under contract.
Comments:	Farm has been partially terraced & tiled. Nice, mostly gently laying topography.

(Information herein is not warranted and is subject to change without notice. We assume no liability for errors).

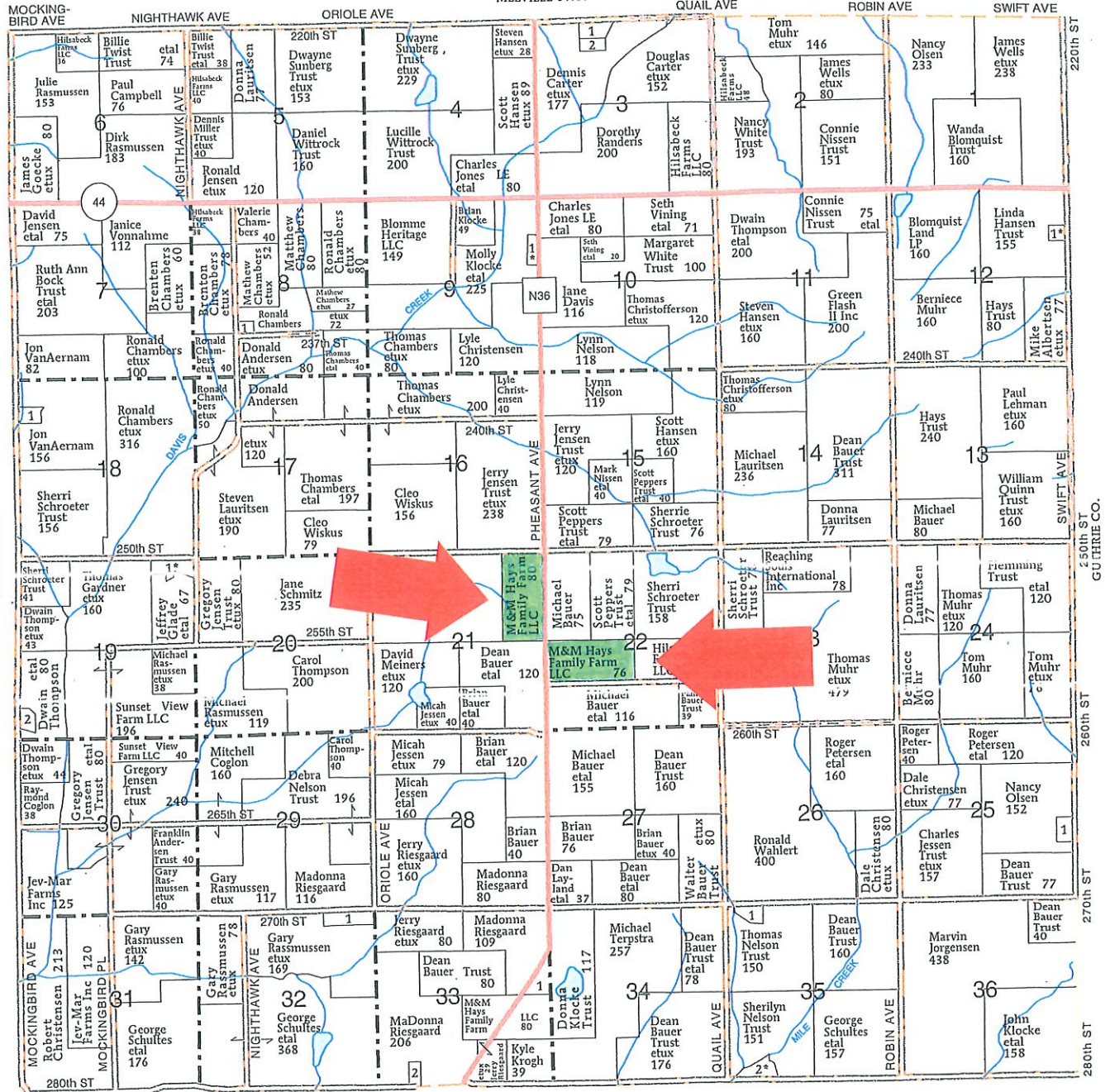
T-79-N

GREELEY PLAT

R-34-W

(Landowners)

MELVILLE TWP.



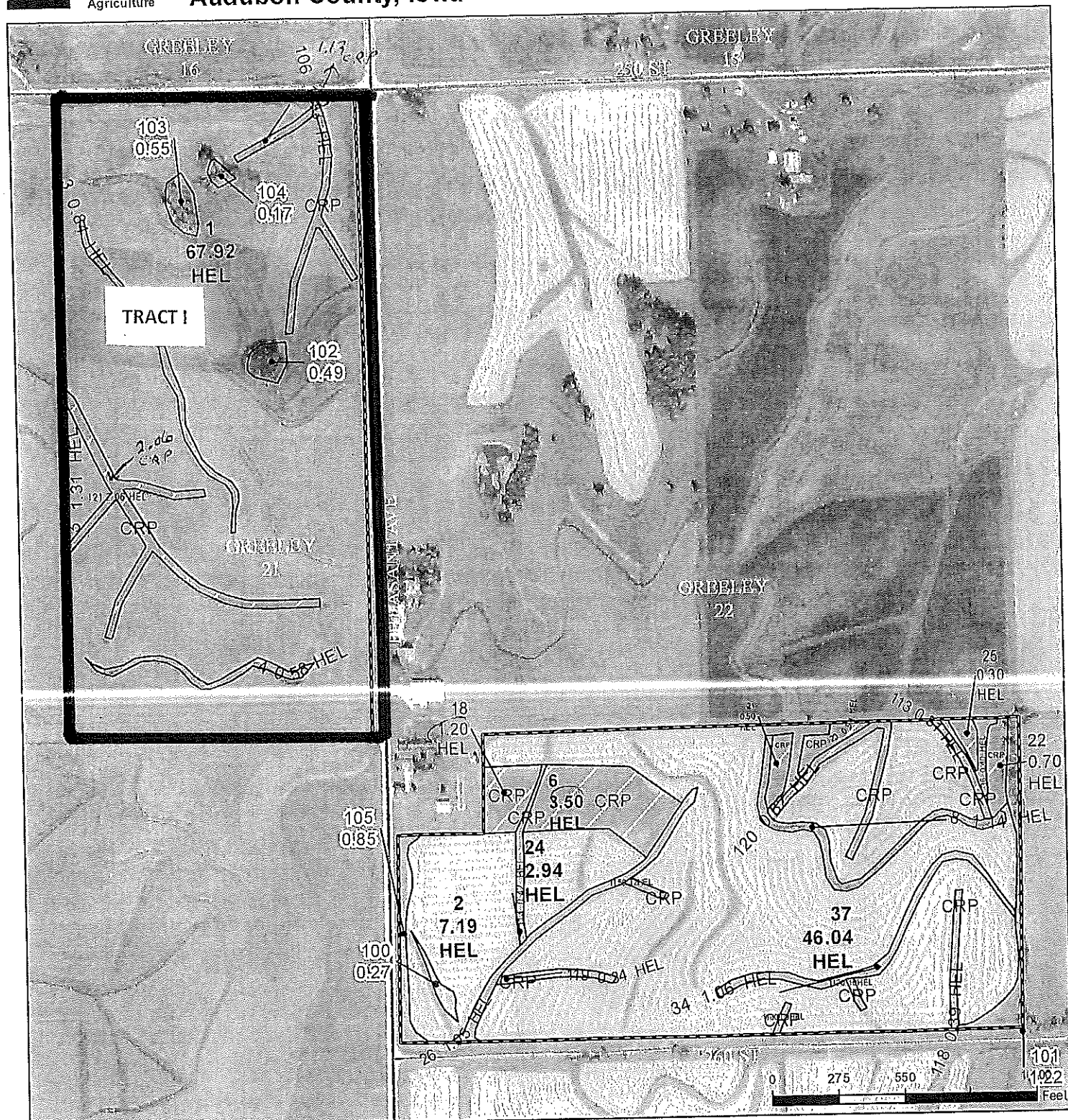
EXIRA TWP.

AUDUBON TWP.

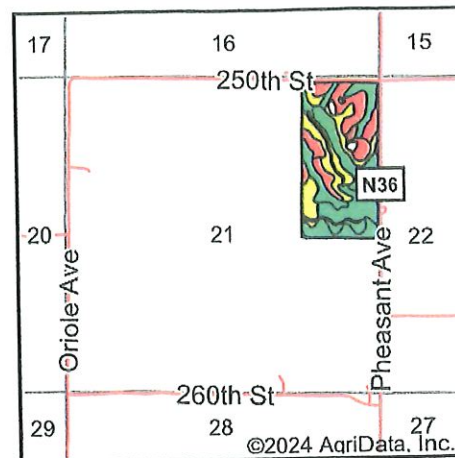
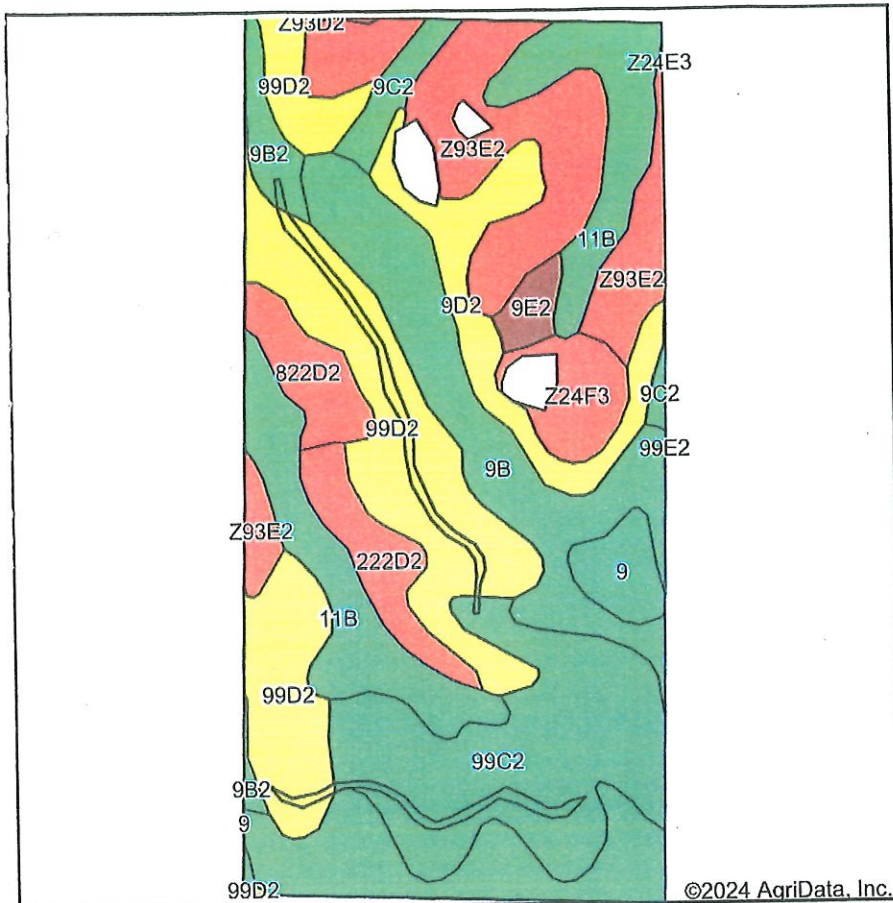


United States
Department of
Agriculture

Audubon County, Iowa



TRACT I Soils Map



State: **Iowa**
 County: **Audubon**
 Location: **21-79N-34W**
 Township: **Greeley**
 Acres: **73.84**
 Date: **9/11/2024**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA009, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	14.28	19.3%		IIle	185.6	53.8	59	57
9B	Marshall silty clay loam, 2 to 5 percent slopes	13.79	18.7%		Ile	232.0	67.3	95	85
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	11.07	15.0%		IIle	211.2	61.2	87	66
Z93E2	Shelby-Adair clay loams, deep loess, 14 to 18 percent slopes, eroded	9.99	13.5%		IVe	0.0	0.0	29	
11B	Judson-Colo-Ackmore complex, 2 to 5 percent slopes	8.78	11.9%		IIw	208.0	60.3	81	68
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4.36	5.9%		IIle	177.6	51.5	61	58
222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes, eroded	2.41	3.3%		IVe	112.0	32.5	15	10
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	2.06	2.8%		IVe	100.8	29.2	10	15
Z24F3	Shelby clay loam, deep loess, 18 to 25 percent slopes, severely eroded	1.90	2.6%		VIle	0.0	0.0	14	
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	1.49	2.0%		Ile	227.2	65.9	92	83
9	Marshall silty clay loam, 0 to 2 percent slopes	1.46	2.0%		Iw	240.0	69.6	98	90
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	1.35	1.8%		IIle	211.2	61.2	87	68
9E2	Marshall silty clay loam, 14 to 20 percent slopes, eroded	0.82	1.1%		IVe	153.6	44.5	43	48
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	0.08	0.1%		IIle	0.0	0.0	38	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
Weighted Average					2.92	167.5	48.6	66.4	*-