

**M & M HAYS FAMILY FARM, L.L.C.
TRACT II – 76 ACRES, MORE OR LESS (M/L)
GREELEY TOWNSHIP, AUDUBON COUNTY, IOWA**

Location & Roads: Fronted by paved county road N36 to the west and a county dirt road to the south, approximately 6-1/4 miles northeast of Exira, Iowa.

Legal Description: N1/2 SW1/4 of Section 22, T79N-R34W of the 5th P.M. Audubon County, Iowa with exception. Exact legal to come from abstract.

Building Improvements: None

Soils & Topography: Overall soil Corn Suitability Rating (CSR2) estimated at 59.4. Primarily gently rolling Marshall & Exira soils transitioning to Clarinda & Shelby-Adair lower sideslopes with Judson-Colo-Ackmore complex in the waterway areas.

FSA Information: Part of Tract 1128, Farm 3572. 2.59 acres CRP at \$300 per acre, expiring 9/30/32 plus 6.7 acres at \$252.14 per acre, expiring 9/30/2031. 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: \$2434 / year. 73.69 taxable acres.

Price & Terms: \$9,000 per acre, based upon 76 acres, m/l, cash terms. Full possession available for 2026 crop year, starting March 1, 2026. Buyer will be assigned full CRP payment due October 1, 2026 and is required to assume all rights and obligations under contract.

Comments: Farm is well located on a paved road and has considerable tile work completed in the waterway areas.

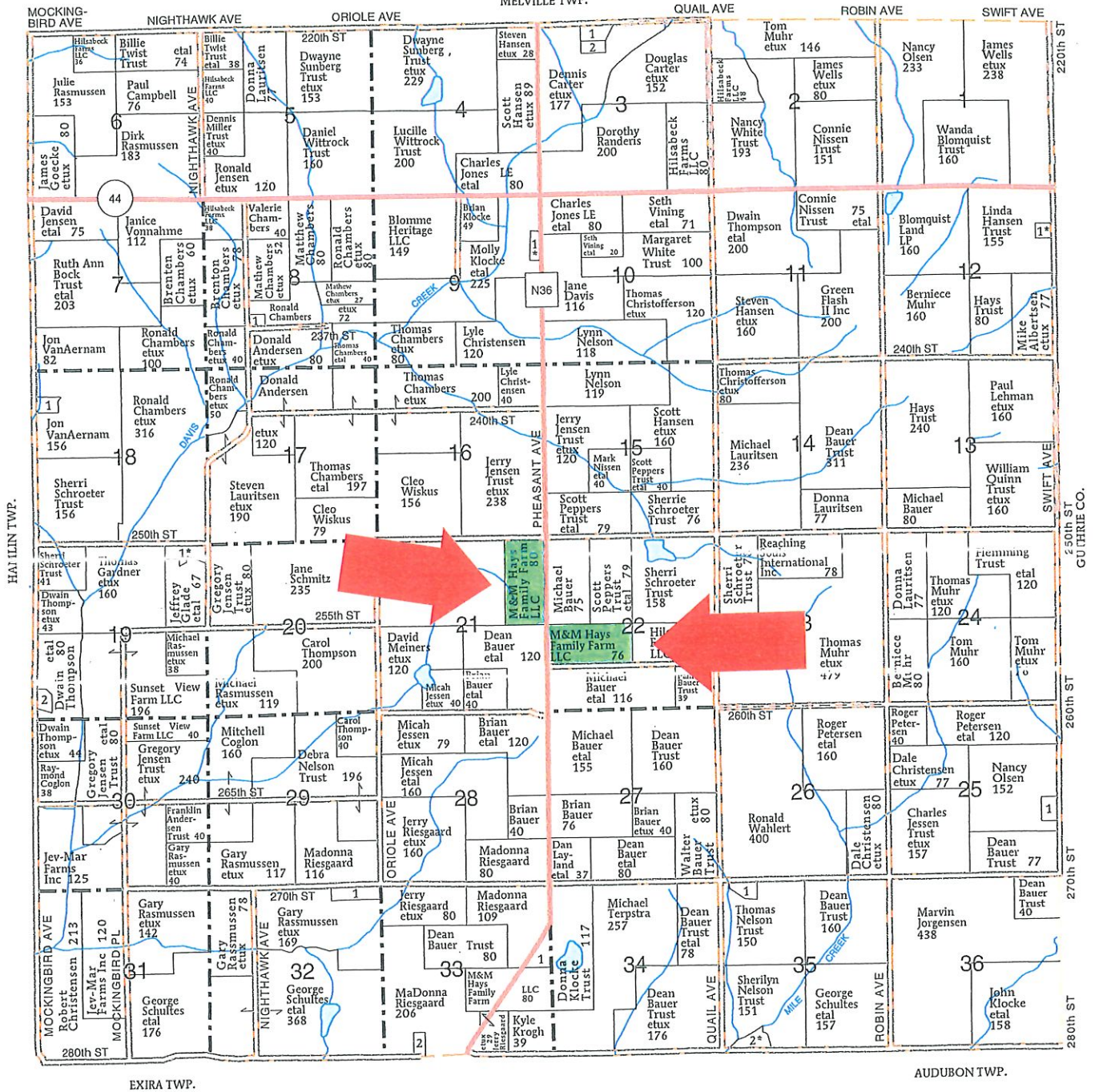
(Information herein is not warranted and is subject to change without notice. We assume no liability for errors).

T-79-N

GREELEY PLAT

R-34-W

(Landowners)



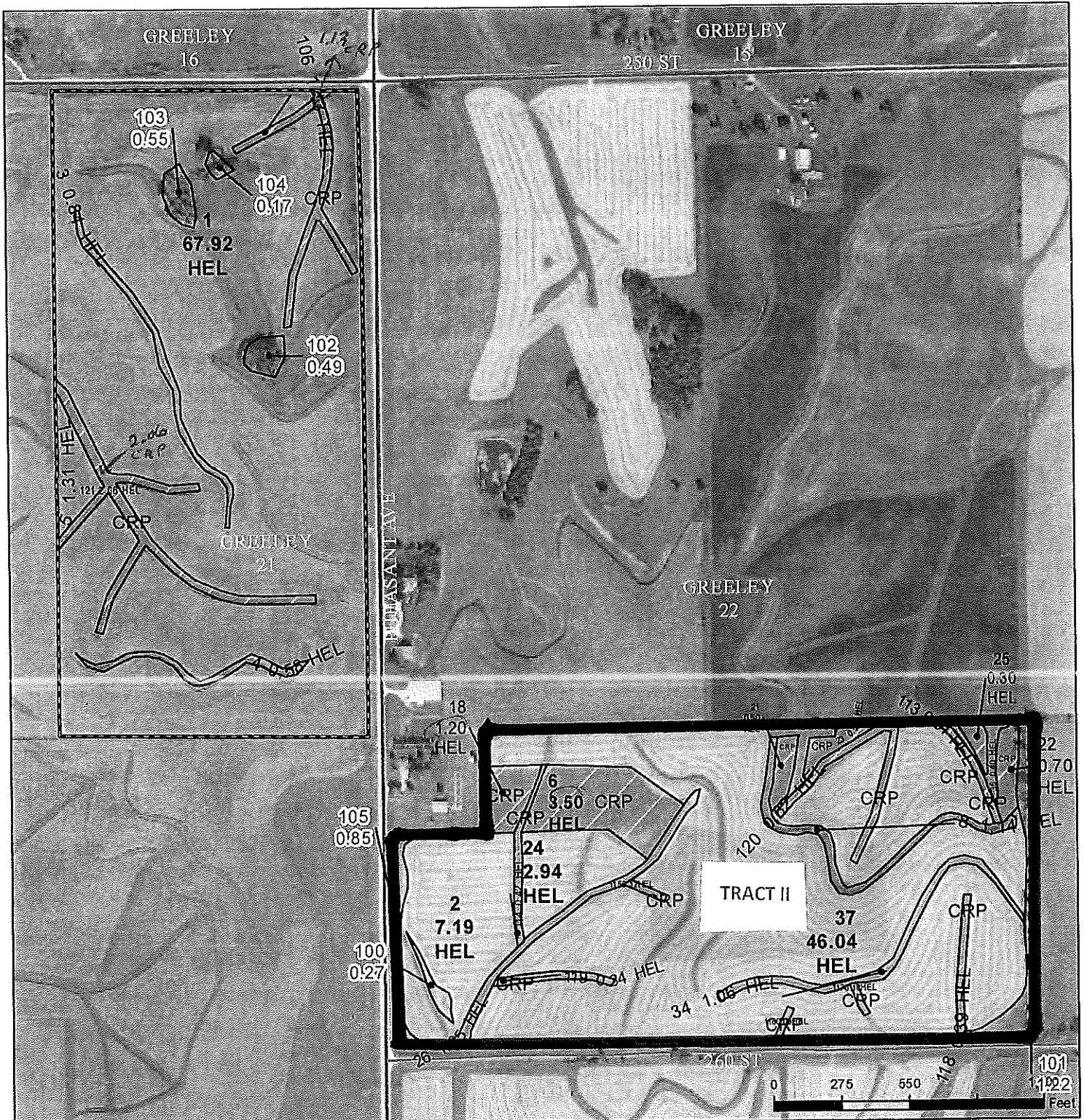
EXIRA TWP.

AUDUBON TWP.



United States
Department of
Agriculture

Audubon 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

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2024 Program Year

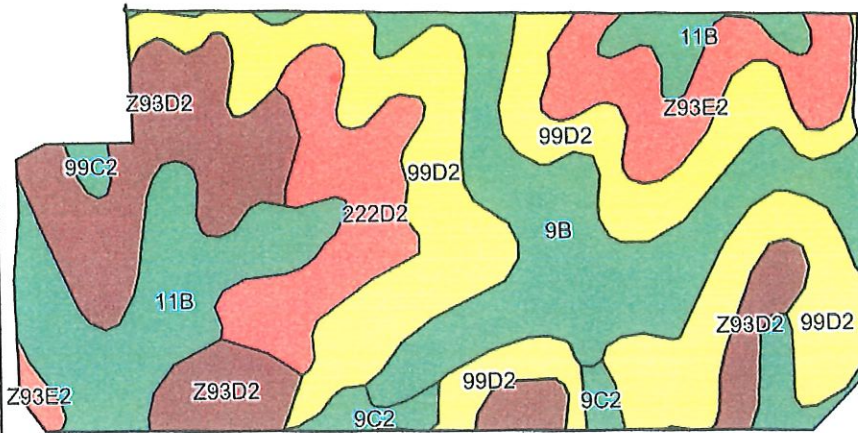
Map Created April 25, 2024

Farm 3572

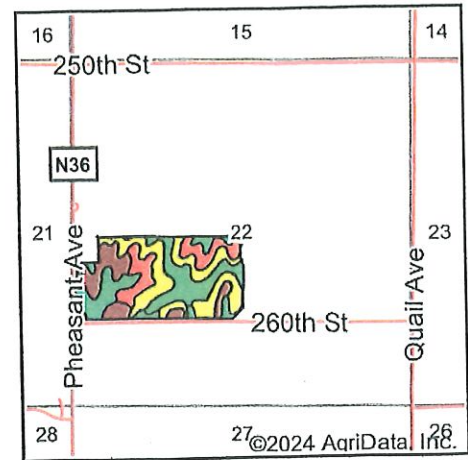
Tract 1128

Tract Cropland Total: 142.95 acres

TRACT II Soils Map



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State: **Iowa**
County: **Audubon**
Location: **22-79N-34W**
Township: **Greeley**
Acres: **69.11**
Date: **10/1/2024**

Maps Provided By:



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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	21.75	31.5%		IIIe	185.6	53.8	59	57
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	12.07	17.5%		IIIe	0.0	0.0	38	
9B	Marshall silty clay loam, 2 to 5 percent slopes	11.99	17.3%		Ile	232.0	67.3	95	85
11B	Judson-Colo-Ackmore complex, 2 to 5 percent slopes	10.23	14.8%		IIw	208.0	60.3	81	68
222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes, eroded	5.94	8.6%		IVe	112.0	32.5	15	10
Z93E2	Shelby-Adair clay loams, deep loess, 14 to 18 percent slopes, eroded	5.45	7.9%		IVe	0.0	0.0	29	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	1.31	1.9%		IIIe	211.2	61.2	87	68
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	0.37	0.5%		IIIe	211.2	61.2	87	66
Weighted Average					2.84	144.2	41.8	59.4	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.