

504 Second St. Traer, IA 50675



107.83 GROSS TAXABLE ACRES +/-

77.5 CSR2 AND 75 CSR ACCORDING TO SURETY

77.1 CSR ACCORDING TO TAMA COUNTY ASSESSOR

CLOSING DEC 22, 2016

LEASED UNTIL MAR 1, 2017

TAXES: \$4146.00

GOOD PRODUCTIVITY

Ellen Wilkening & Barry Nielsen

Parcel located in Howard Township in Tama County, Iowa

Nov 22, 2016—10:05 am

Auction held at Community Center in

Garwin, IA



View auction details, updates, or more pictures at www.midwestlandauctions.com

Contact for more Information:
Appraisal & Real Estate Services
504 Second St Traer, Ia 50675
Office: 319-478-2990

Jammie Howard, Broker: 319-231-4484

Jason Lekin, Licensed Agent, Auctioneer: 641-751-4227

Keith Sash, Auctioneer: 641-751-8541





Land Auction Nov. 22, 2016—10:05 am 107.83 acres M/L

Ellen Wilkening & Barry Nielsen Sale held at Garwin Community Center - Garwin, Ia

Farm Located: Section 7 Howard, Tama County IA.

<u>Legal Description:</u> Briefly described as N 1/2 of SW 1/4 (excluding parcel A) and NW 1/4 of SE 1/4 of Section 7 Township 84 N, Range 15 West, in Tama County Iowa. See abstract for actual.

FSA Information: Tract 1350

Crop Land 112.43 Acres

Corn Base: 35.2 Acres Corn Direct Yield: 127
Soybean Base: 14.9 Acres Soybean Direct Yield: 44

These are the current USDA numbers as of Apr 1, 2016. The acreage (4.12 acres) was surveyed off

of this property, in June 2016, and is not included in this sale.

Conservation plan is from 1993 and is due to be rewritten, but current plan is available, from agent, for inspection

<u>Average CSR</u>: Avg. CSR 2 of 77.5, CSR of 75 according to Surety, and 77.1 according to Tama County Assessor on the entire farm,

Real Estate Taxes: Taxes will be prorated to at the time of Closing

Estimated Taxes: \$4146 per year

Possession: At Closing on or before Dec. 22, 1016

All lease payments for 2016 Crop Year stay with seller.

Formal Termination of tenants rights will be executed for 2017 Crop Season.

Full possession will be granted March 1, 2017

<u>Method of Sale</u>: This property will be offered at PUBLIC AUCTION The bid will be per acre and will be multiplied by 107.83 acres for each parcel, to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day.



Land Auction Nov. 22, 2016—10:05 am 107.83 acres M/L

Ellen Wilkening & Barry Nielsen Sale held at Garwin Community Center - Garwin, Ia

Terms:

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services

Trust Account on Nov. 22, 2016. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Dec 22, 2016. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing on Dec. 22, 2016.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2017, with seller retaining all of 2016 Lease Payments. Formal termination of the lease for 2017 Crop year will be completed prior to sale. Sellers have every intension of selling this property, but reserves the right to reject any and all bids. Announcements:

Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to it's accuracy. All prospective bidders are urged to fully inspect the property, it's condition, and to rely on their conclusions. The property is being sold "As Is –Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

Easement:

This property is selling subject to any recorded easements which may include, but is not limited to, two underground pipelines easements that will be conveyed with the sale of this property.

Agency: Appraisal & Real Estate Services and their representative are agents of the seller.

Seller: Ellen Wilkening and Barry Nielsen

<u>Agents Comments:</u> This is a very high quality Tama County Farm with good soils, conservation practices, and is located in very strong area.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.



QUESTIONS, UPDATES OR TO PURCHASE BOOKS AND MAPS E-MAIL US AT:

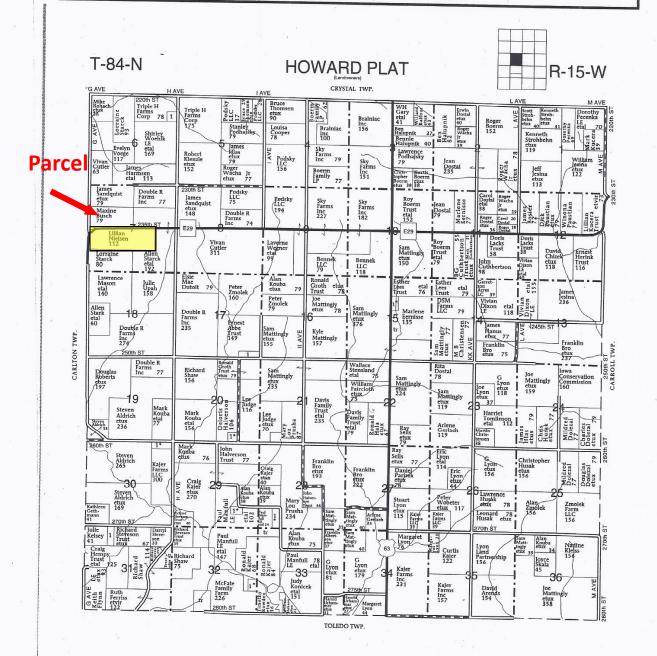


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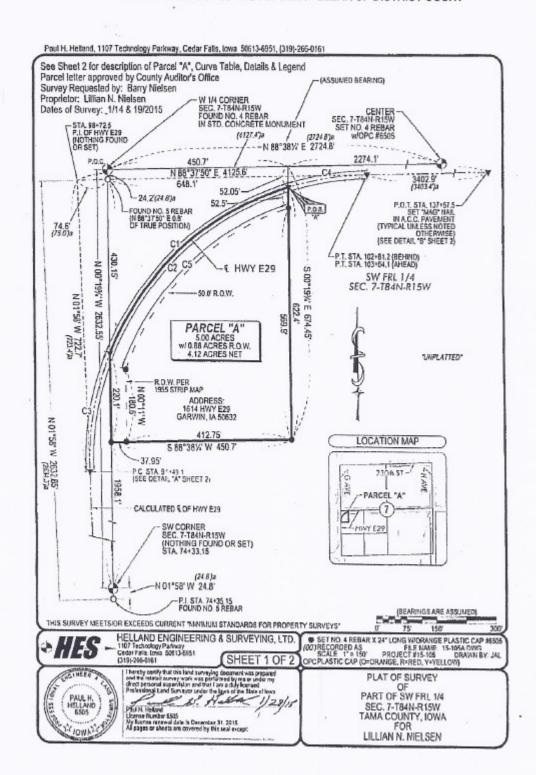
HOWARD TOWNSHIP SECTION 6 1. Thomsen, Margaret 11

5. Trioliselt, wargare SECTION 15 1. Balfour, Willard 13 SECTION 17 1. Shope, Stacey 8 SECTION 20 1. Sheetz: Daniel 8 SECTION 28
1. McKenzie, Albert 14
SECTION 29
1. Kouba, Mark 15
SECTION 30
1. Kouba, Alan 12
SECTION 31
1. Steveson, Paul 11
SECTION 32
1. Rowden, Timothy 6

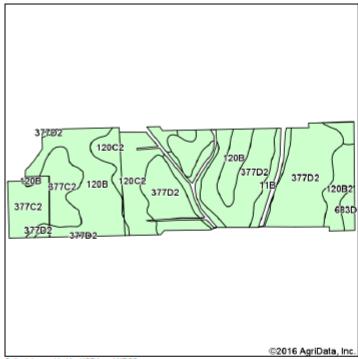
© Farm & Home Publishers, Ltd.

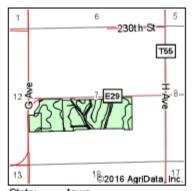
Acreage has been surveyed off and is not included in this auction

E-FILED 2015 OCT 29 4:12 PM TAMA - CLERK OF DISTRICT COURT



Soils Map





 State:
 Iowa

 County:
 Tama

 Location:
 7-84N-15W

 Township:
 Howard

 Acres:
 103.74

 Date:
 9/23/2016





Soils data provided by USDA and NRCS.

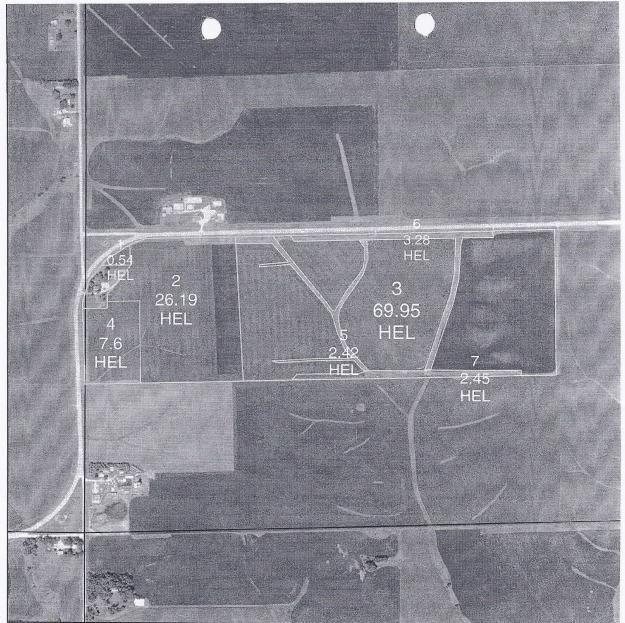
	ymbol: IA171, Soil Area Version: 20					
Code	Soll Description	Acres	Percent of field	Non-Irr Class "c	CSR2"	CSR
377D2	Dinsdale slity clay loam, 9 to 14 percent slopes, moderately eroded	40.83	39.4%	Ille	61	63
120B	Tama silty clay loam, 2 to 5 percent slopes	22.97	22.1%	lle	95	95
377C2	Dinsdale slity clay loam, 5 to 9 percent slopes, moderately eroded	13.19	12.7%	Ille	85	73
120C2	Tama slity clay loam, 5 to 9 percent slopes, eroded	12.72	12.3%	Ille	87	78
11B	Colo-Ely complex, 2 to 5 percent slopes	7.25	7.0%	lle	79	68
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	5.22	5.0%	lle	92	93
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	1.56	1.5%	Ille	55	59
				Weighted Average	77.5	75

Area Symbol: IA171, Soll Area Version: 20

Soils data provided by USDA and NRCS.

[&]quot;IA has updated the CSR values for each county to CSR2.

[°]c: Using Capabilities Class Dominant Condition Aggregation Method





Tama Co FSA

March 14, 2008

0 470 940 1,880 Feet

Section: 7 Township: Howard Legend

fsa_gis_layers.SDE.wet_p_ia171 Wetland Determination Identifiers

- Restricted Use
- ∇ Limited Restrictions
- Exempt from Conservation Compliance Provisions

t_p_ia171 dentifiers

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NR

Tract Number : 1350 FAV/WR History: No

Description : SW 1/4 Sec 7 Howard

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Wetland determinations not complete

State Conservation	Other Conservation 0.00	Effective DCP Cropland	Double Cropped	M	PL 00	0.00	DCP Ag. Related Activity 0.00
114.41	112.43	112.43	0.00	0.00	0.00	0.00	0.00
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
Other Producers	: None		Tract Land Data				
Owners	: LILLIAN	N NIELSEN ESTATE					
WL Violations	: None						

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	35.20	0.00	0	127
Soybeans	14.90	0.00	0	44

TOTAL 50.10 0.00

NOTES

PDF+PIN: 029+10.07.300.002

Tama County Assessors Office
Deed: NIELSEN, BARRY D & WILKENING, ELLEN A
Contract:

WORKING
Map Area: HOWARD TWP
Route: 000-000-000

Fri, 9/23/2016, 2:10 PM Page 1 Checks/Tags: Lister/Date:

											La	nd										
Land Basis	s Front	Rea	Sid	e 1 5	Side 2	R. Lot	1	SF I	Acres	Dep			Qual./Lar	d I Uni	it Price	Tota		Tono	IF one li	Osb I	24.7	
CR									37.50				or orderly Edit	u on	it i iice		3,792	0%	Ecan 0%		\$Acj	(And nearest \$10)
arand Total							1,6	33,500.00	37.50	00							3,792	0,0	016	0%	\$0	\$83,79 \$83,79
	Street					Utilitie	es			Zor	ning				-		and t	Jse				303,78
R	None					None				N	IONE						ropla					
		Sales						Same and the same and	Buildin	g Pern	nits						порна		/alues			
Date	\$ Amour		UTC	Re	ecording	3	Date	Numbe	r reg	\$ Amo	ount	Re	ason	Тур	e Appra	sed		B of F		St. Ea	ualized	Pr Yr: 2016
6/17/2016		\$0	D14	957-40)2									Land	S	83,790			\$0		\$0	\$83,79
3/29/1996		\$0 E	0099	133-47	1									Lando					\$0		SO	\$53,78
														Dwlg					\$3			
														Impr							\$0	
														Total		83,790			\$3		\$0	
			-									1		TOTAL	1 9	03,790	1		\$0		\$0	\$83,79
Ag Land . Land Basis	Summar ₎ S	y Info			Acres	37.500	Exer	npt Acres		'axable /			aged CSR		Averaged CS				SR Point		0 PM P	SR Points
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PDF+PIN:0 Ag Land Land Basis CR Total	Summary s	y Info F 1,633,500 1,633,500	.00		:	37.500 37.500	Exer		0	'axable /	37		aged CSR		Averaged CS				SR Points 2,7			SR Points
Ag Land	Summary s	y Info F 1,633,500 1,633,500	00 00 ion		:		Exer	0.00	0		37 37	.500			Averaged CS				SR Points 2,7	s 761.760		SR Points 2,761,760
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Ag Land Land Basis CR Total Ag Land II and Basis 3 - Ba	Summary s	y Info F 1,633,500 1,633,500	00 00 ion		; 	37.500 Desc	cription	0.00	0		37 37	7.500	t man	73.647	1	0.0		cs	SR Points 2,7 2,7	5 761.760 761.760	Net C	SR Points 2,761,760
Ag Land Land Basis CR Total Ag Land I and Basis 3 - Basis 4 Land CR	Summary S Detail Int	y Info F ,633,500 ,633,500 format	00 00 ion	Sail Type	Colo-Eh	37.500	cription	0.00	o Tbi Rate	% Adj	37 37 80A	7.500 Net CSR	t man	73.647 ate per	Total	0.0	000	cs	SR Points 2,7 2,7 Nbhd	5 761.760 761.760	Net C	2,761,760 2,761,760 Total
Ag Land Land Basis CR Fotal Ag Land Basis 3 - Basis, N. = Ag Lot CR AL1, S1	Summar s Detail Inf	y Info F ,633,500 ,633,500 format	00 00 ion	Sail	Colo-Eh	Desc y complex	cription k	0.00	0 Ты	% Adj	37 37	7.500 Net CSR	Exempt	73.647 ate per	Total	0.0	000	cs	SR Points 2,7 2,7 Nbhd	5 761.760 761.760	Net C	2,761,760 2,761,760 Total
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Ag Land Land Basis CR Total Ag Land Basis 1- Basis, 1- Basis, 1- Basis, 1- CR LL1, S1 CR LL1, S2 CR LL1, S3 CR LL1, S4	Summar S S S S S S S S S	y Infoi F ,633,500 ,633,500 format	00 00 ion	Sail Type 11B 120B	Colo-Eh	Desc y complex ilty clay lo	cription « sam	0.00	79.000 95.000	% Adj	37 37 804 C	7.500 Net CSR Pts - Units 417.91 400.90	D D D D D D D D D D D D D D D D D D D	73.647 ate per	Total	Торо	000	cs	SR Points 2,7 2,7 Nbhd \$Adj	5 761.760 761.760 To Lot w	Net C	2,761,760 2,761,760 Total

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										L	and						
Land Basis	Front	Rear	Sid	e 1	Side 2	R. Lot		SF	Agre	s	1			1	1 1		
CR									32.8	330							
Grand Total							1,43	0,074.80	32.8	330							
	Street					Utilitie	8			Zoning	g		all to saling	Lan	d Use		
CR	None					None				NON	E			1	pland		
		Sales							Build	ing Permits				1	Values		
Date	\$ Amount	N	JTC	F	Recording	3	Date	Numbe	r Teg	\$ Amoun	t	Reason	Type	Appraised	BofR	St. Equalized	Pr Yr: 2016
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03/29/1996		\$0 D	099	433-4	71								LandC		\$0	\$0	400,110
													Dwlg		\$0	\$0	
													Impr		90	\$0	
													Total	\$89,140			ton 4 40
													1 Otali	\$89,140	\$0	\$0	\$89,1

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Fri, 9/23/2016, 2:14 PM Page 3

Ag Lan	Summary	Information
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Land Basis	SF	Acres	Exempt Acres	Taxable Acres	Averaged CSR Taxable	Averaged CSR Exempt	CSR Points	Net CSR Points
CR	1,430,074.80	32.830	0.000	32.830	89.503	0.000	2,938.370	2,938.370
Total	1,430,074.80	32.830	0.000	32.830			2,938.370	2,938.370

Ag	Land	Detail	Information

Land Basis B = Basis, AL = Ag Lot	Acres	Adj Acres	Sail Type	Description	Tbl Rate	% Adj Factor	1887 1788	Net CSR Pts - Units	Exempt	Rate per Pt Unit	Total Lot w/o Adi	Торо	Foon	Other	Nbhd \$Adi	Total Lot with Adi	Total (Rounded)
CR				Tama silty clay loam									-	-	7.00	aut man nag	
AL1, S1	15.290		120B		95.000		C	1452,550				1		1 1			
CR				Tama sity clay loam													
AL1, S2	4.300		12002		87.000		C	374.100						1 1			
CR				Dinsdale sitty clay loam													
AL1, S3	12.670		377C2		85.000		C	1076.950									
CR				Dinsdale silty clay loam													
AL1, S4	0.570		377D2		61.000		С	34.770									
Sub Total	32.830							2,938.370									
Total	32.830							2,938.370		6 By 1 1 18							

DF+PIN: 029				Deed:		SEN, BAF	RRY D & 1			ors Office LEN A		WORKING HOWARD	TWP		Ch	2016, 2:13 PM necks/Tags:	Page 1
				Contra CID#:		0-0119000	,				Route: Tax Dist:	000-000-00	0			ster/Date:	
				DBA:	48000	-0119000	•				Plat Page					eview/Date: htry Status:	
URAL/AG LA egal: NW SE	IND			MLS:							Subdiv:	NONE				itry claus.	
D. I		D 1.0	us a Louis	le 2 R. Lot	SF			ı	and								
Land Basis	Front	Rear S	ide 1 Sid	le 2 R. Lot	51	-	Acres 37.500		-		_						
rand Total			-		1.633	,500.00	37.500		+	-			_		-		
	Street			Utilitie				Zonin	q				Land I	Jse			
R	None			None				- NON	-				Cropla				
		Sales					Building	Permit	3						lues		
Date	\$ Amount	NUTO	Reco	ording	Date	Number	Tag \$	Amoun	t	Reason	Туре	Appraise	d	B of R	8	St. Equalized	Pr Yr: 2009
3/17/2016		\$0 D14	957-402								Land	\$79	240		\$0	\$0	\$32,460
3/29/1996		\$0 D099	433-471								LandC				\$0	\$0	
											Dwlg				\$0	\$0	
											Impr				\$0	\$0	
											Total	\$79.	240		\$0	\$0	\$32,460
Land Basis	Summar 9	y Informa	The state of the s	ares	Exem	npt Acres	100	Taxable A		000000000000000000000000000000000000000	CSR Taxable	Averaged CSI	R Exempt			016, 2:13 PM	Page 3
Ag Land S Land Basis CR	Summar S	y Informa F 1,633,500.00	The state of the s	37.500	Exem	0.0	000	ľso:able A	37.500						, 9/23/20 SR Poin	016, 2:13 PM	Page 3
Ag Land S	Summar S	y Informa	The state of the s		Exem	0.0	100	ľso:able A			CSR Taxable		R Exempt		, 9/23/20 SR Poin 2,	016, 2:13 PM	Page 3
Ag Land S Land Basis CR Total Ag Land E	Summar s	y Informa F 1,633,500.00 1,633,500.00	A	37.500	Exem	0.0	000	Faxable A	37.500		CSR Taxable		R Exempt		, 9/23/20 SR Poin 2,	016, 2:13 PM its N ,611,870	Page 3 et CSR Points 2,611.870
Ag Land S Land Basis CR Total Ag Land E Basis B = Basis	Summar S Detail Int	y Informa F 1,633,500.00 1,633,500.00 formation	Soil	37.500 37.500		0.0	000 000	% Adj	37.500 37.500		CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870	Page 3 et CSR Points 2,611.870 2,611.870
Ag Land S Land Basis CR Total Ag Land E Land Basis B = Basis, AL = Ag Lot	Summar s	y Informa F 1,633,500.00 1,633,500.00	Soil Type	37.500 37.500 Des	scription	0.0	000		37.500 37.500	15	CSR Taxable 69.650	Averaged CSI	R Exempt	C	9/23/20 SR Poin 2, 2, Nbhd	016, 2:13 PM Its N ,611,870	Page 3 of CSR Points 2,611.870 2,611.970
Ag Land S Land Basis CR Total Ag Land E Basis B = Basis	Summar S Detail Int	y Informa F 1,633,500.00 1,633,500.00 formation	Scil Type	37.500 37.500	scription	0.0	Tbl Rate	% Adj Factor	37.500 37.500 Ne	et CSA Esc.	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 2,611.870
Ag Land S Land Basis CR Total Ag Land Basis B = Basis AL - Ag Lot CR	Detail Int	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type	37.500 37.500 Des	scription ex	0.0	000 000	% Adj Factor	37.500 37.500		CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 2,611.870
Ag Land S Land Basis CR Total Ag Land E Land Basis B = Basis, AL - Ag Lot CR AL1, S1 CR	Detail Int	y Informa F 1,633,500.00 1,633,500.00 formation	Scil Type	37.500 37.600 Des	scription ex	0.0	Tbl Rate	% Adj Factor	37.500 37.500 Ne	et CSA Esc.	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 Total
Ag Land S Land Basis CR Total Ag Land E Basis B = Basis AL - Ag Lot CR AL1, S2 CR	Summar, S Detail Ini Acres 4.940	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type 11B 120B	37.500 37.600 Des	scription ex cam	0.0	79.000	% Adj Factor	37.500 37.500 Ne Pis	et CSR - Units 390.280	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 2,611.870
Ag Land Sasis CR Total Ag Land Basis B = Basis, KL = Ag Land CR AL1, S1 CR AL1, S2 CR AL1, S3	Detail Int Acres 4.940	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type 118 1208 12082	37.500 37.500 Des Coto-Ely comple Tama silty clay k	scription ix parm	0.0	79.000	% Adj Factor	37.500 37.500 Ne Pts	et CSR - Units 390.280	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 Total
Ag Land S Land Basis CR Total Ag Land Basis B = Sasis, CR AL1, S1 CR AL1, S2 CR AL1, S3 CR	Summar S Detail Inn Acres 4.940 2.120 5.270	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type 11B 120B 120B2	37.500 37.500 Des	scription ix parm	0.0	79.000 92.000	% Adj Factor	37.500 37.500 Ne Pis	st CSA E E E E E E E E E E E E E E E E E E E	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 2,611.870
Ag Land Sais CR Total Ag Land Basis B - Basis CR CR AL1, S1 CR AL1, S2 CR AL1, S3 CR AL1, S4	Summar, S Detail Ini Acres 4.940	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type 118 1208 12082	37.500 37.500 Des Colo-Ely comple Tama silty clay le Tama silty clay le	scription ix parm	0.0	79.000	% Adj Factor	37.500 37.500 R Ne Pis	at CSR - Units 390.280	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 Total
Ag Land Sais CR Total Ag Land Basis B-Bais, N.L.—Ag Lor. CR AL1, \$1 CR AL1, \$2 CR AL1, \$3 CR AL1, \$3 CR AL1, \$4 CR	Summar S Detail Inn Acres 4.940 2.120 5.270	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type 11B 120B 120B2	37.500 37.500 Des Coto-Ely comple Tama silty clay k	scription ix parm	0.0	79.000 92.000	% Adj Factor	37.500 37.500 Ne Pis	st CSA E E E E E E E E E E E E E E E E E E E	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 2,611.870
Ag Land S Land Basis CR Total Ag Land Basis B - Basis CR CR AL1, S1 CR AL1, S2 CR AL1, S3 CR AL1, S4	Summar S S Detail Int Acres 4.940 2.120 5.270 23.680	y Informa F 1,633,500.00 1,633,500.00 formation	Soil Type 118 1208 12082 37702	37.500 37.500 Des Colo-Ely comple Tama silty clay le Tama silty clay le	scription ix parm	0.0	79.000 92.000 61.000	% Adj Factor	37.500 37.500 E & Ne Pts C C C C	91 CSA - Units 390 280 201.400 484.840	CSR Taxable 69.650	Averaged CSI	R Exempt 0.000	C	9/23/20 SR Poin 2 2	016, 2:13 PM tts N ,511.870 Total	Page 3 et CSR Points 2,611.870 2,611.870