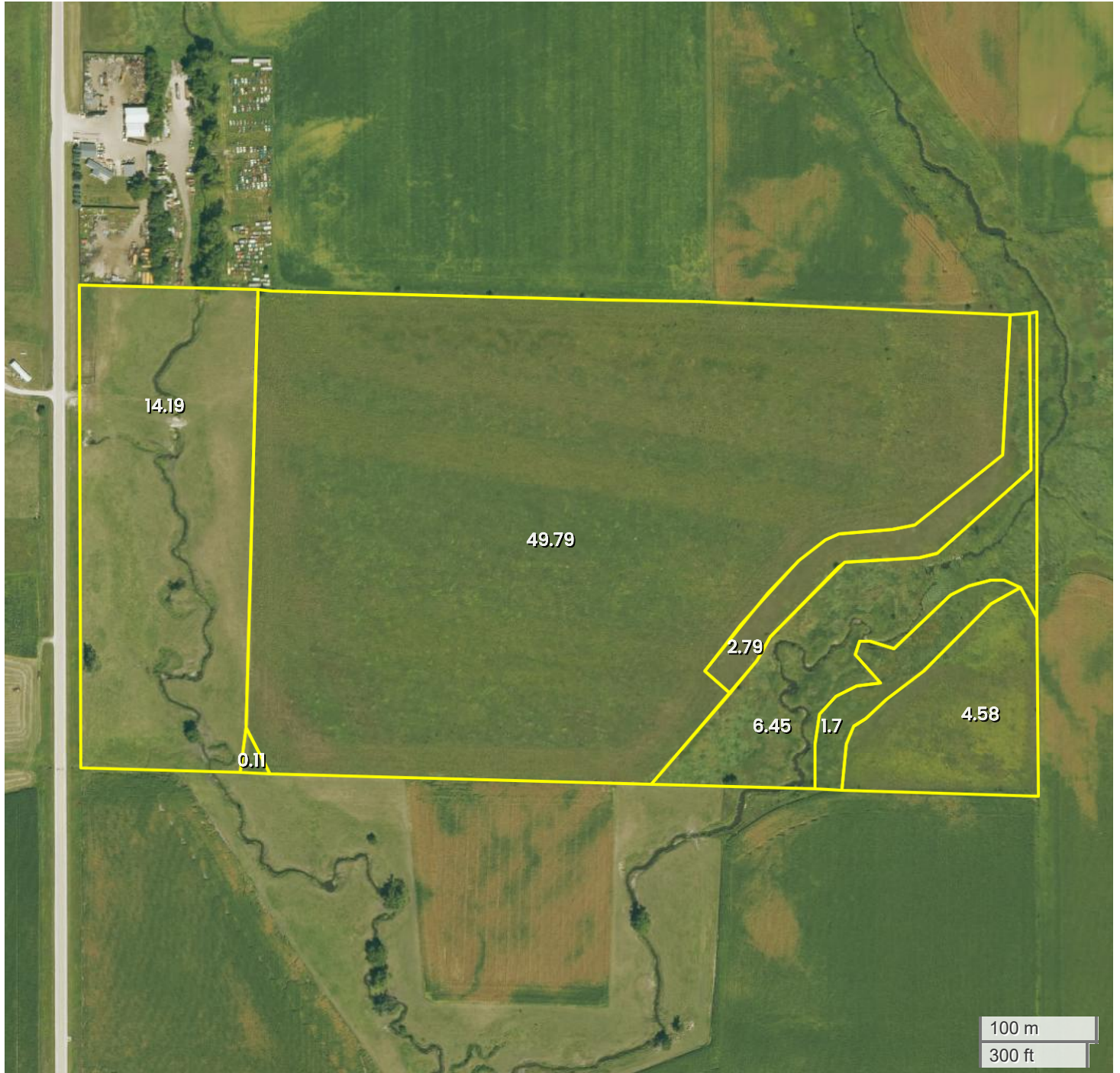




TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

AERIAL MAP



Center: 42.546592, -91.820981

05-89N-8W

Byron Township

Buchanan County, IA

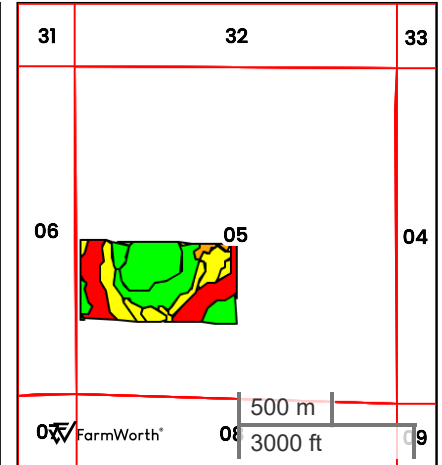
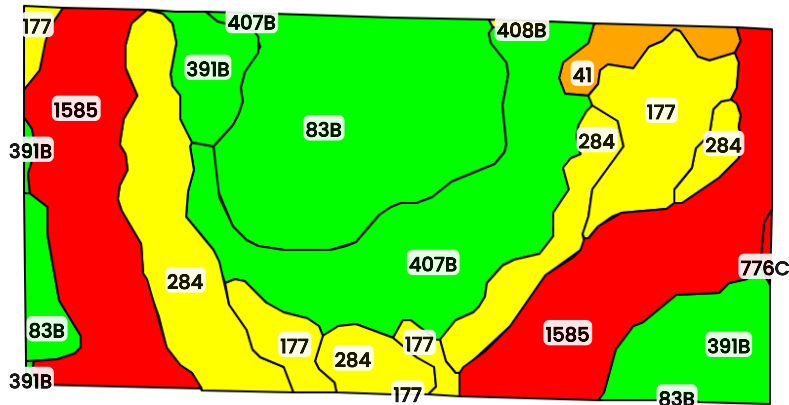


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TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

TOTAL SOILS



County: **Buchanan County, IA**

Location: **05-89N-8W**

Township: **Byron**

Acres: **79.77**

Date: **09/26/2025**



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2	Soil Class (Non-Irr)	Drainage Class
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	20.66	25.90 %	22	5	Somewhat poorly drained
83B	Kenyon loam, 2 to 5 percent slopes	16.87	21.15 %	90	2	Moderately well drained
407B	Schley loam, 1 to 4 percent slopes	12.92	16.20 %	81	2	Somewhat poorly drained
284	Flagler sandy loam, 0 to 2 percent slopes	12.76	16.00 %	55	3	Somewhat excessively drained
177	Saude loam, 0 to 2 percent slopes	7.38	9.25 %	60	2	Well drained
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.22	9.05 %	87	2	Poorly drained
41	Sparta loamy sand, 0 to 2 percent slopes	1.62	2.03 %	48	4	Excessively drained
408B	Olin sandy loam, 2 to 5 percent slopes	0.19	0.24 %	64	2	Well drained
776C	Lilah sandy loam, 2 to 9 percent slopes	0.14	0.18 %	5	4	Excessively drained
				Average:	61.2	

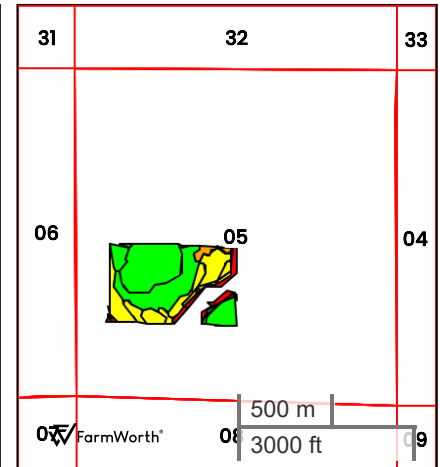
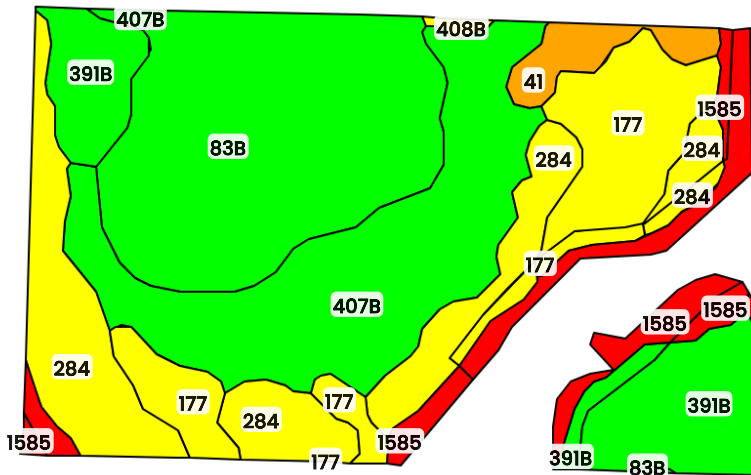
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

CRP SOILS



County: **Buchanan County, IA**

Location: **05-89N-8W**

Township: **Byron**

Acres: **58.97**

Date: **09/26/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IA CSR2	Soil Class (Non-Irr)	Drainage Class
83B	Kenyon loam, 2 to 5 percent slopes	15.29	25.92 %	90	2	Moderately well drained
407B	Schley loam, 1 to 4 percent slopes	12.89	21.87 %	81	2	Somewhat poorly drained
284	Flagler sandy loam, 0 to 2 percent slopes	10.41	17.66 %	55	3	Somewhat excessively drained
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.05	11.96 %	87	2	Poorly drained
177	Saude loam, 0 to 2 percent slopes	6.90	11.70 %	60	2	Well drained
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	4.63	7.85 %	22	5	Somewhat poorly drained
41	Sparta loamy sand, 0 to 2 percent slopes	1.55	2.63 %	48	4	Excessively drained
408B	Olin sandy loam, 2 to 5 percent slopes	0.19	0.32 %	64	2	Well drained
776C	Lilah sandy loam, 2 to 9 percent slopes	0.05	0.08 %	5	4	Excessively drained
Average:				71.4		

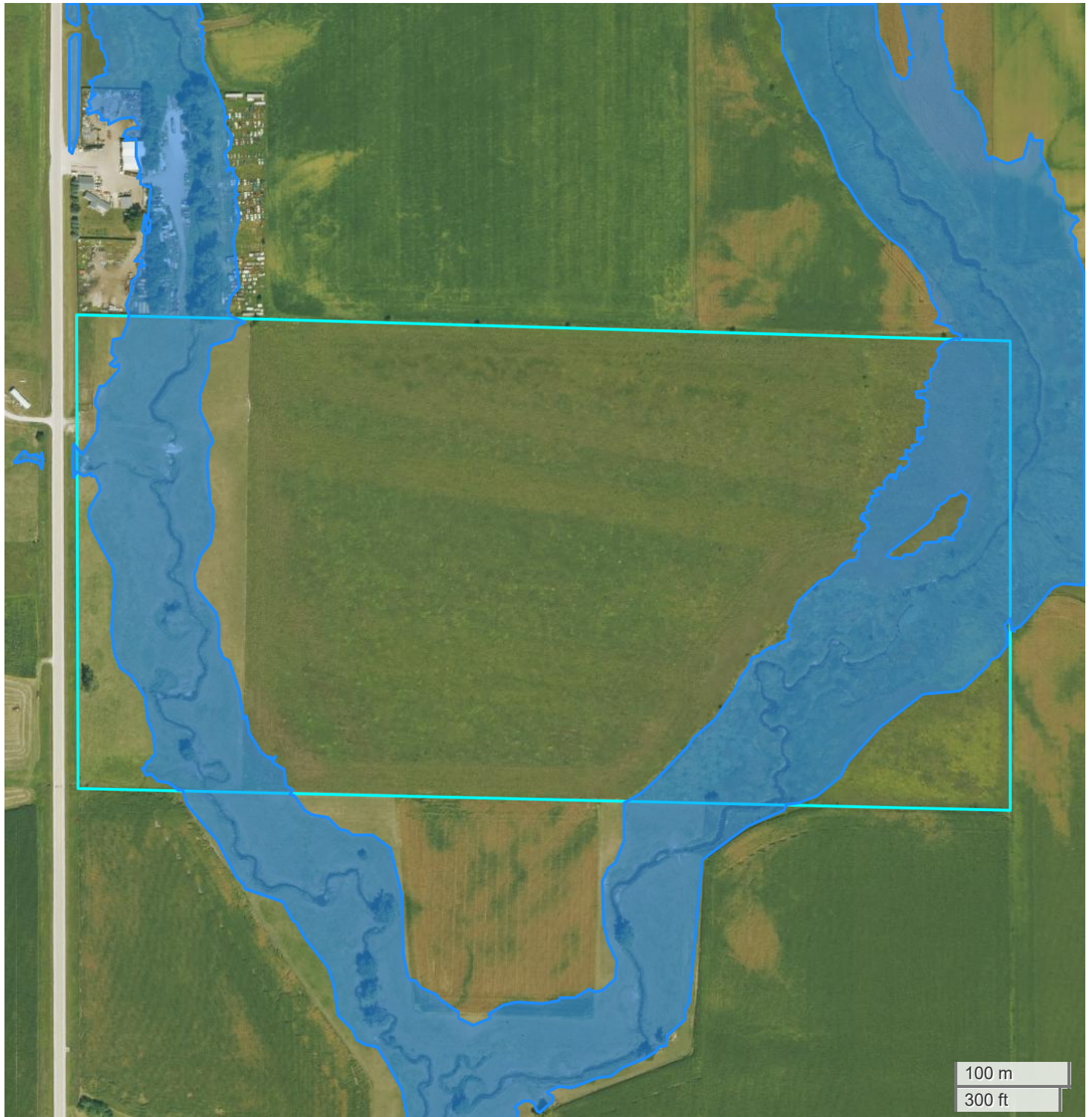
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

FLOOD HAZARDS



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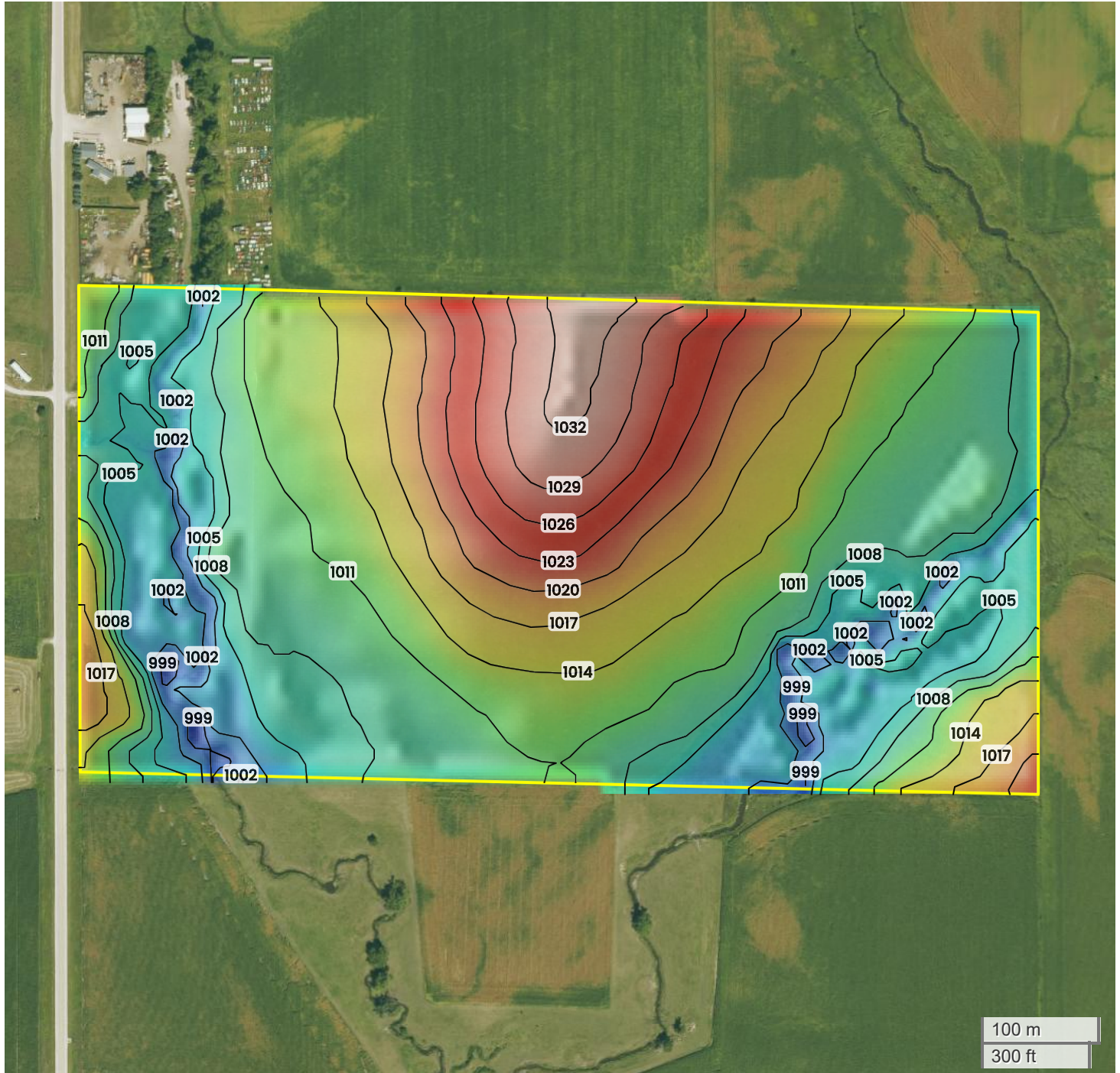
Significant Flood Hazards

- Regulatory Floodway (Zones AE, AO, AH, VE, AR)
- Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)



TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

TOPOGRAPHY



999 ft

1032 ft

Center: 42.546599, -91.820983

05-89N-8W

Byron Township

Buchanan County, IA

Source: USGS 10m DEM

Interval(ft): 3

Max: 1032.0 ft

Min: 999.0 ft

Range: 33.0 ft

Average: 1015.5 ft



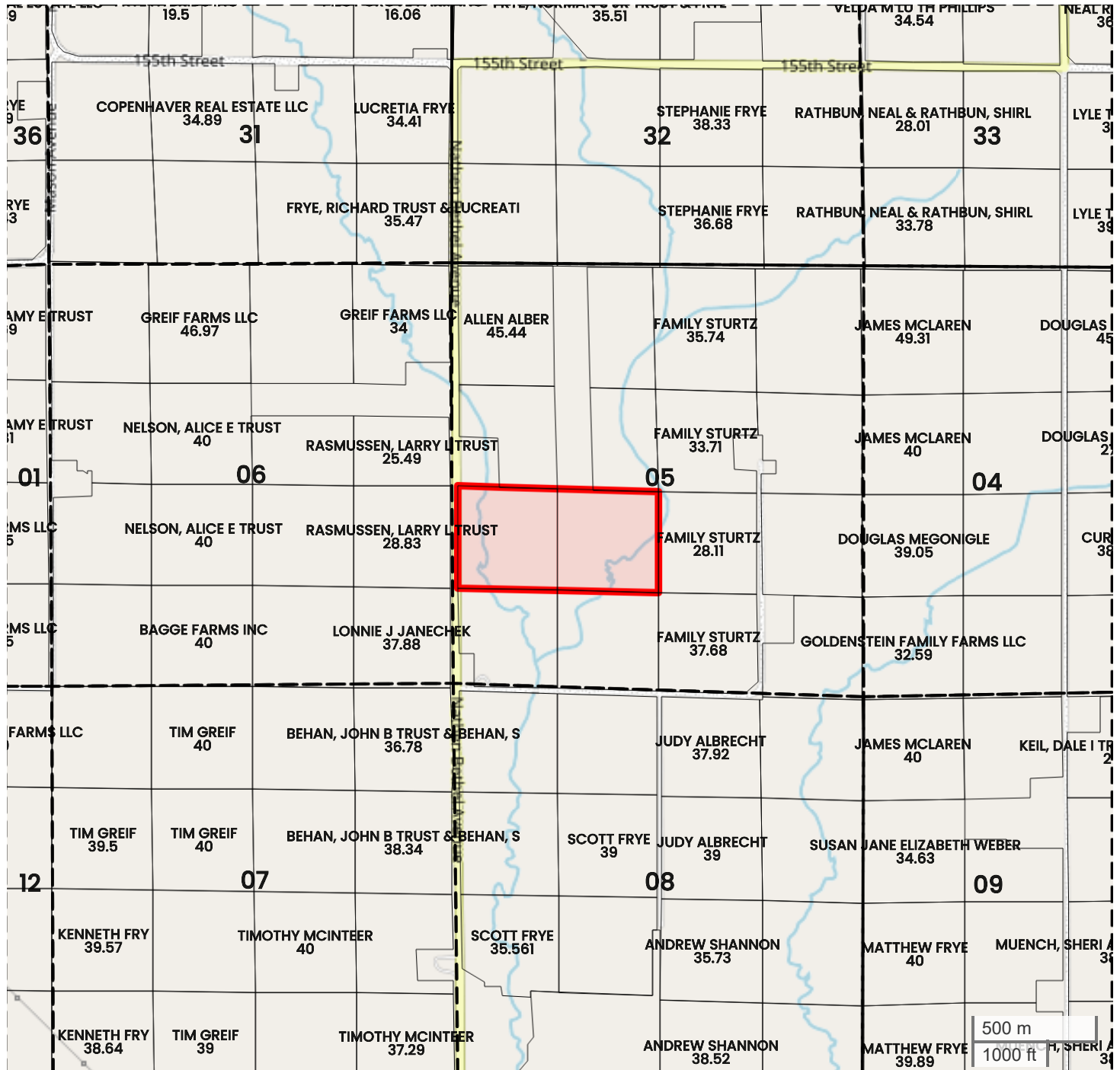
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TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

PLAT MAP



Center: 42.546596, -91.820971

05-89N-8W

Byron Township

Buchanan County, IA



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TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

PROXIMITY MAP



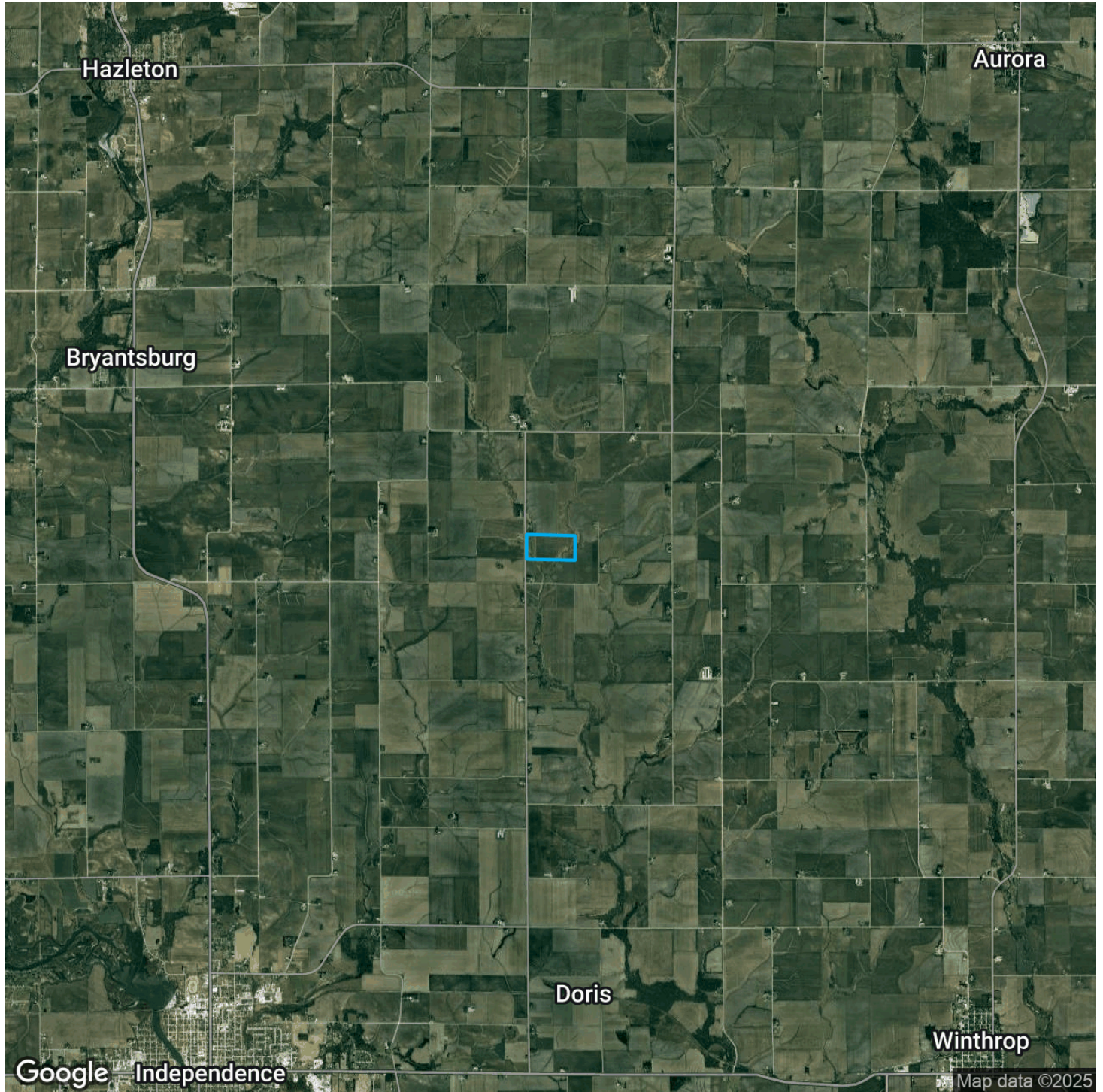
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TRACT 2 (80 AC TOTAL, 58.97 AC TILLABLE)

REGIONAL MAP



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