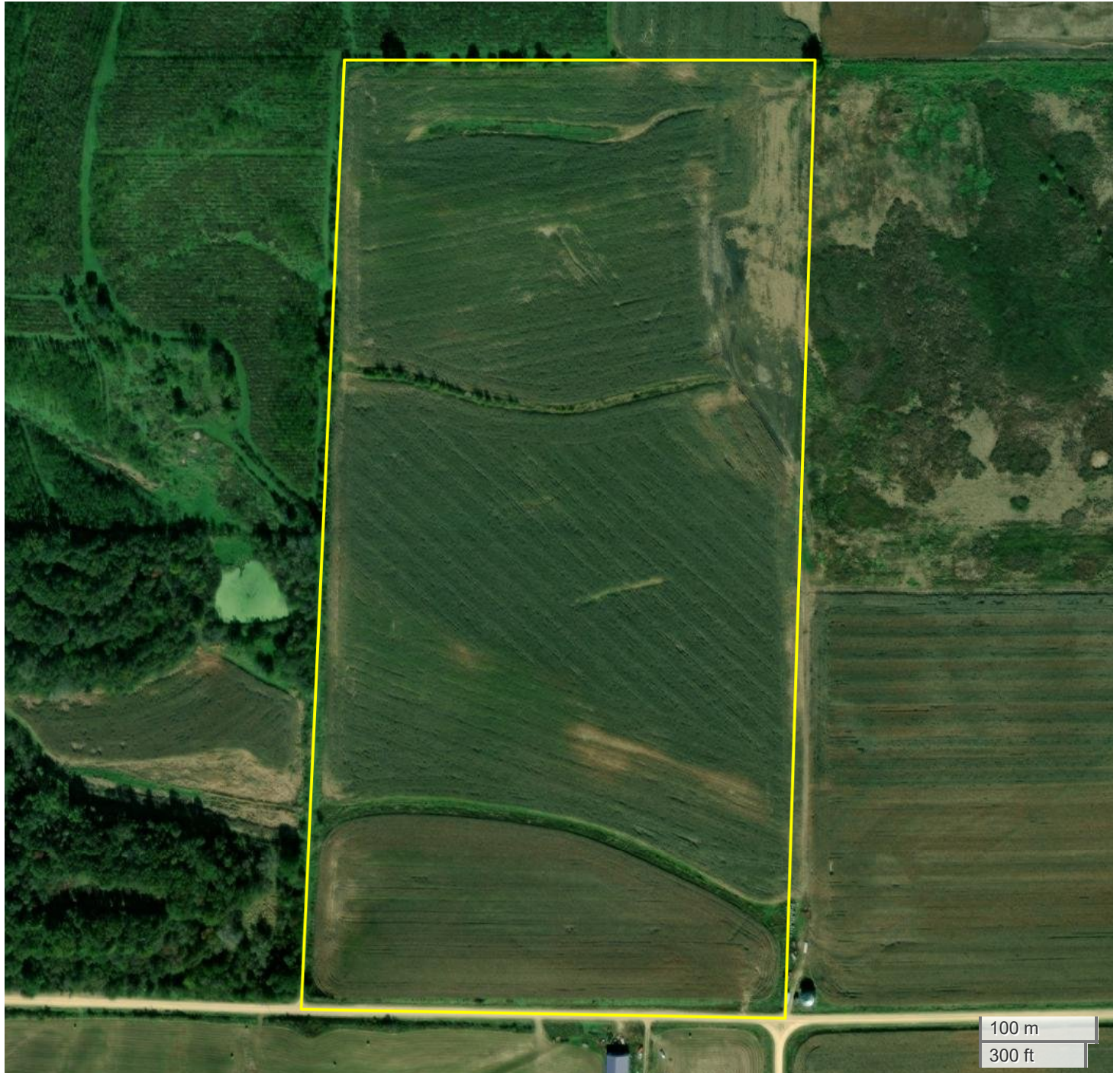




TRACT 1 (80.00 AC TOTAL, 79.25 AC TILLABLE)

AERIAL MAP



Center: 41.935309, -90.396006

05-82N-5E

Center Township
Clinton County, IA

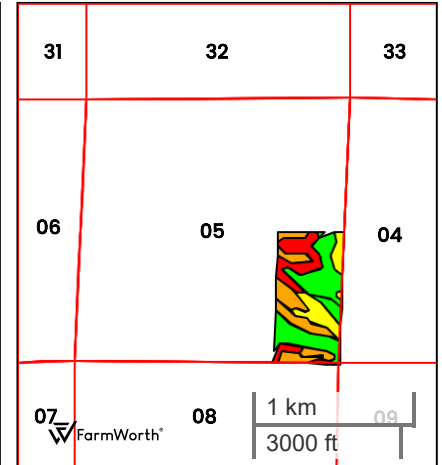
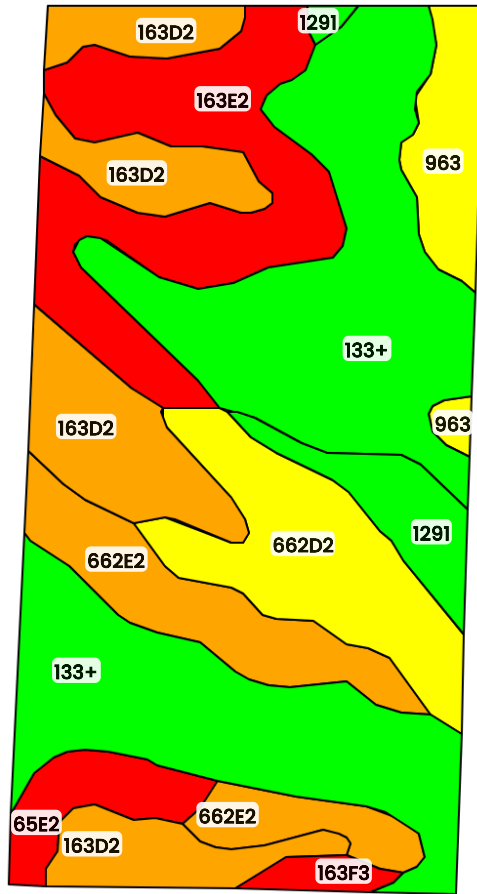


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TRACT 1 (80 AC TOTAL, 79.25 AC TILLABLE)

TOTAL SOILS



County: **Clinton County, IA**

Location: **05-82N-5E**

Township: **Center**

Acres: **79.99**

Date: **10/20/2026**



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Code	Description	Acres	% of field	IA CSR2	Drainage Class
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	29.22	36.53 %	78	Poorly drained
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.52	15.65 %	46	Well drained
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	11.99	14.98 %	35	Well drained
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	8.16	10.20 %	55	Well drained
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	7.80	9.75 %	43	Well drained
963	Elvers silt loam, 0 to 2 percent slopes	3.69	4.61 %	64	Poorly drained
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	3.11	3.88 %	85	Somewhat poorly drained
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.66	3.33 %	28	Well drained
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.84	1.05 %	12	Well drained
Average:				58.1	

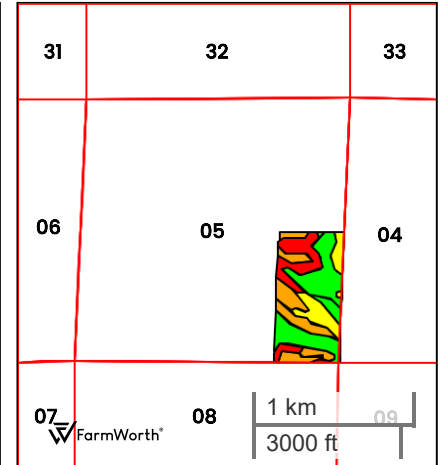
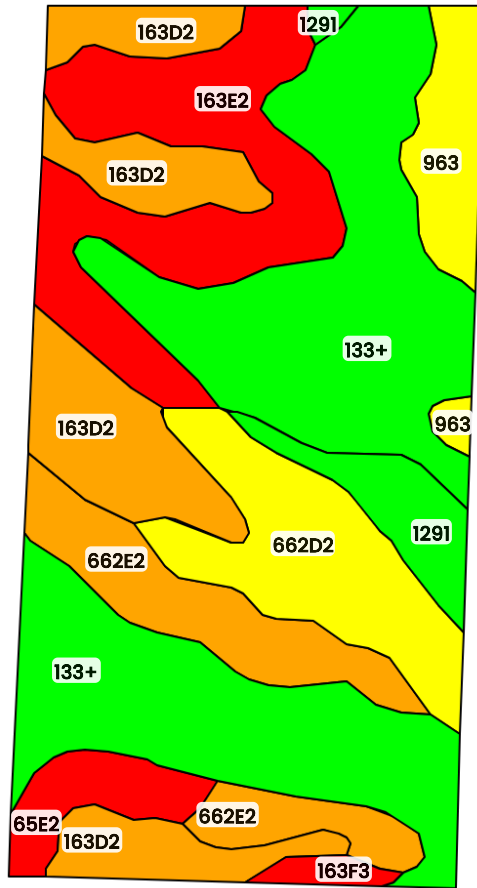
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



TRACT 1 (80 AC TOTAL, 79.25 AC TILLABLE)

TILLABLE SOILS



County: **Clinton County, IA**

Location: **05-82N-5E**

Township: **Center**

Acres: **79.25**

Date: **10/20/2026**



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Code	Description	Acres	% of field	IA CSR2	Drainage Class
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	29.09	36.71 %	78	Poorly drained
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.20	15.40 %	46	Well drained
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	11.97	15.10 %	35	Well drained
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	8.16	10.29 %	55	Well drained
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	7.80	9.84 %	43	Well drained
963	Elvers silt loam, 0 to 2 percent slopes	3.66	4.62 %	64	Poorly drained
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	3.09	3.90 %	85	Somewhat poorly drained
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.60	3.28 %	28	Well drained
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	0.69	0.87 %	12	Well drained
Average:				58.2	

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

Soils data provided by USDA and NRCS.



TRACT 1 (80 AC TOTAL, 79.25 AC TILLABLE)

FLOOD HAZARDS



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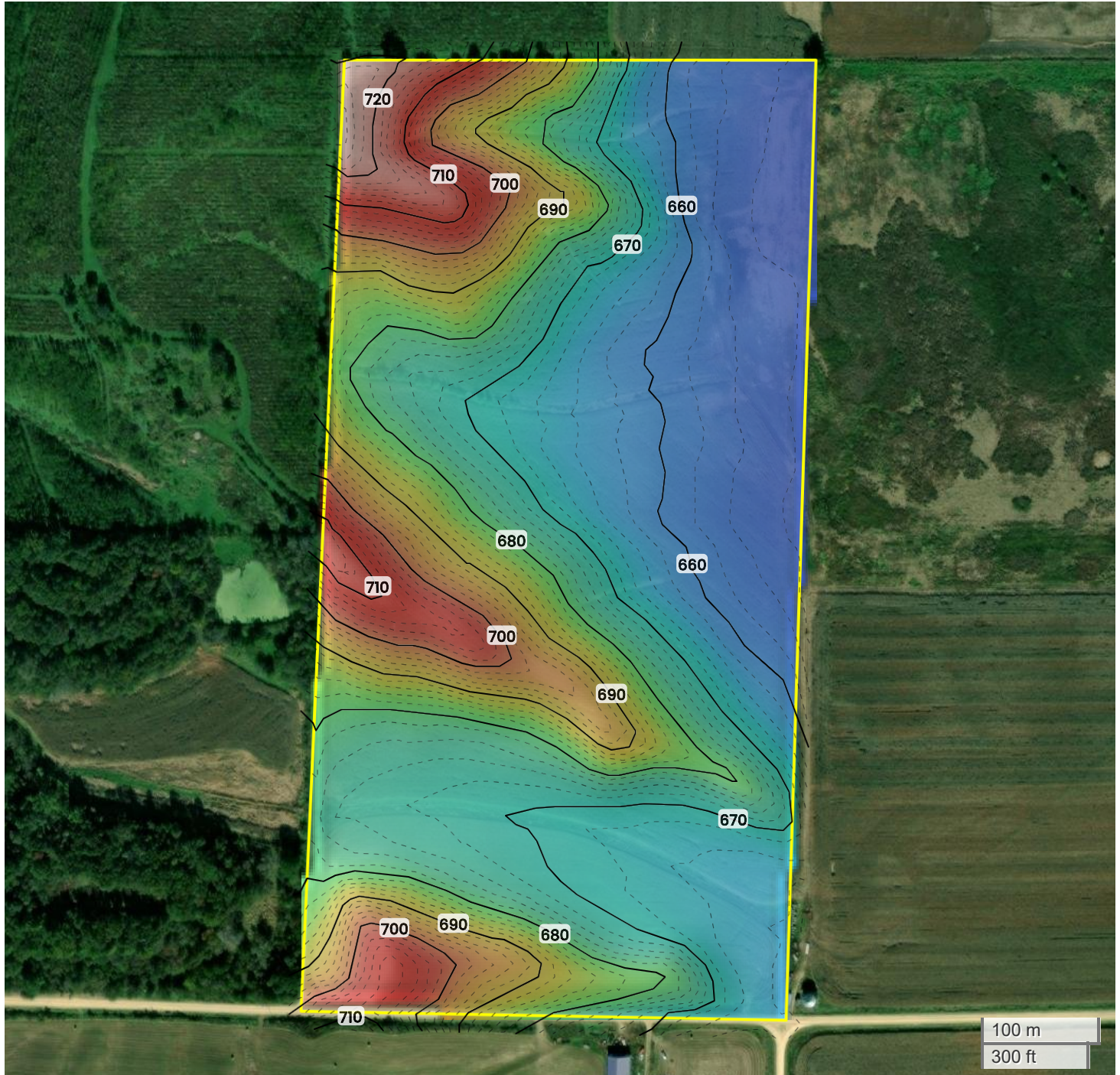
Significant Flood Hazards

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



TRACT 1 (80 AC TOTAL, 79.25 AC TILLABLE)

TOPOGRAPHY



652 ft

728 ft

Center: 41.935294, -90.396008

05-82N-5E

Center Township
Clinton County, IA

Source: USGS 10m DEM

Interval(ft): 2 / 10

Max: 728.0 ft

Min: 652.0 ft

Range: 76.0 ft

Average: 690.0 ft

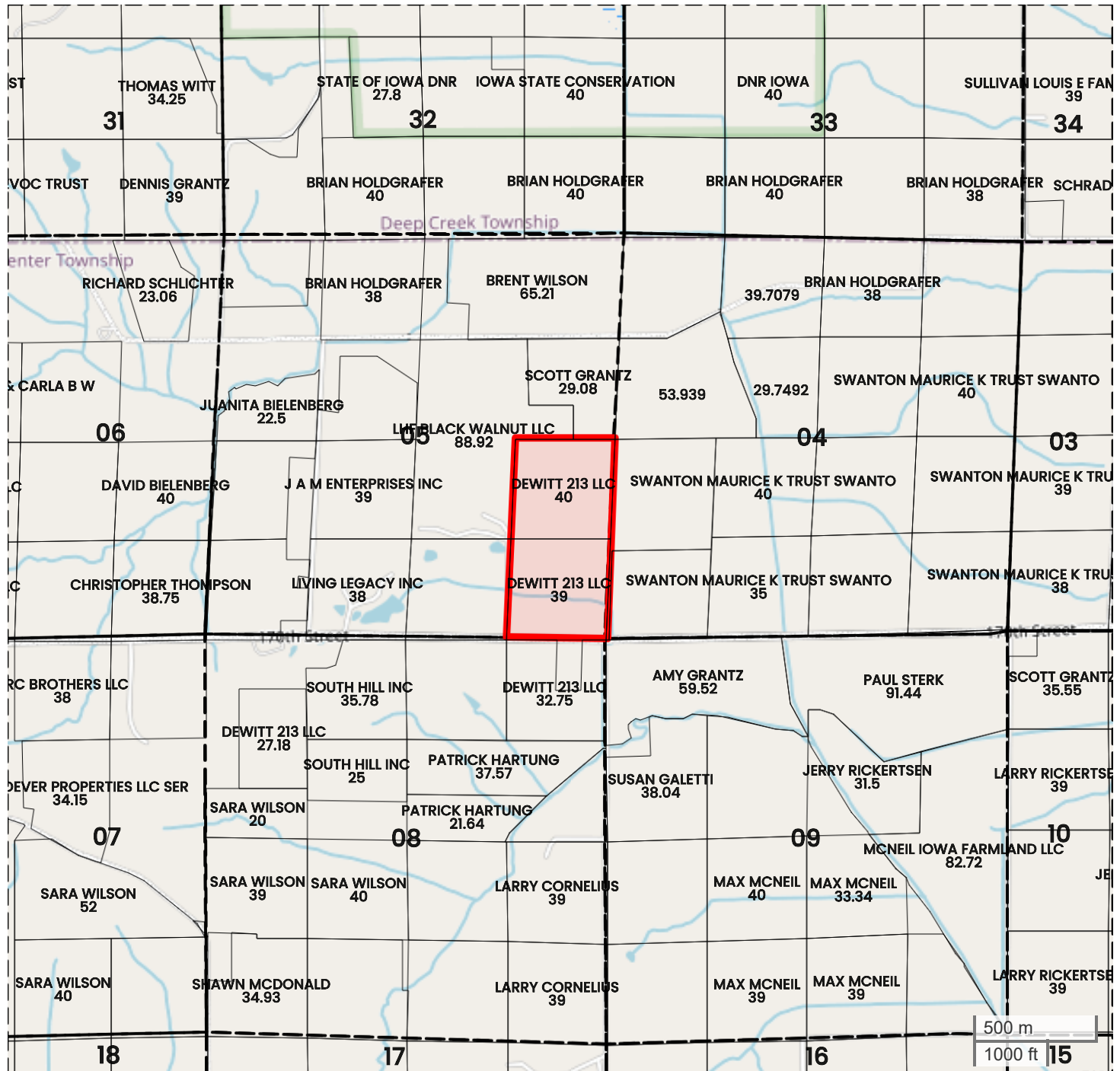


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TRACT 1 (80 AC TOTAL, 79.25 AC TILLABLE)

PLAT MAP



Center: 41.935280, -90.396026

05-82N-5E

Center Township
Clinton County, IA



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TRACT 1 (80 AC TOTAL, 79.25 AC TILLABLE)

REGIONAL MAP



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