



Dan Carolan Inc

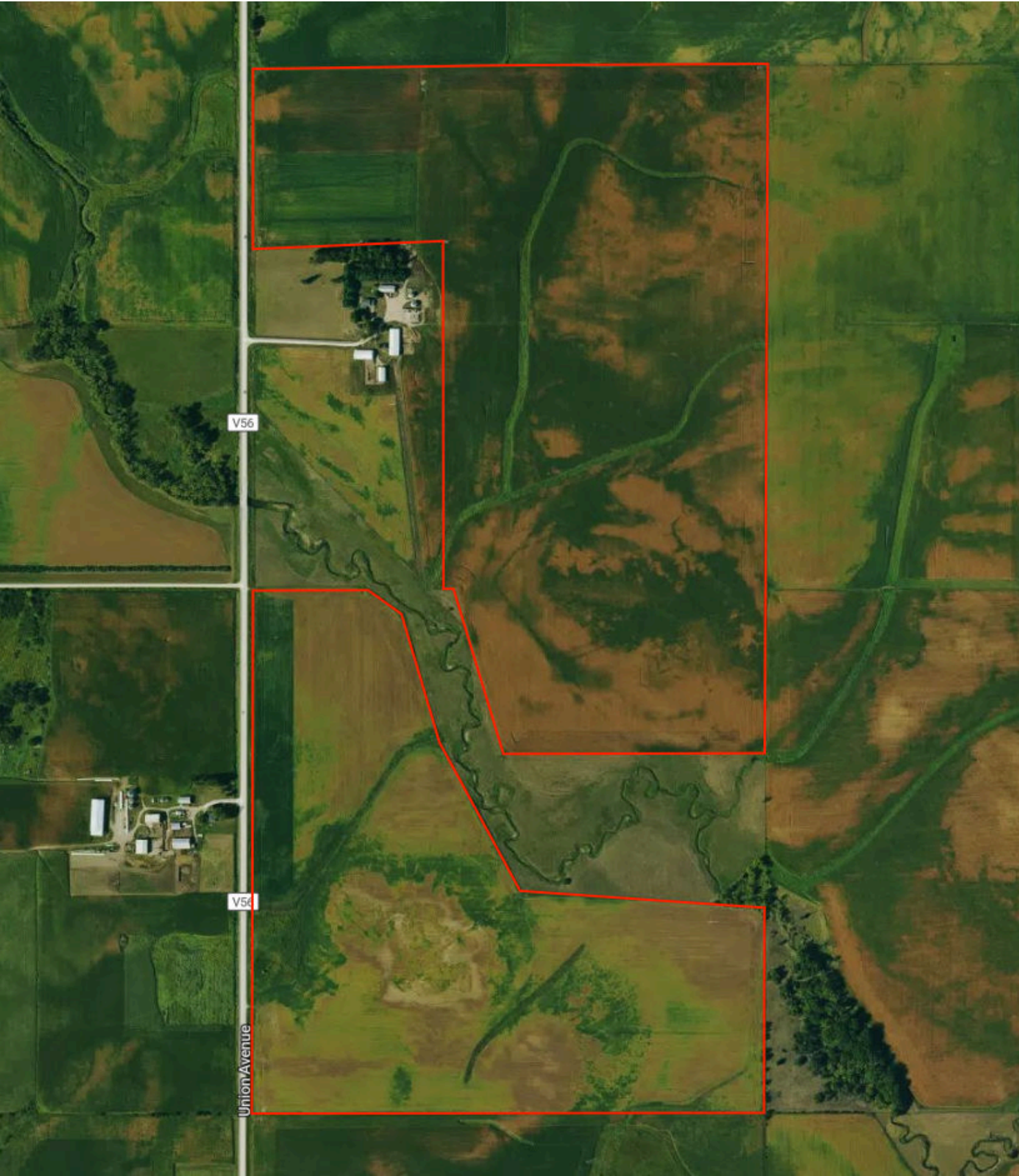


Farmers National Company

Comments

244.77 AC Chickasaw County, IA



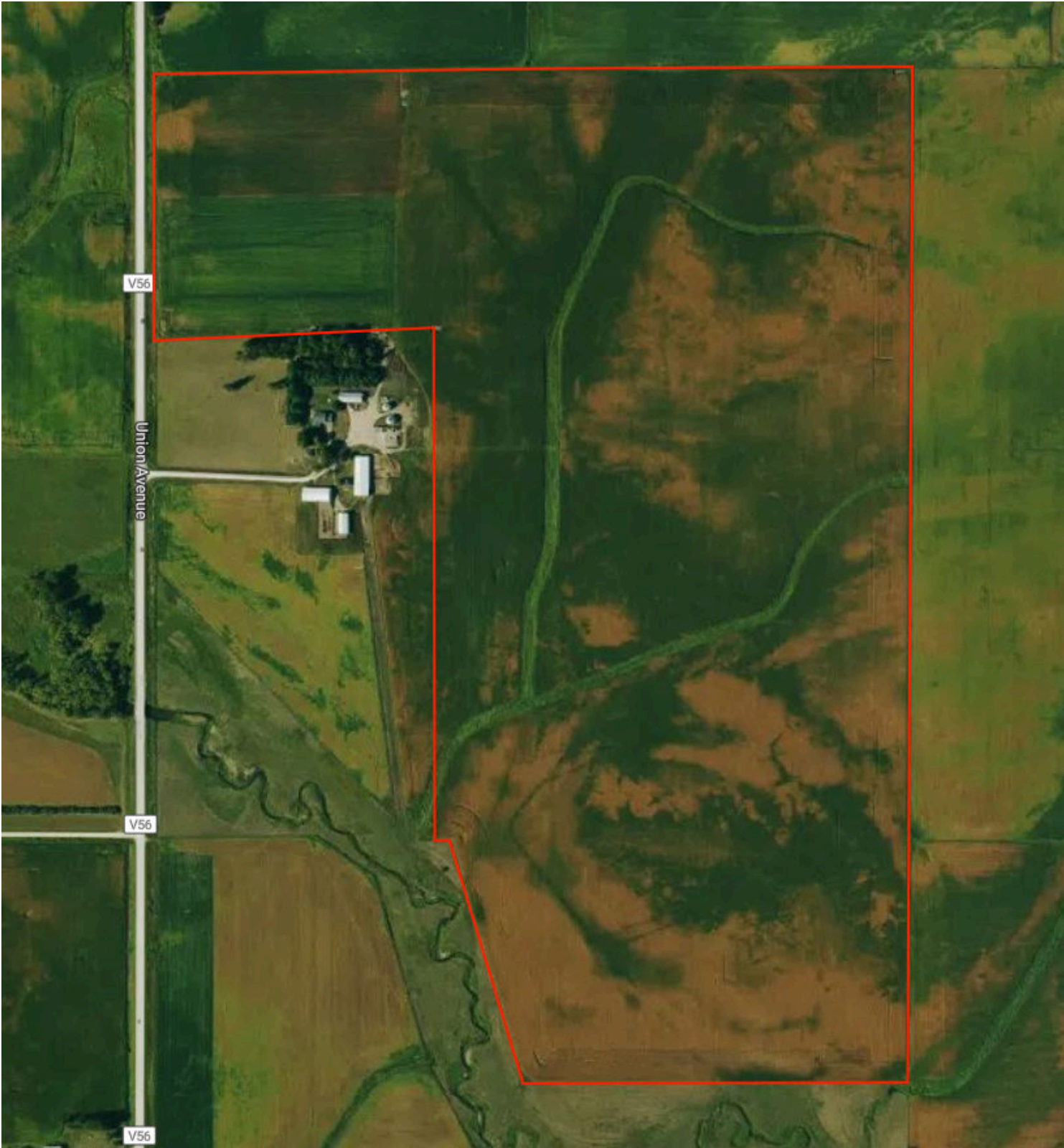


Property Overview - Boundary



Chickasaw County, IA

147.78 Acres, Boundary 1 of 2



Chickasaw County, IA
Township: 095N

Locations
22 95N 11W

Acres
147.78

Property Overview - Parcel



Chickasaw County, IA

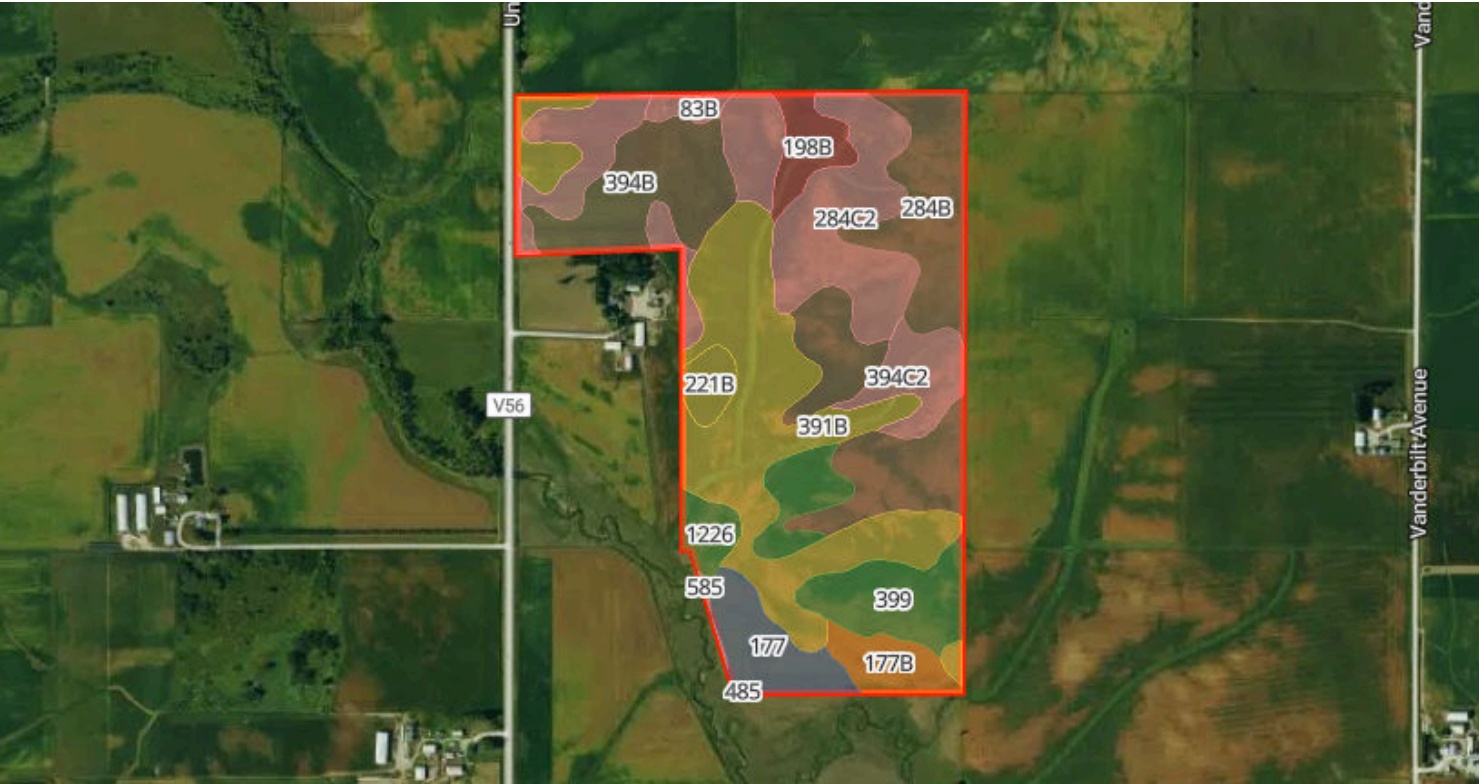
100.44 Acres, Boundary 2 of 2



Chickasaw County, IA Township: 095N	Locations 27 95N 11W	Courthouse Acres 99.3	Parcel # 19-09-27-2-50-001
Owner 1 CAROLAN DAN INC	Owner 2 -	Owner Address 241 61ST LN VINTON IA 52349	Property Address -
Total Assessed Value \$217,100	Assessed Land Value \$217,100	Assessed Improvement -	Assessed Land Year 2025
County Use Description AGRICULTURAL	Legal Description W1/2 NW1/4 & SE1/4 NW1/4 (EX PARCEL 2025-23) 27-95-11		

Soils by Boundary - Boundary

147.78 Acres, Boundary 1 of 4



73.9/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.9%	35.3	2w	--	87
●	394B	Ostrander loam, 2 to 5 percent slopes	19.1%	28.2	2e	--	88
●	394...	Ostrander loam, 5 to 9 percent slopes, eroded	12.2%	18	3e	--	73
●	284...	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	11.3%	16.7	3e	--	41
●	399	Readlyn silt loam, 1 to 3 percent slopes	9.2%	13.6	1	--	91

Soils

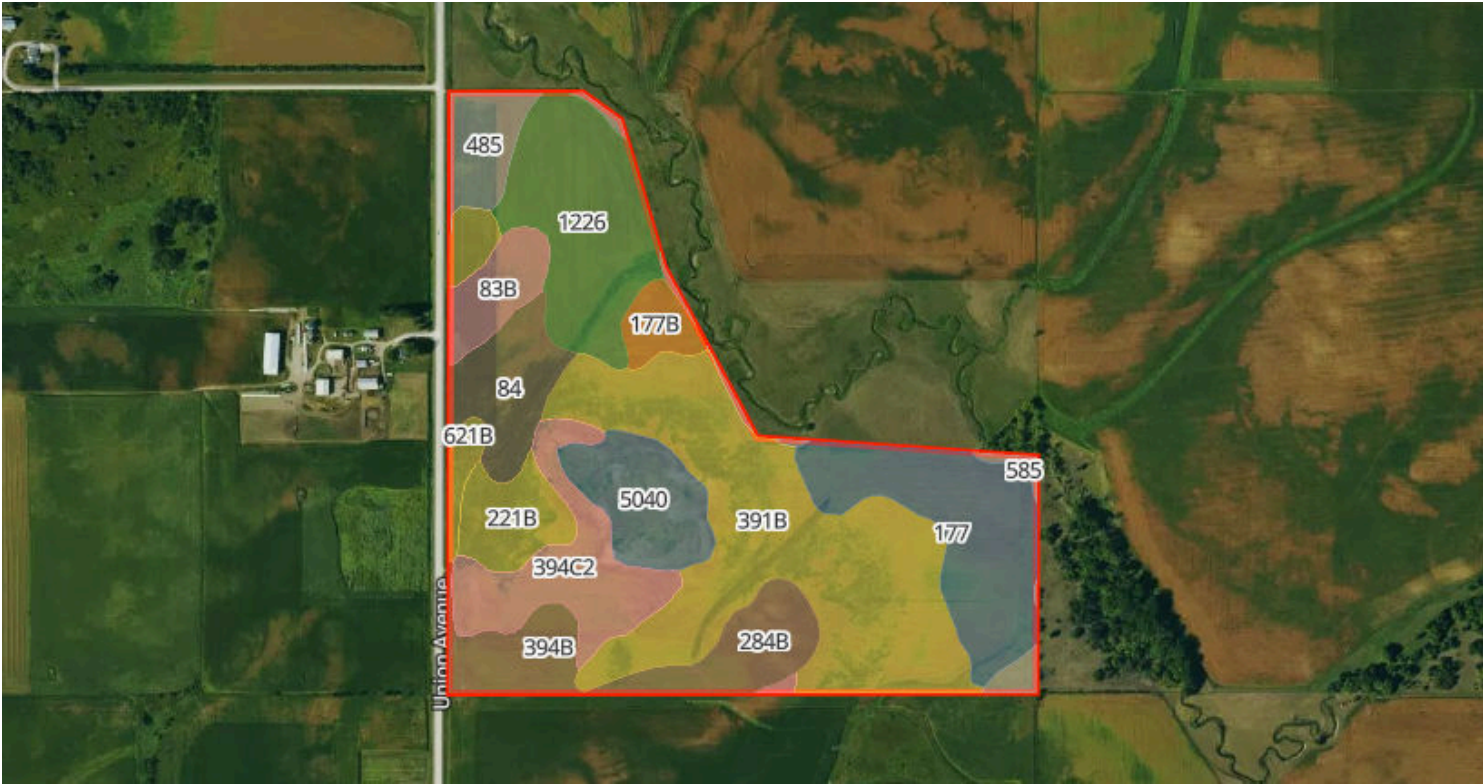
147.78 Acres, Boundary 1 of 4

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	284B	Flagler sandy loam, 2 to 5 percent slopes	8.6%	12.7	3e	--	49
	177	Saude loam, 0 to 2 percent slopes	4.8%	7.1	2s	--	60
	177B	Saude loam, 2 to 5 percent slopes	3.1%	4.6	2s	--	55
	198B	Floyd loam, 1 to 4 percent slopes	2.9%	4.4	2w	--	89
	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.0%	2.9	2s	--	59
	221B	Klossner muck, 1 to 4 percent slopes	1.7%	2.5	3w	--	48
	83B	Kenyon loam, 2 to 5 percent slopes	1.0%	1.5	2e	--	90
	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally...	0.1%	0.2	2w	--	70
	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	<0.1%	0	2w	--	76

Soils by Boundary - Parcel

Chickasaw County, IA

100.44 Acres, Boundary 2 of 4



69/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	391B	Clyde-Floyd complex, 1 to 4 percent slopes	29.9%	30	2w	--	87
●	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.4%	12.5	2s	--	59
●	177	Saude loam, 0 to 2 percent slopes	12.1%	12.2	2s	--	60
●	394...	Ostrander loam, 5 to 9 percent slopes, eroded	8.9%	8.9	3e	--	73
●	5040	Anthroportic Udorthents, 2 to 9 percent slopes	6.4%	6.4	6s	--	5

Soils

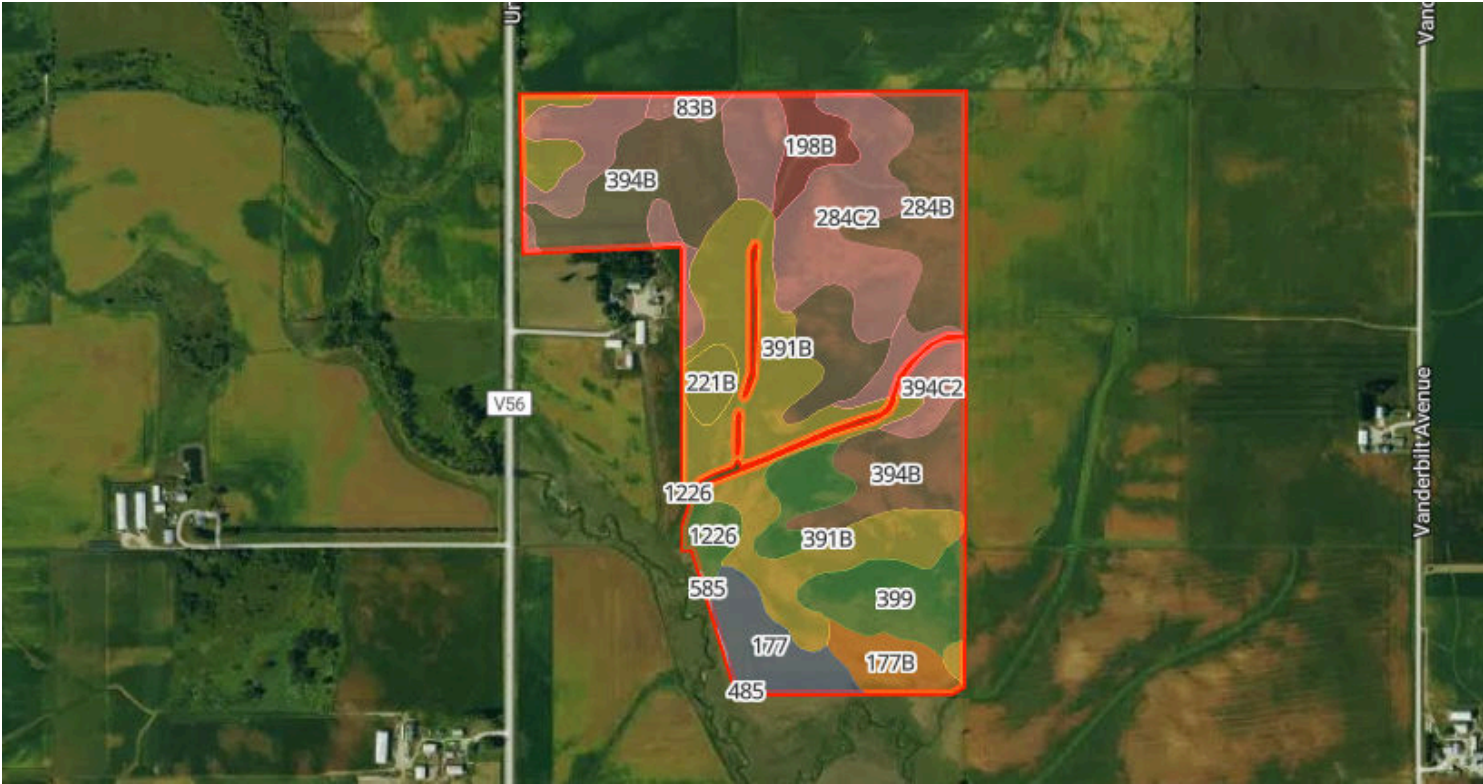
Chickasaw County, IA

100.44 Acres, Boundary 2 of 4

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	84	Clyde clay loam, 0 to 3 percent slopes	5.8%	5.8	2w	--	88
●	394B	Ostrander loam, 2 to 5 percent slopes	5.1%	5.1	2e	--	88
●	221B	Klossner muck, 1 to 4 percent slopes	4.1%	4.1	3w	--	48
●	284B	Flagler sandy loam, 2 to 5 percent slopes	4.1%	4.1	3e	--	49
●	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.0%	4	2w	--	76
●	83B	Kenyon loam, 2 to 5 percent slopes	3.3%	3.4	2e	--	90
●	177B	Saude loam, 2 to 5 percent slopes	2.1%	2.1	2s	--	55
●	621B	Houghton muck, 1 to 4 percent slopes	1.1%	1.1	3w	--	35
●	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally...	0.8%	0.8	2w	--	70

Soils by Boundary - Boundary

142.43 Acres, Boundary 3 of 4



73.8/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	391B	Clyde-Floyd complex, 1 to 4 percent slopes	22.7%	32.3	2w	--	87
●	394B	Ostrander loam, 2 to 5 percent slopes	19.7%	28.1	2e	--	88
●	394...	Ostrander loam, 5 to 9 percent slopes, eroded	12.2%	17.4	3e	--	73
●	284...	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	11.4%	16.2	3e	--	41
●	399	Readlyn silt loam, 1 to 3 percent slopes	9.5%	13.5	1	--	91

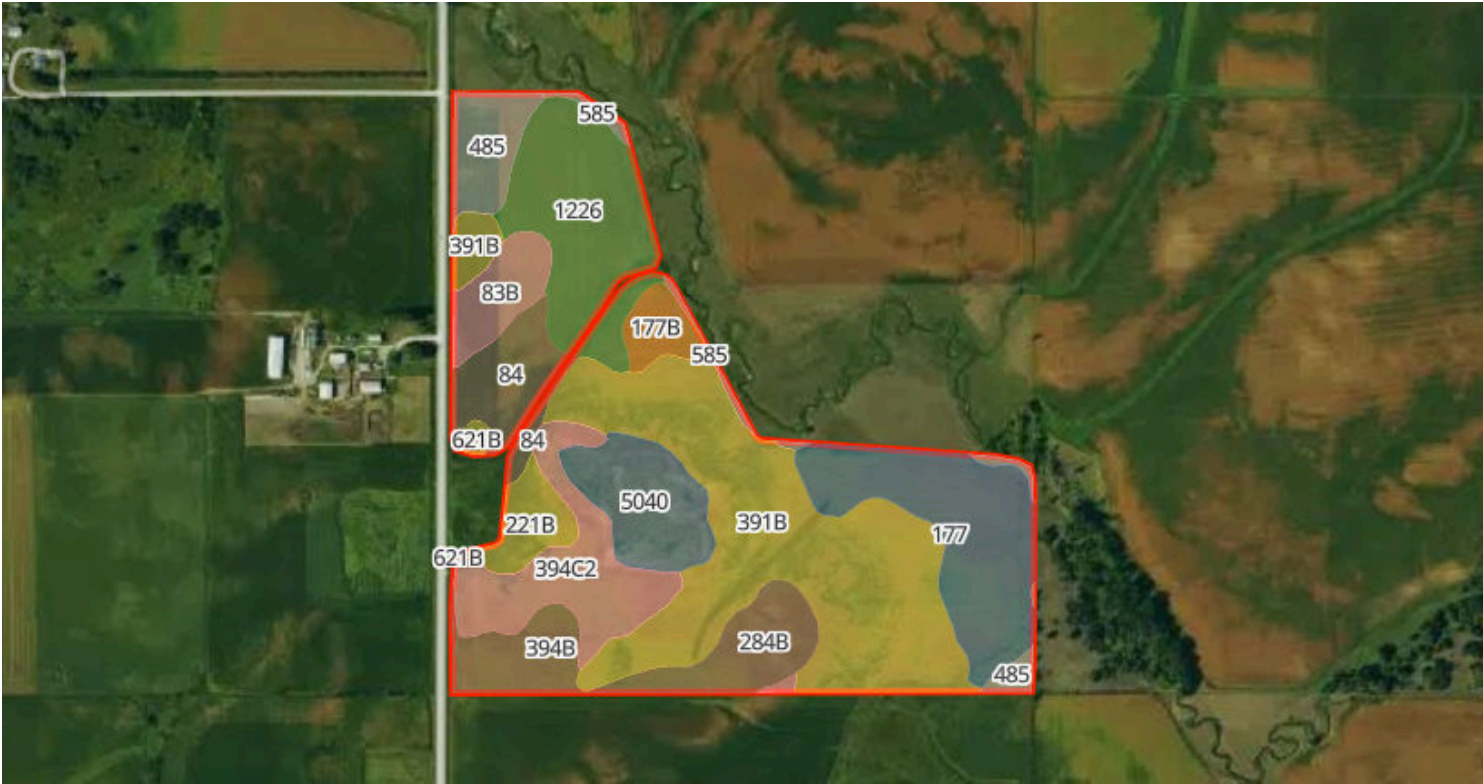
Soils

142.43 Acres, Boundary 3 of 4

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	284B	Flagler sandy loam, 2 to 5 percent slopes	8.5%	12.1	3e	--	49
●	177	Saude loam, 0 to 2 percent slopes	5.0%	7.2	2s	--	60
●	177B	Saude loam, 2 to 5 percent slopes	3.2%	4.6	2s	--	55
●	198B	Floyd loam, 1 to 4 percent slopes	3.0%	4.3	2w	--	89
●	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.9%	2.8	2s	--	59
●	221B	Klossner muck, 1 to 4 percent slopes	1.8%	2.5	3w	--	48
●	83B	Kenyon loam, 2 to 5 percent slopes	0.9%	1.3	2e	--	90
●	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally...	0.1%	0.1	2w	--	70
●	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	<0.1%	0	2w	--	76

Soils by Boundary - Boundary

97.32 Acres, Boundary 4 of 4



69.5/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.8%	29.9	2w	--	87
●	177	Saude loam, 0 to 2 percent slopes	12.5%	12.2	2s	--	60
●	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.4%	12	2s	--	59
●	394...	Ostrander loam, 5 to 9 percent slopes, eroded	9.1%	8.9	3e	--	73
●	5040	Anthroportic Udorthents, 2 to 9 percent slopes	6.6%	6.4	6s	--	5

Soils

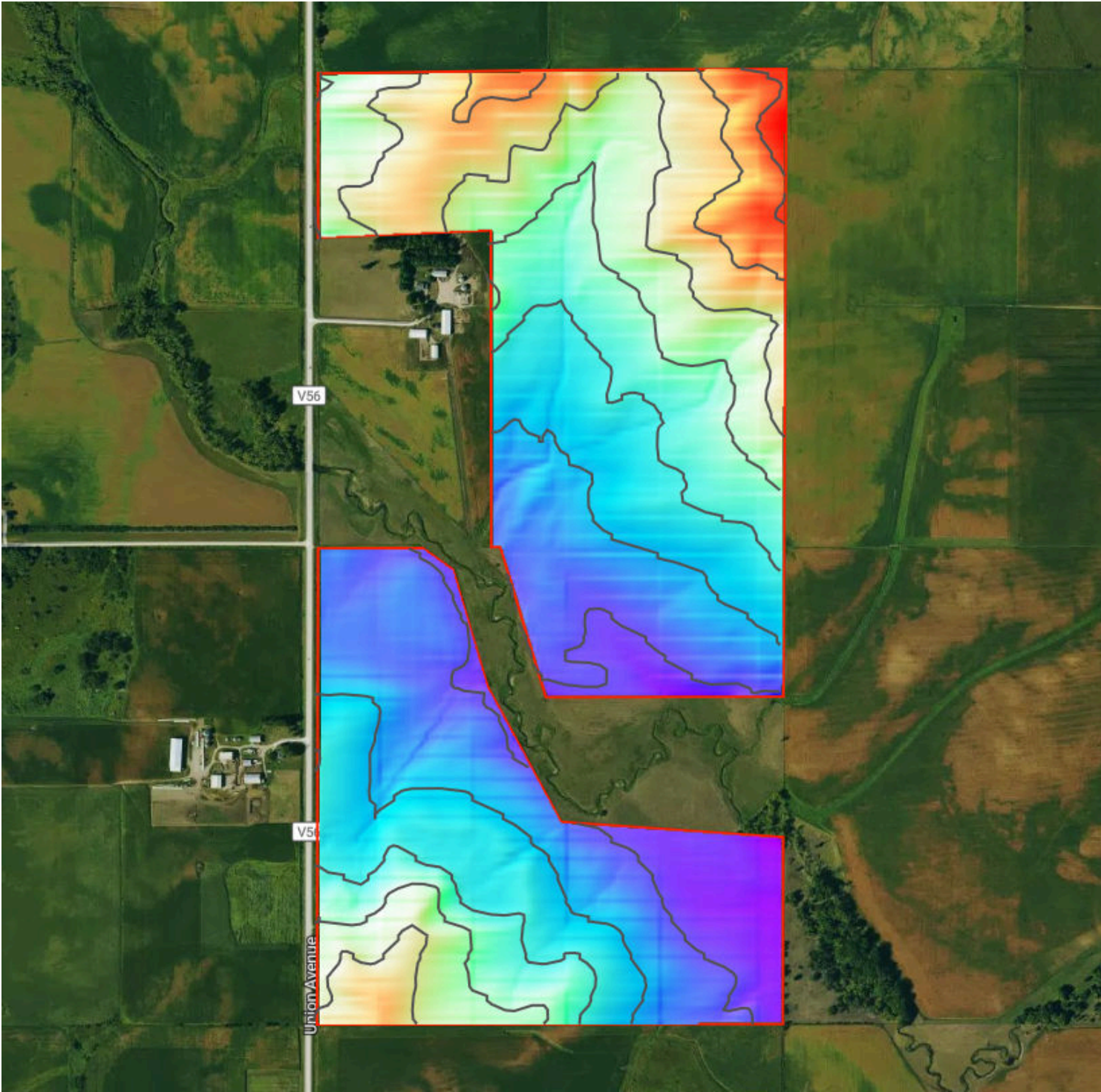
97.32 Acres, Boundary 4 of 4

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	84	Clyde clay loam, 0 to 3 percent slopes	5.2%	5	2w	--	88
●	394B	Ostrander loam, 2 to 5 percent slopes	5.1%	5	2e	--	88
●	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	4.3%	4.2	2w	--	76
●	284B	Flagler sandy loam, 2 to 5 percent slopes	4.2%	4.1	3e	--	49
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●	177B	Saude loam, 2 to 5 percent slopes	2.2%	2.1	2s	--	55
●	585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally...	1.0%	0.9	2w	--	70
●	621B	Houghton muck, 1 to 4 percent slopes	0.4%	0.4	3w	--	35

Elevation



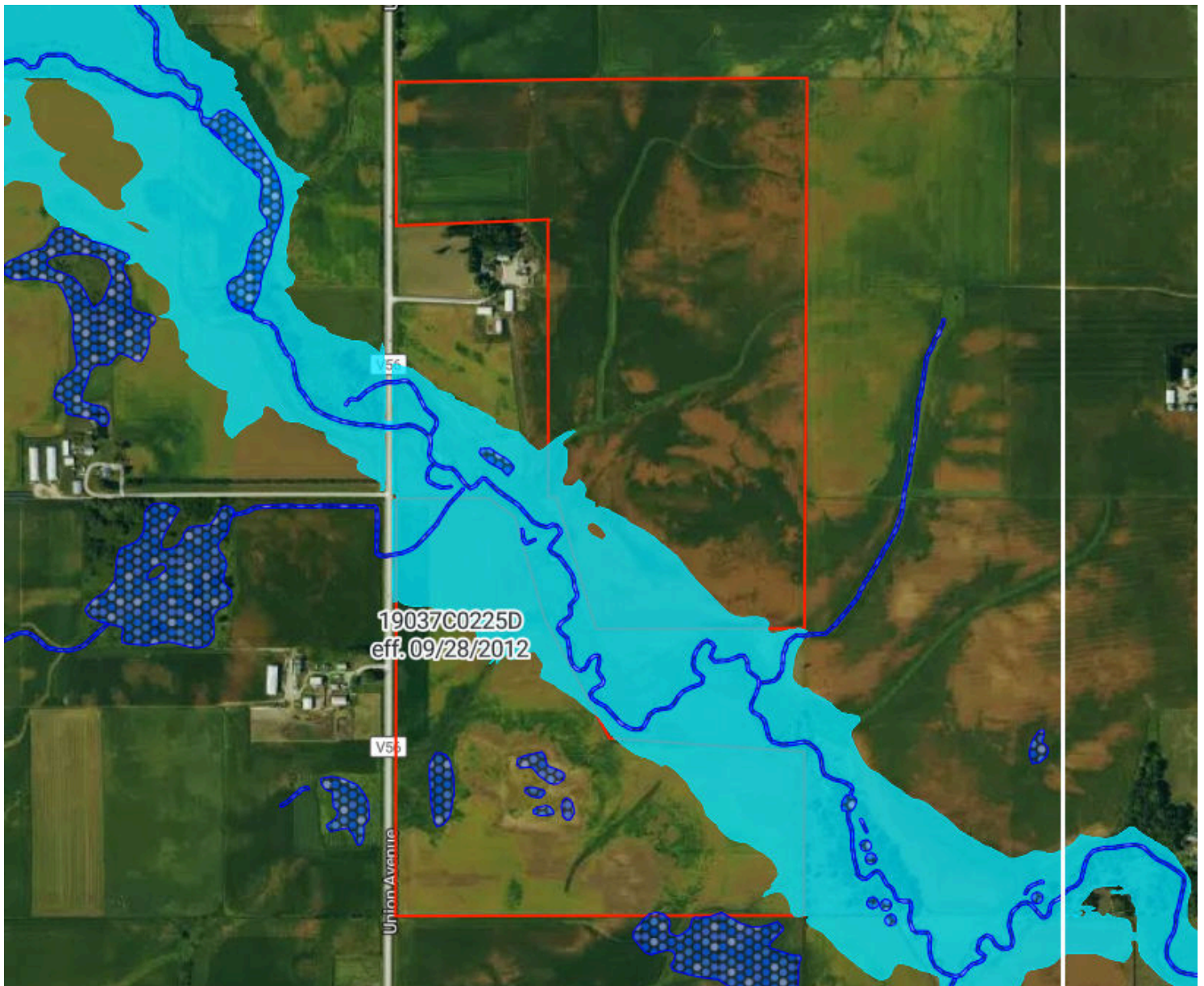
248.2 Acres, 2 Boundaries



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 69.7 feet	Min: 1084.2 feet	Max: 1153.9 feet
		Slope: 2.4%	Min: 0%	Max: 15.9%

Flood (FEMA Report)

248.2 Acres, 2 Boundaries



Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

