



L-2600516

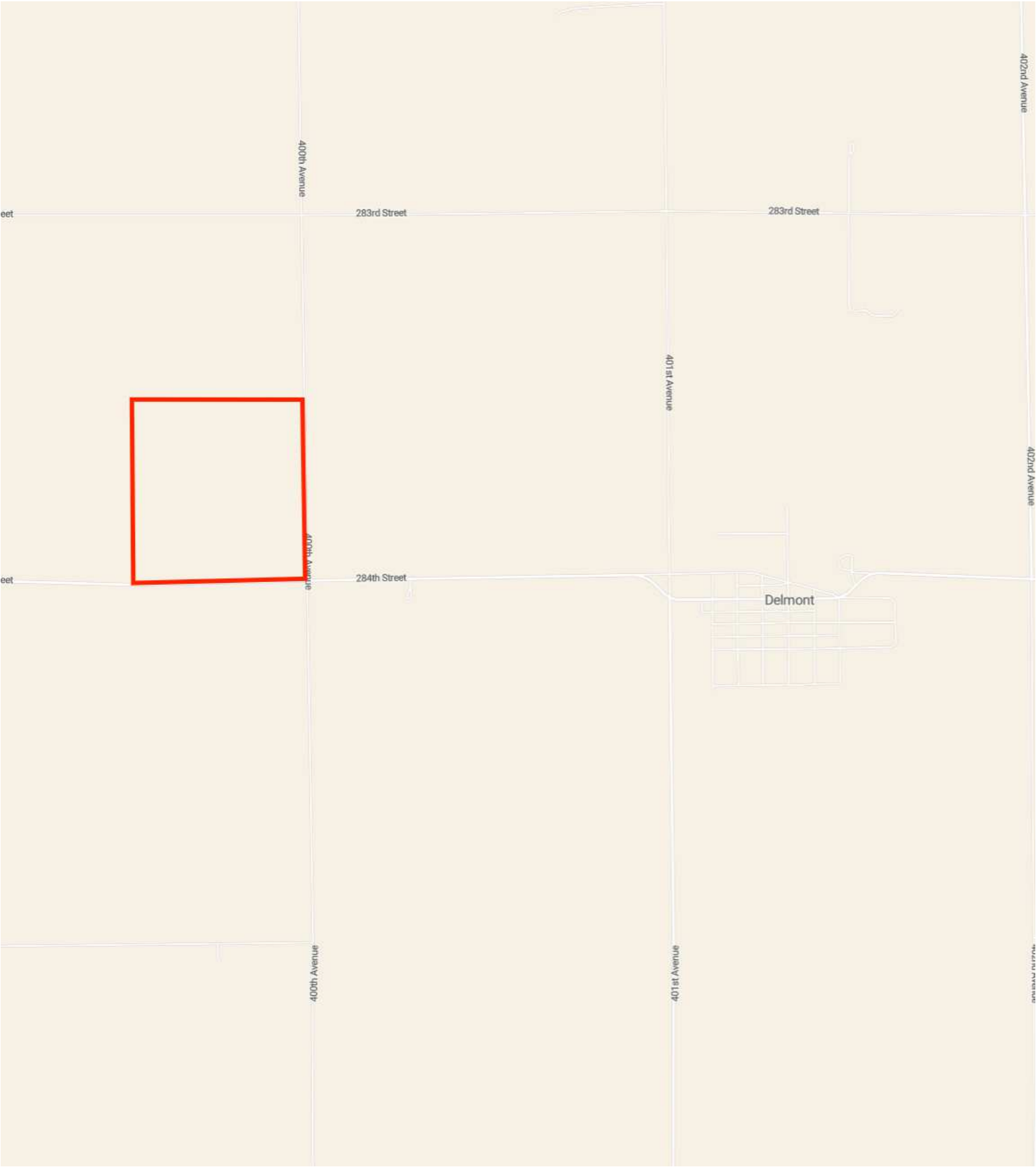
Douglas County, SD



Farmers National Company

Comments

160 AC



Property Overview



Douglas County, SD

156.2 Acres, 1 Boundary



Property Overview - Parcel

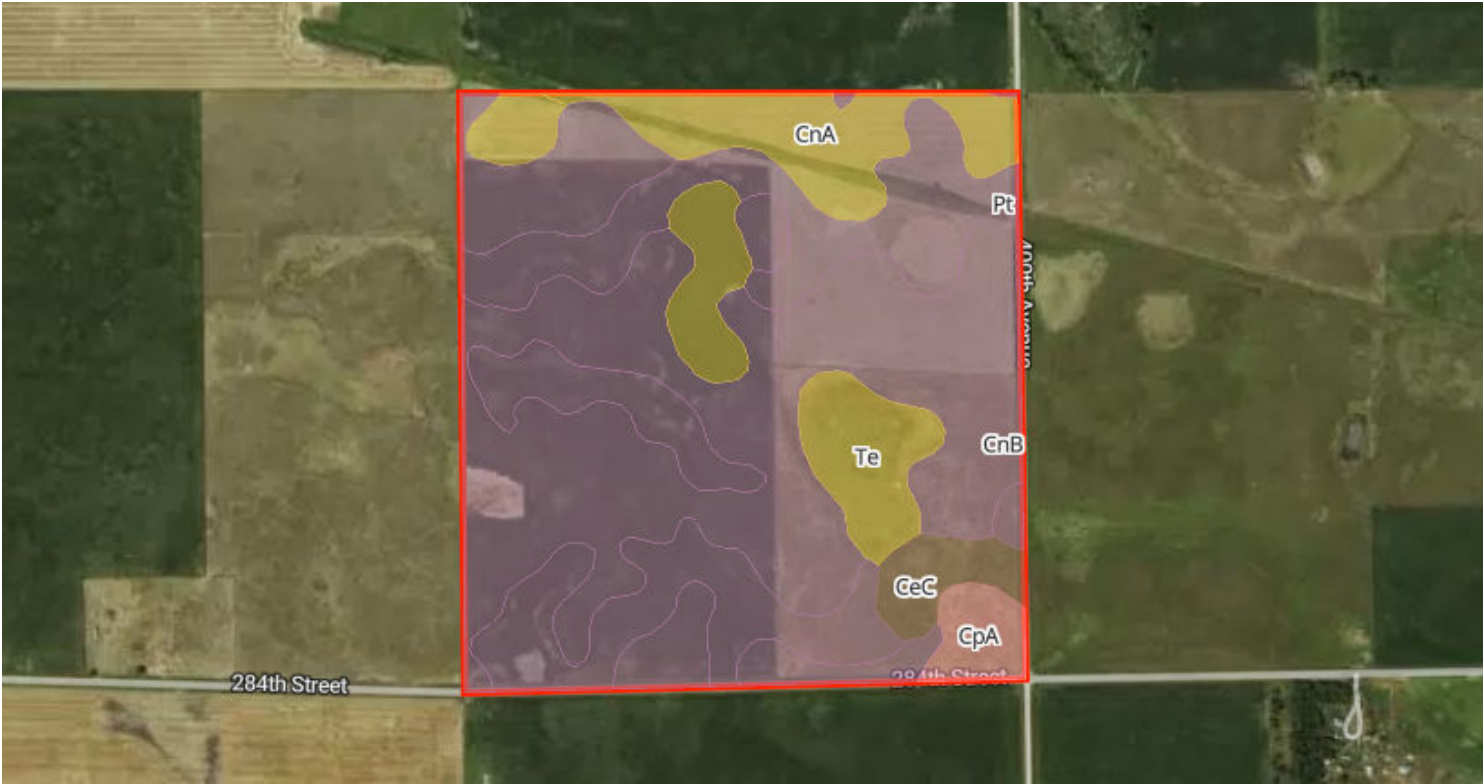


Douglas County, SD

156.22 Acres, Boundary 1 of 1



Douglas County, SD Township: 098N	Locations 29 98N 62W	Courthouse Acres 160	Parcel # 294
Owner 1 JEANNE REHFUSS	Owner 2 JODI BITTERMAN	Owner Address 707 18TH AVE CORALVILLE IA 522411605	Property Address -
Total Assessed Value \$440,044	Assessed Land Value \$440,044	Assessed Improvement -	Assessed Land Year 2025
County Use Description LAND CLASSIFIED AS AGRICULT		Legal Description SE4 29,98-62	



 77/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	49.4%	77.1	2e	--	80.27
	Pt	Prosper-Tetonka complex	26.8%	41.9	2c	--	77.98
	Te	Tetonka silt loam, 0 to 1 percent slopes	10.2%	15.9	4w	--	56.1
	CnA	Clarno-Ethan-Prosper loams, 0 to 3 percent slopes	8.2%	12.9	2c	--	79.95
	CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.9%	4.6	3e	--	68.54

Soils



Douglas County, SD

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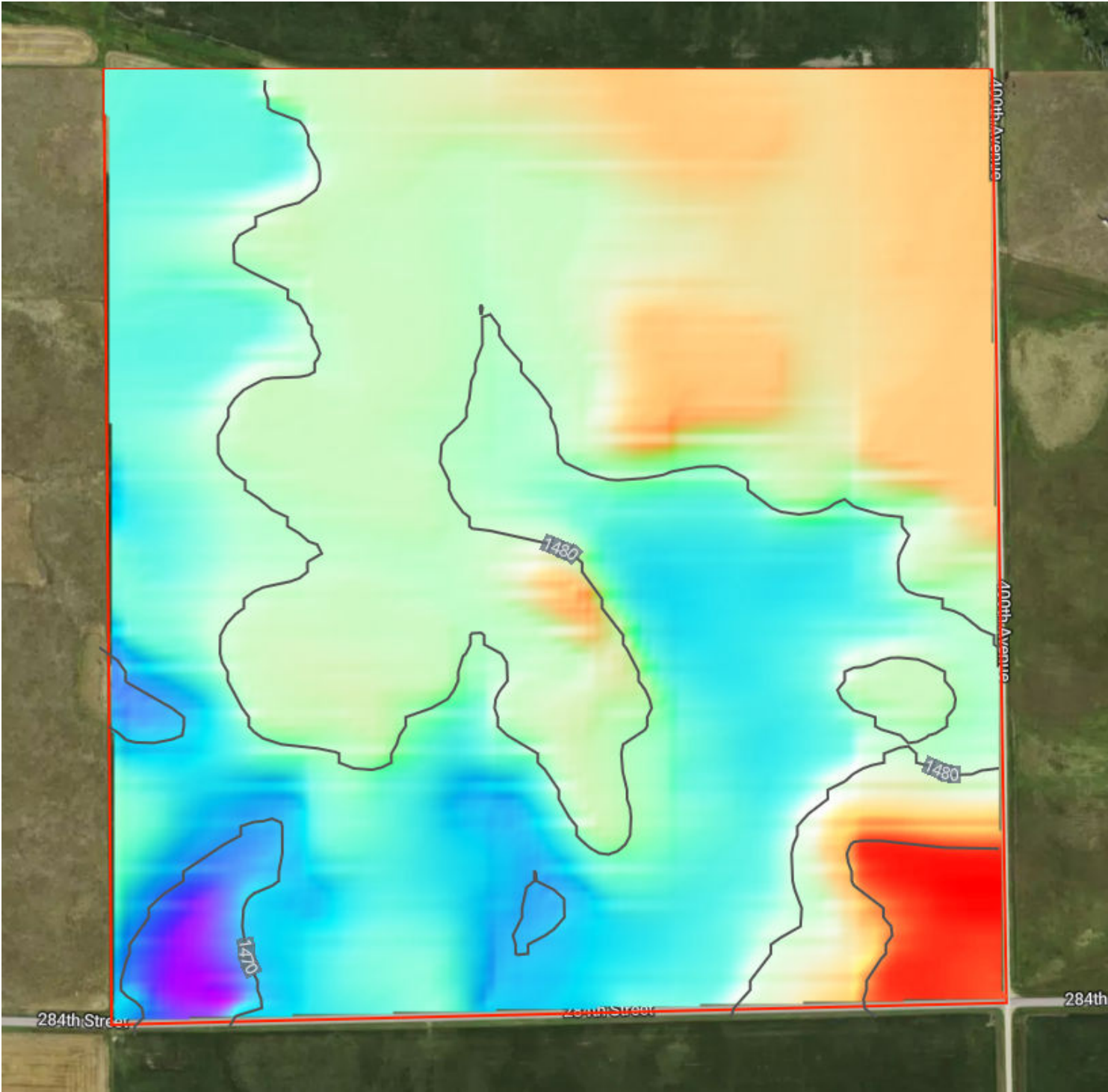
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.5%	3.9	2c	--	87.66

Elevation



Douglas County, SD

156.2 Acres, 1 Boundary

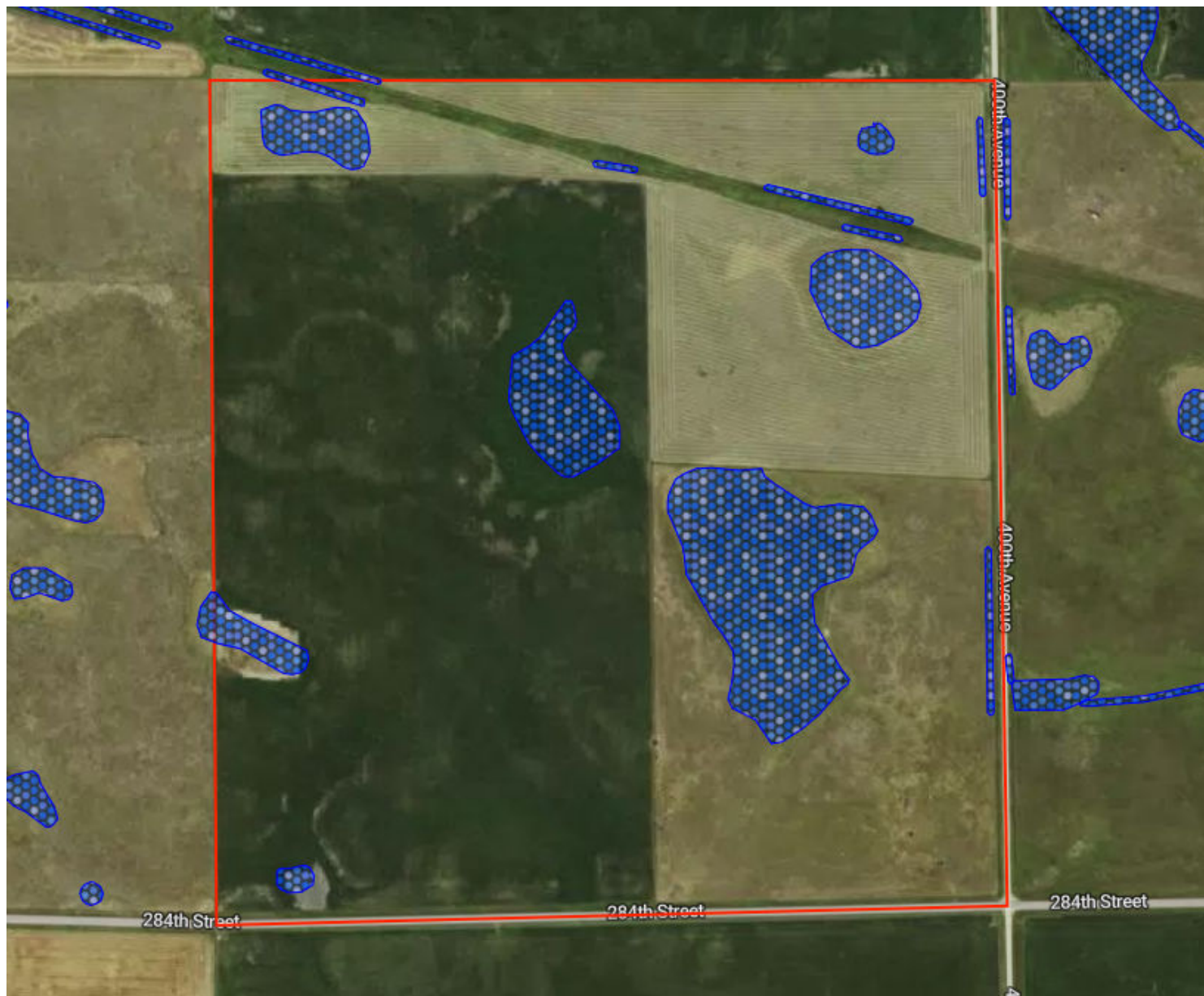


Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 27.9 feet	Min: 1464.8 feet	Max: 1492.6 feet
		Slope: 1.5%	0	Max: 10.2%

Flood (FEMA Report)

Douglas County, SD

156.2 Acres, 1 Boundary



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

