

Farmland and Executive Acreage Timed Online Auction

Jerred D Ruble Trust

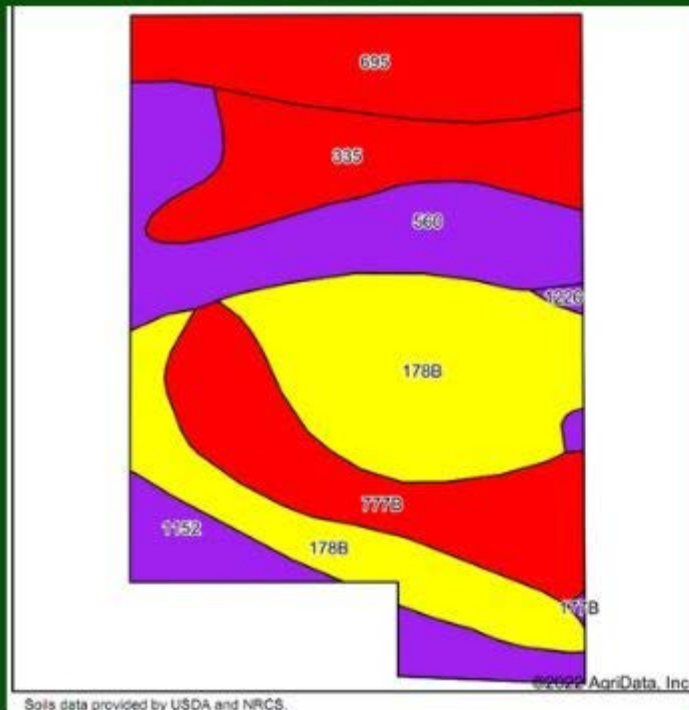
Thursday, **November 3rd @ 6:30 PM**
754 342nd St, Hanlontown, IA 50444

**Tract 1 - Large Four Bedroom,
Three Bath Home w/Storage
Buildings on 4+ Acres**

**Tract 2 - 36 +/- Acres tillable
w/CSR of 53.2**

For questions and more information, contact:
Auctioneer: Frank Fox 641-420-3243
Seller: Jerred D Ruble Trust, Anne Flynn, Trustee,
Clear Lake Bank & Trust
Closing Attorney: Collin Davison, Laird Law Firm

FoxAuctionCompany.com



Area Symbol: 178B Soil Area version: 25

Code	Soil Description	Acres	Percent of total	CSRI Legend	Non-irrigated Class %	CSRI ¹	CSR	Bromegrass at 1st AUM	Bromegrass at 1st Hay Tons	Corn Bu	Kentucky bluegrass AUM	Data Bu	Smooth bromegrass AUM	Soybeans Bu	% NCCP Soybeans
178B	Waples loam, 2 to 5 percent slopes, rarely flooded	11.40	31.9%		8a	94	74								
960	Talbot clay loam, 0 to 2 percent slopes, rarely flooded	0.10	0.3%		8b	50	50	0.0	3.3	18.5	2.8	60	4.7	40	
177B	Waples loam, 2 to 5 percent slopes, rarely flooded	5.07	14.3%		8a	50	50	7.3	4.3	12.5	2.8	60	4.7	40	
965	Tiller clay loam, 0 to 2 percent slopes, rarely flooded	0.06	0.2%		8b	47	52	0.0	2.2	15.0	2.7	60	4.5	44	

Weighted Average

Code	Soil Description	Acres	Percent of total	CSRI Legend	Non-irrigated Class %	CSRI ¹	CSR	Bromegrass at 1st AUM	Bromegrass at 1st Hay Tons	Corn Bu	Kentucky bluegrass AUM	Data Bu	Smooth bromegrass AUM	Soybeans Bu	% NCCP Soybeans
335	Harold loam, 0 to 2 percent slopes, rarely flooded	4.67	13.0%		1a	87	85	4.0	2.0	14.0	2.6	56	4.2	41	
1182	Marshall clay loam, 0 to 2 percent slopes, rarely flooded	2.81	7.2%		1a	54	56								
1206	Laurie loam, 0 to 2 percent slopes, rarely flooded	0.23	0.6%		1a	66	70								
Weighted Average						2.15	53.2	4	3.5	2.1	56.8	1.6	50.3	2.7	35.5

IOWA
WORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1485

Prepared : 9/20/22 2:06 PM

Crop Year : 2022

Operator Name : [REDACTED]

Farms Associated with Operator : [REDACTED]

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
40.26	36.03	36.03	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	36.03	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	27.00	0.00	148	0
Soybeans	9.00	0.00	53	
TOTAL	36.00	0.00		

NOTES

Tract Number : 844

Description : SW & SE 31 DANVILLE

FSA Physical Location : IOWA/WORTH

ANSI Physical Location : IOWA/WORTH

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JERRED RUBLE REVOCABLE TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.26	36.03	36.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	36.03	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 844 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.00	0.00	148
Soybeans	9.00	0.00	53
TOTAL	36.00	0.00	

NOTES

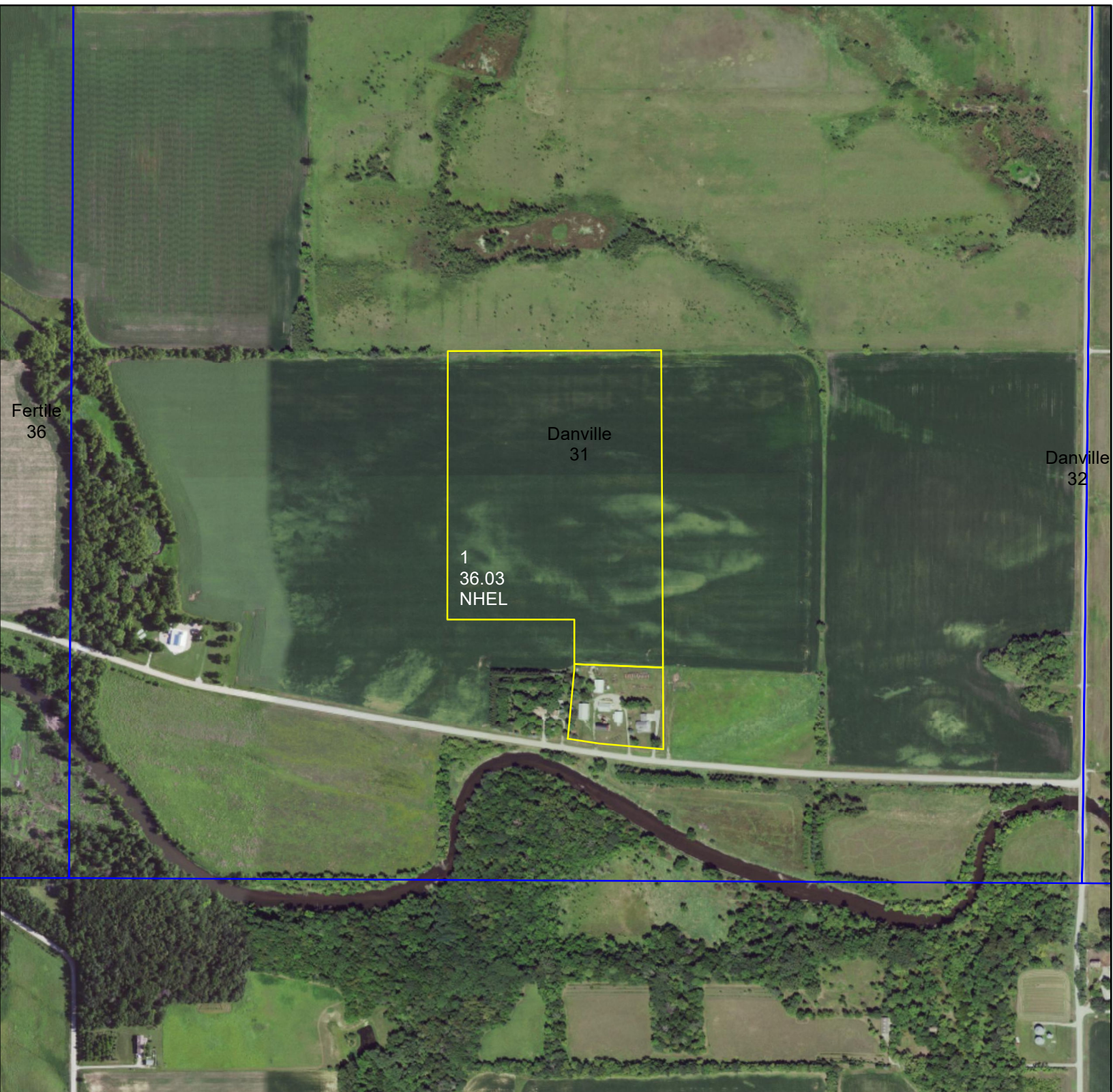
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Farm# 1485
Tract# 844

31 DANVILLE



1 inch = 660 feet

CROP YEAR:
IMAGERY YEAR: 2021

Prepared by Worth County FSA
Map Printed: September 20, 2022

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

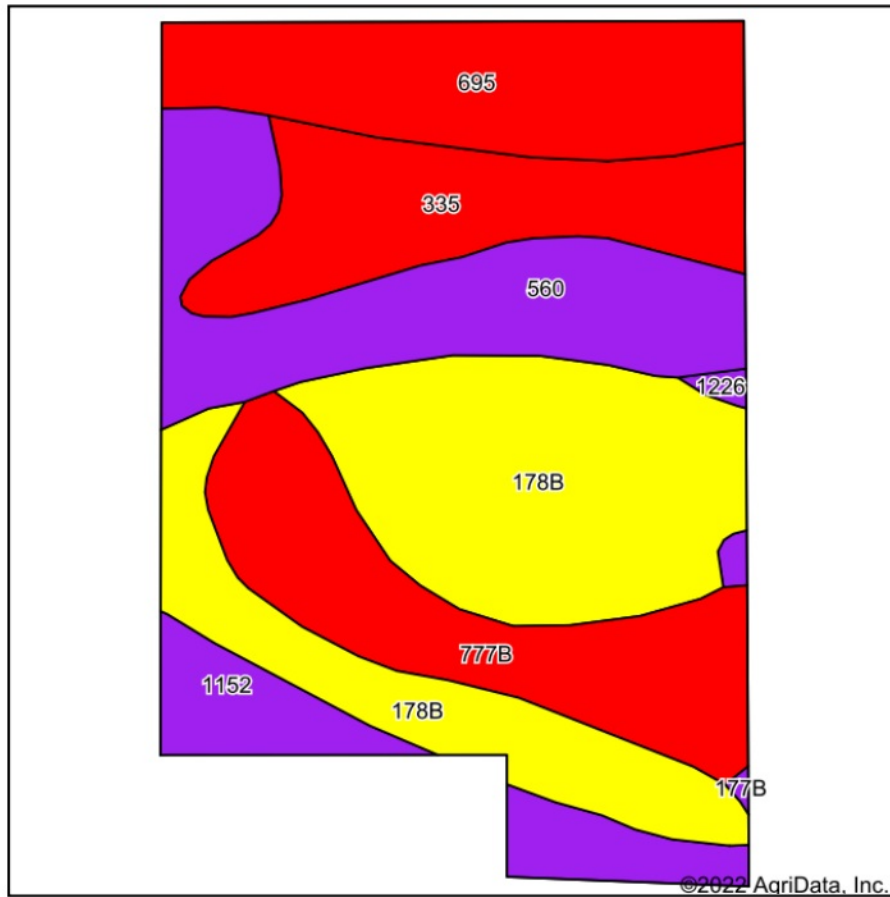
Restricted Use

Limited Restrictions

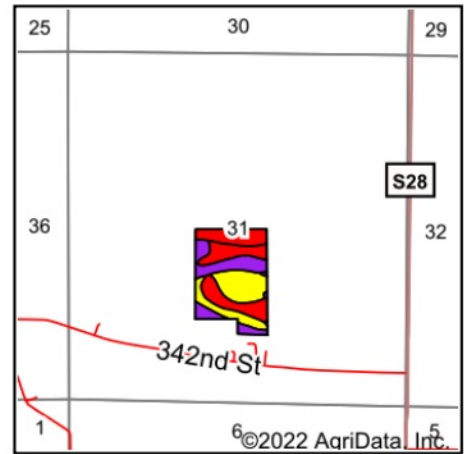
Exempt from Conservation Compliance Provisions

Disclosure: USDA FSA maps are FSA Program Administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CP-026 and attached maps) for exact boundaries and determinations or contact USDA NRCS.

Ruble Farm Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Worth
Location: 31-98N-21W
Township: Danville
Acres: 36.03
Date: 9/19/2022



Area Symbol: IA195, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
178B	Wauke loam, 2 to 5 percent slopes, rarely flooded	11.46	31.8%		lls	64	74								
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	6.10	16.9%		llw	53		5.4	3.3	155	2.8	62	4.7	45	
777B	Wapsie loam, 2 to 5 percent slopes, rarely flooded	5.57	15.5%		lle	50	55	7.3	4.3	155	2.8	62	4.7	45	
695	Tilfer silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.39	15.0%		lllw	47	52	5.3	3.2	150	2.7	60	4.5	44	

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome grass AUM	Soybeans Bu	*n NCCPI Soybeans
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	4.67	13.0%		Ilw	37	63	4.9	2.9	140	2.5	56	4.2	41	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.61	7.2%		Ilw	54	66								
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.23	0.6%		Ilw	59	70								
Weighted Average					2.15	53.2	*-	3.5	2.1	90.8	1.6	36.3	2.7	26.5	*n 60

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

**Real Estate
Taxes for the land -
\$626****

*****Will go up slightly***

**Access to the
farmland will be by
an easement
through the west
driveway of the
acreage.**