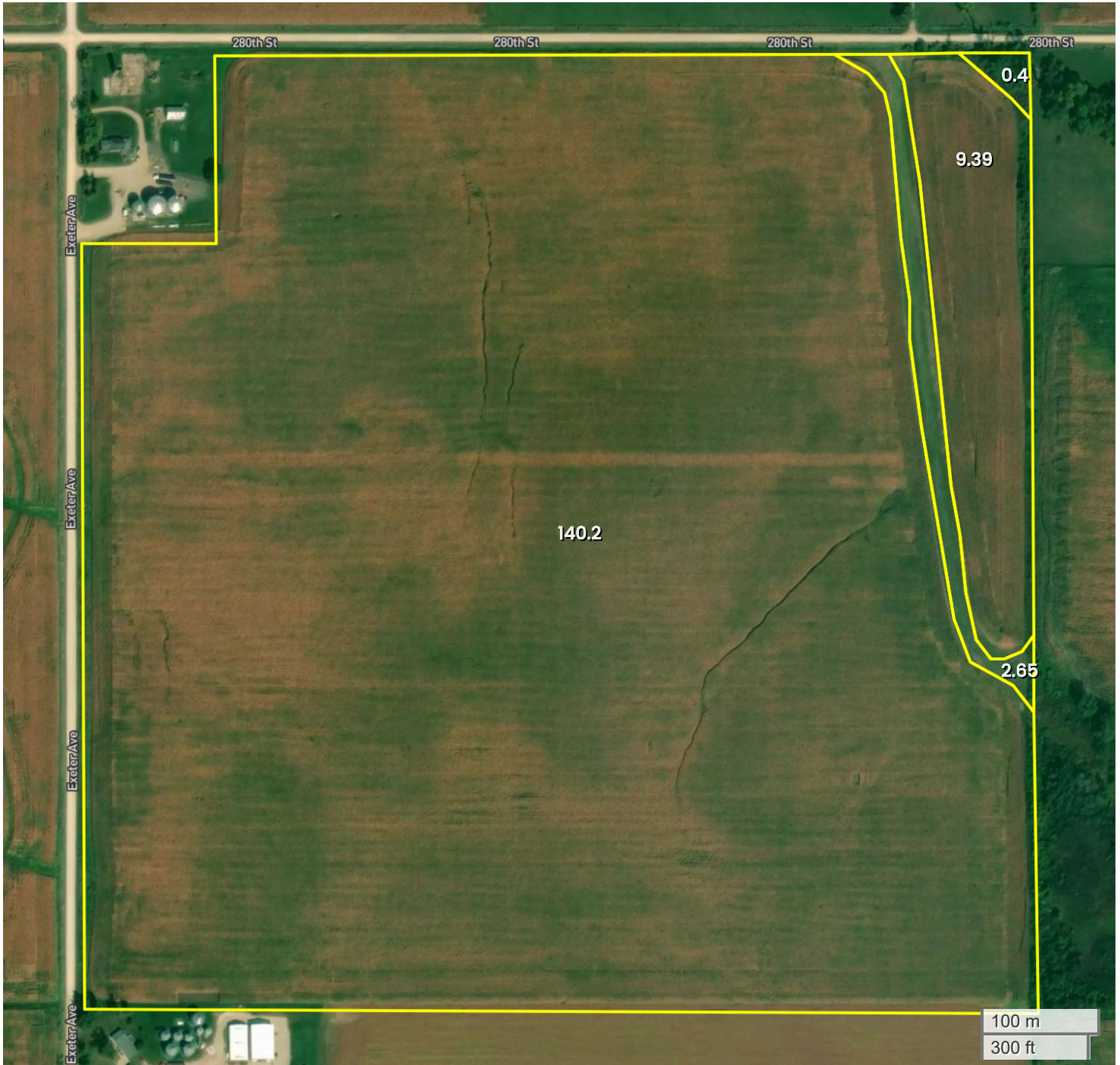




EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# AERIAL MAP

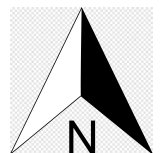


Center: 42.947057, -92.450837

24-94N-14W

Bradford Township

Chickasaw County, IA

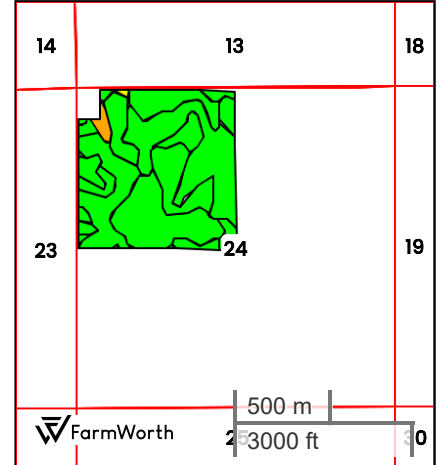
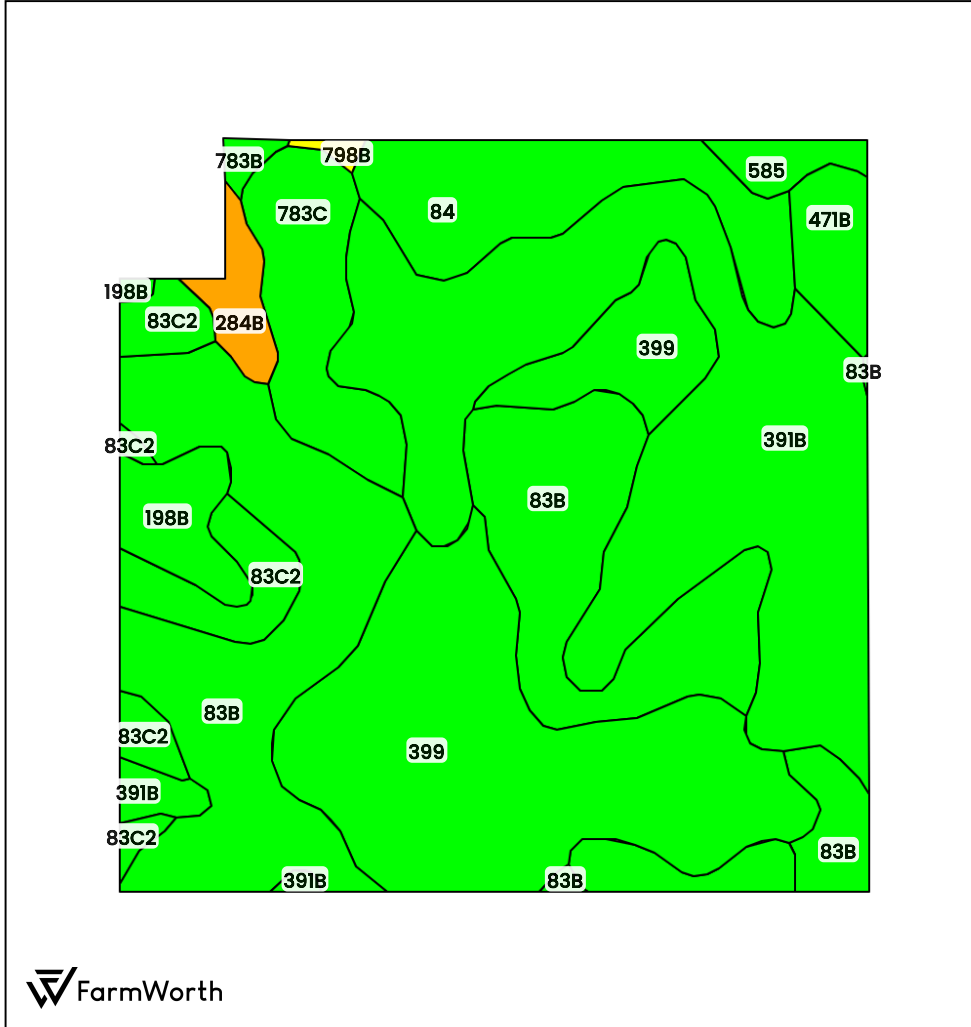


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EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# TOTAL SOILS



County: **Chickasaw County, IA**  
 Location: **24-94N-14W**  
 Township: **Bradford**  
 Acres: **153.57**  
 Date: **09/17/2024**



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
391B	Clyde-Floyd complex, 1 to 4 percent slopes	42.13	27.43 %	87	2	Poorly drained
83B	Kenyon loam, 2 to 5 percent slopes	39.13	25.48 %	90	2	Moderately well drained
399	Readlyn silt loam, 1 to 3 percent slopes	34.26	22.31 %	91	1	Somewhat poorly drained
84	Clyde clay loam, 0 to 3 percent slopes	10.94	7.12 %	88	2	Poorly drained
783C	Cresco loam, 5 to 9 percent slopes	8.31	5.41 %	81	3	Moderately well drained
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	6.83	4.45 %	84	3	Moderately well drained
198B	Floyd loam, 1 to 4 percent slopes	3.94	2.57 %	89	2	Somewhat poorly drained
471B	Oran loam, 2 to 5 percent slopes	3.22	2.10 %	74	1	Somewhat poorly drained
284B	Flagler sandy loam, 2 to 5 percent slopes	2.25	1.47 %	49	3	Somewhat excessively drained
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.67	1.09 %	70	2	Poorly drained
783B	Cresco loam, 2 to 5 percent slopes	0.57	0.37 %	73	2	Moderately well drained
798B	Protivin loam, 1 to 4 percent slopes	0.31	0.20 %	61	2	Somewhat poorly drained
				<b>Average:</b>	<b>87.2</b>	

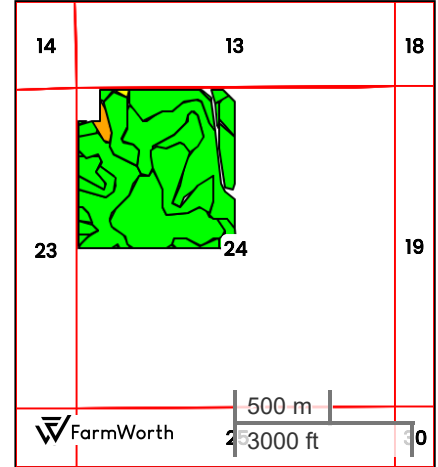
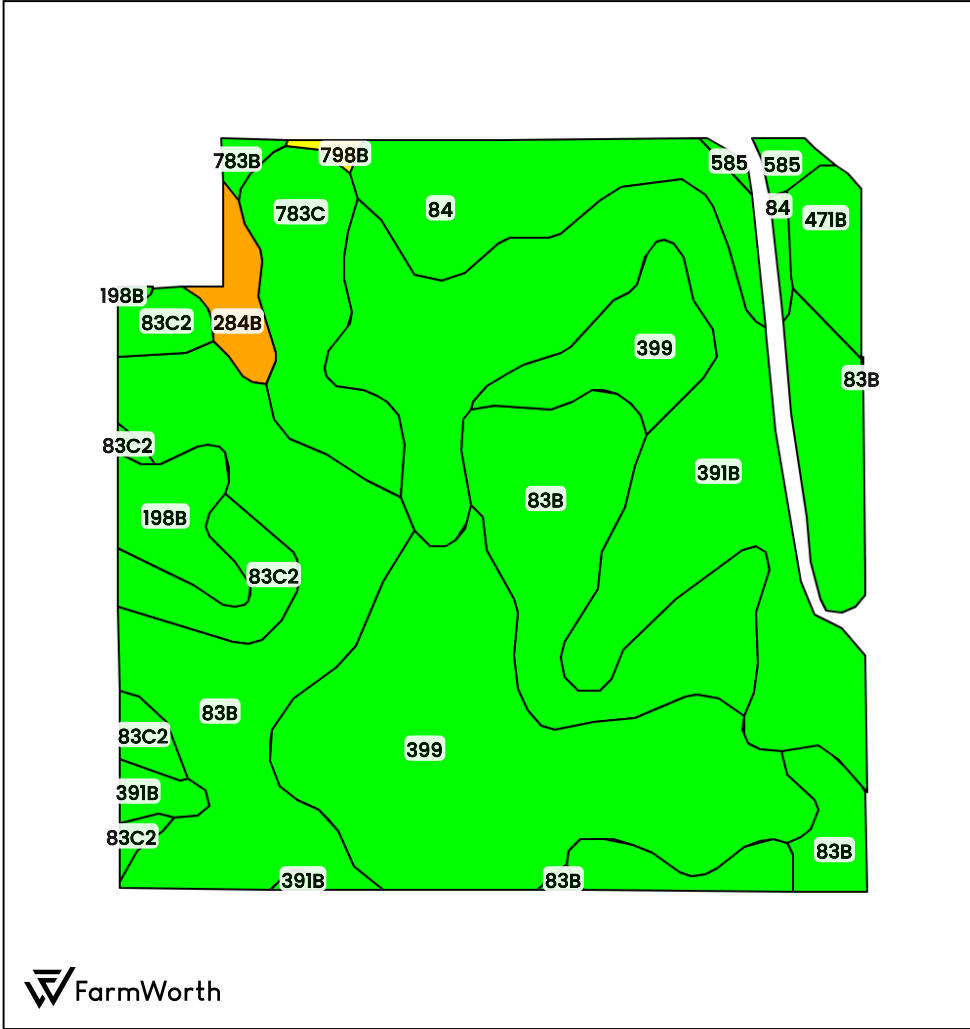
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# TILLABLE SOILS



County: **Chickasaw County, IA**  
 Location: **24-94N-14W**  
 Township: **Bradford**  
 Acres: **149.59**  
 Date: **09/17/2024**



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
391B	Clyde-Floyd complex, 1 to 4 percent slopes	40.25	26.91 %	87	2	Poorly drained
83B	Kenyon loam, 2 to 5 percent slopes	38.91	26.01 %	90	2	Moderately well drained
399	Readlyn silt loam, 1 to 3 percent slopes	34.20	22.86 %	91	1	Somewhat poorly drained
84	Clyde clay loam, 0 to 3 percent slopes	10.28	6.87 %	88	2	Poorly drained
783C	Cresco loam, 5 to 9 percent slopes	8.31	5.56 %	81	3	Moderately well drained
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	6.73	4.50 %	84	3	Moderately well drained
198B	Floyd loam, 1 to 4 percent slopes	3.86	2.58 %	89	2	Somewhat poorly drained
471B	Oran loam, 2 to 5 percent slopes	3.04	2.03 %	74	1	Somewhat poorly drained
284B	Flagler sandy loam, 2 to 5 percent slopes	2.15	1.44 %	49	3	Somewhat excessively drained
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.00	0.67 %	70	2	Poorly drained
783B	Cresco loam, 2 to 5 percent slopes	0.57	0.38 %	73	2	Moderately well drained
798B	Protivin loam, 1 to 4 percent slopes	0.31	0.21 %	61	2	Somewhat poorly drained
				<b>Average:</b>	<b>87.3</b>	

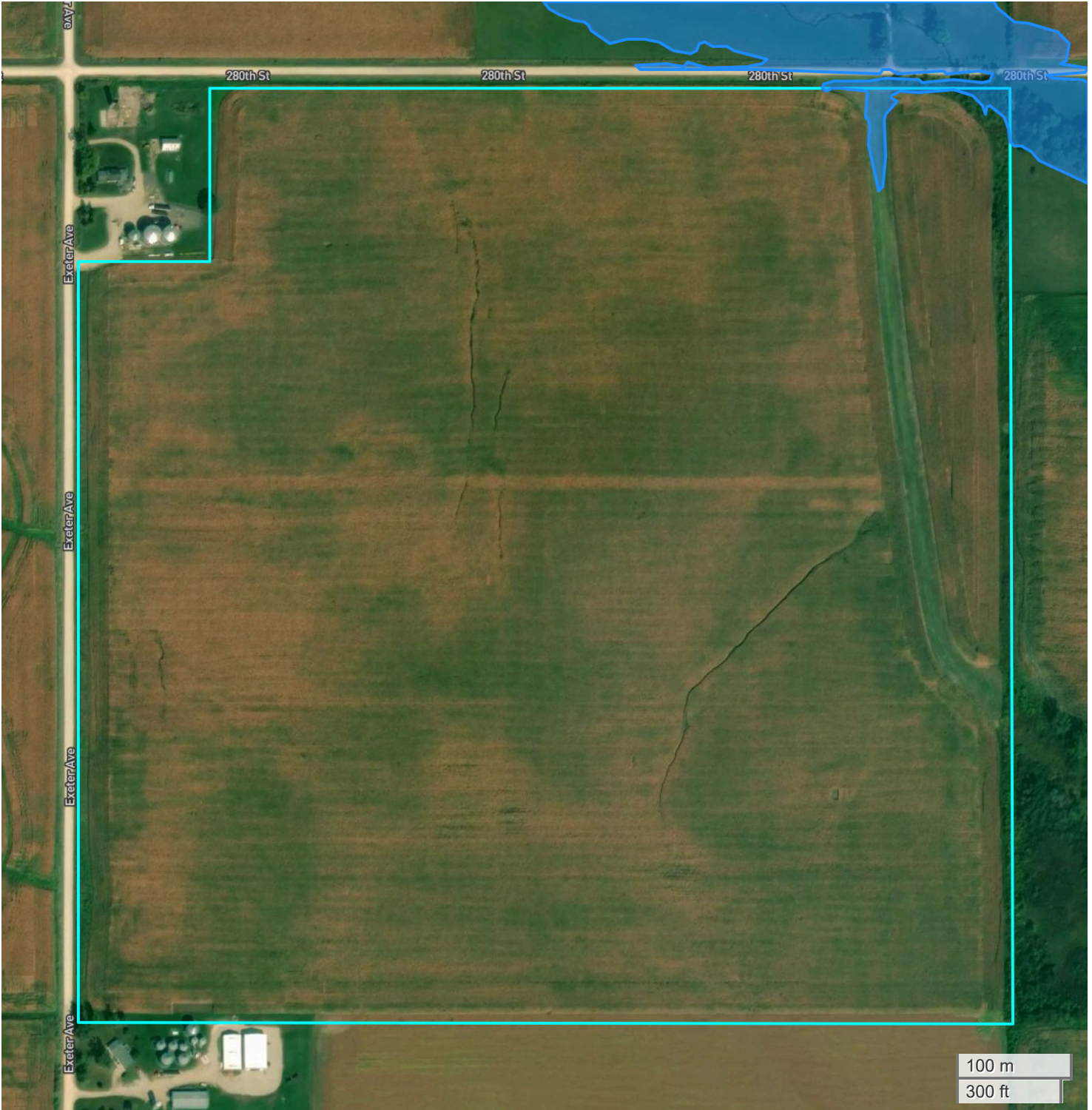
IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.





EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# FLOOD HAZARDS



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## Significant Flood Hazards

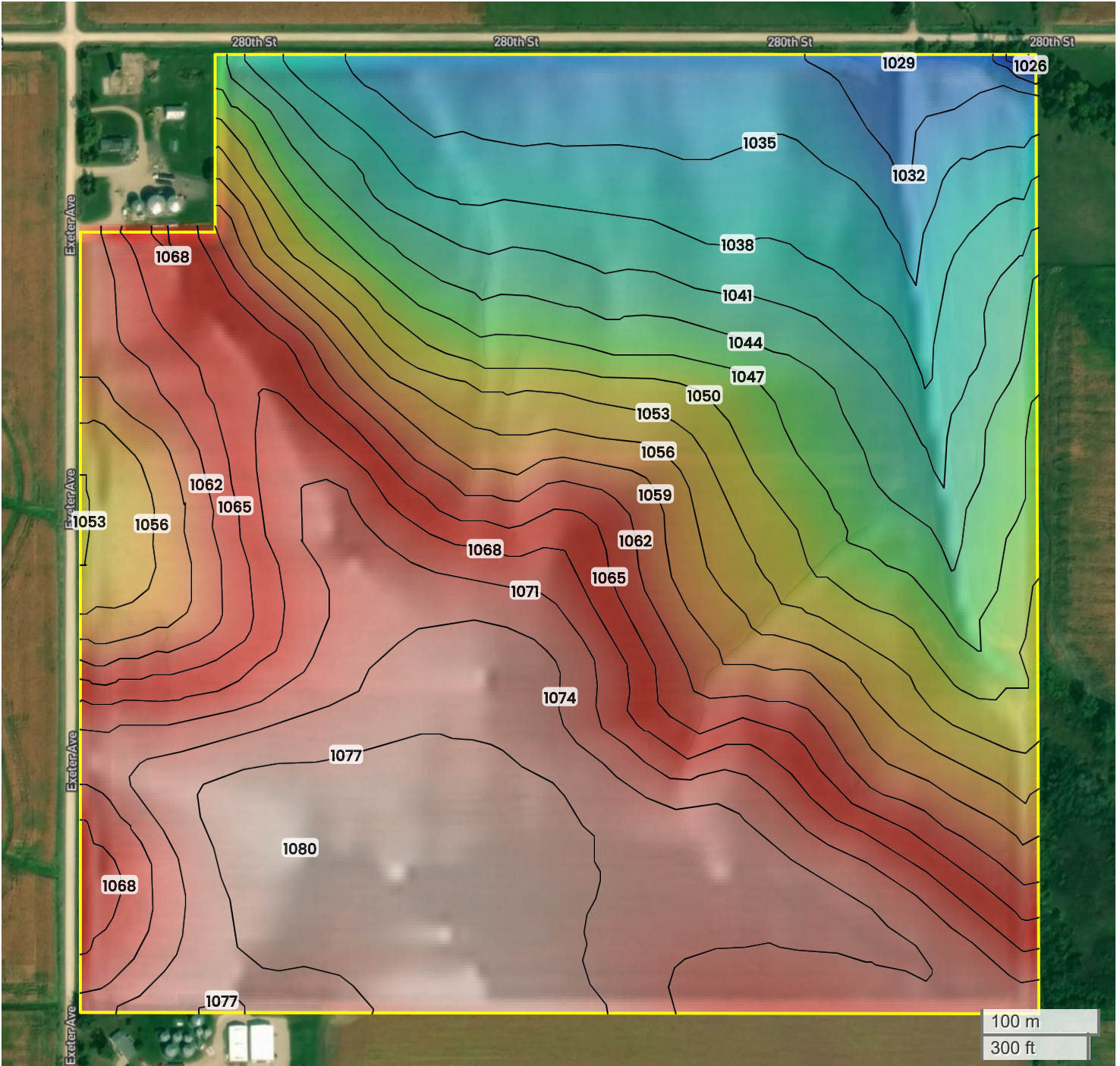
- Regulatory Floodway (Zones AE, AO, AH, VE, AR)
- Without Base Flood Elevation (BFE), with BFE or Depth (Zones A, V, A99)





EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# TOPOGRAPHY



1026 ft

1080 ft



Center: 42.947047, -92.450845

24-94N-14W

Bradford Township

Chickasaw County, IA

Source: USGS 10m DEM

Interval(ft): 3

Max: 1080.0 ft

Min: 1026.0 ft

Range: 54.0 ft

Average: 1053.0 ft

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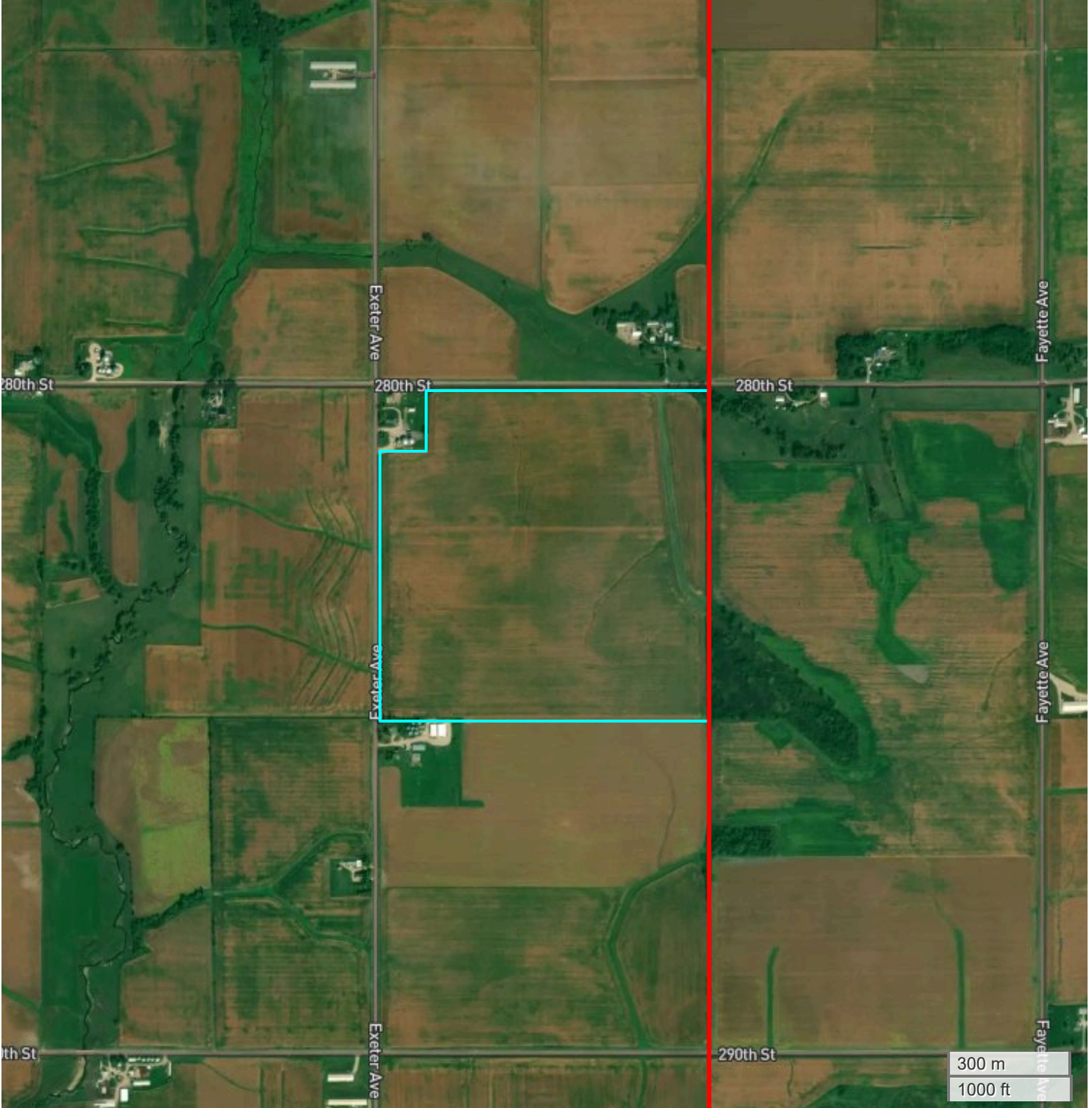













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# ENERGY MAP



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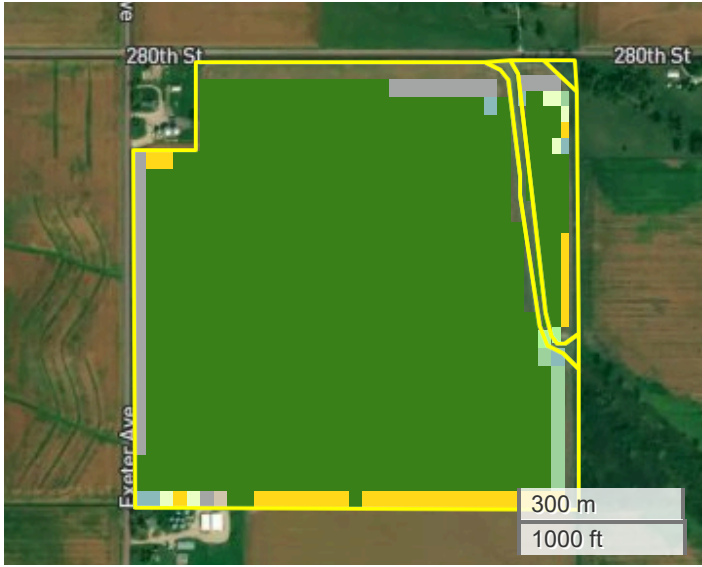
-  Transmission Lines
-  Substations
-  Wind Turbine
-  Wind Farm
-  Solar
-  Oil and Gas(Active)
-  Oil and Gas(Abandoned)



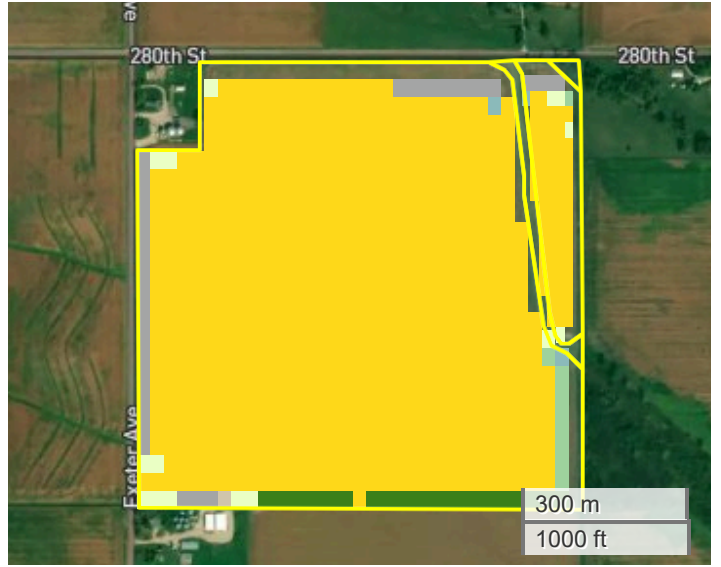
EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# CROP HISTORY

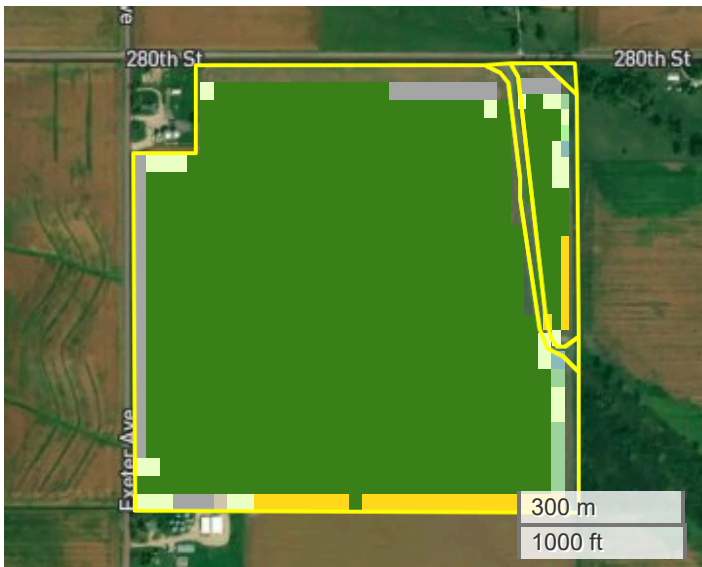
2020



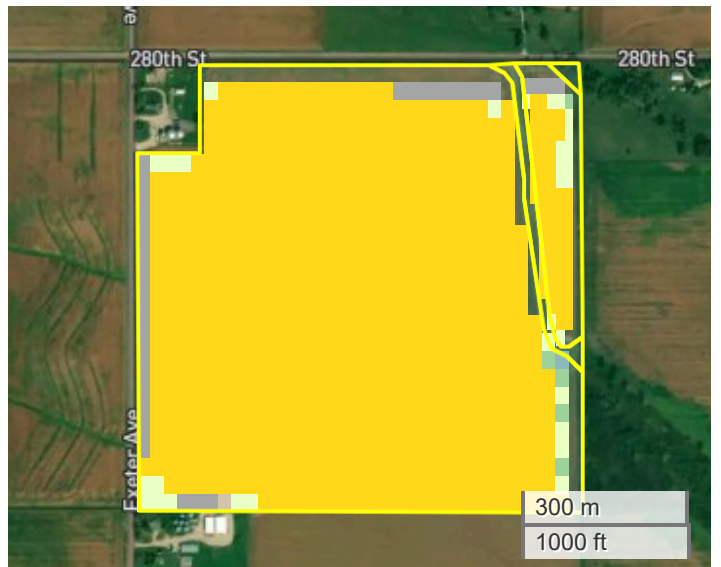
2021















2022



2023



## Crop History

	Crop	2020 %Area	2021 %Area	2022 %Area	2023 %Area	Average %Area
	Soybeans	88.7	2.9	87.3	0.0	59.6
	Corn	4.2	89.2	3.8	90.9	47.0
	Developed/Open Space	3.0	2.6	2.6	2.6	2.7
	Grass/Pasture	0.8	2.0	3.4	3.9	2.5
	Developed/Low Intensity	1.0	1.3	1.3	1.3	1.2
	Deciduous Forest	1.2	1.2	0.4	0.7	0.8
	Herbaceous Wetlands	0.8	0.3	0.3	0.0	0.4
	Evergreen Forest	0.0	0.0	0.4	0.0	0.4
	Developed/Med Intensity	0.0	0.4	0.4	0.4	0.4
	Other Hay/Non Alfalfa	0.3	0.0	0.1	0.0	0.2
	Woody Wetlands	0.0	0.1	0.0	0.1	0.1
	Barren	0.1	0.1	0.1	0.1	0.1



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EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# PROXIMITY MAP



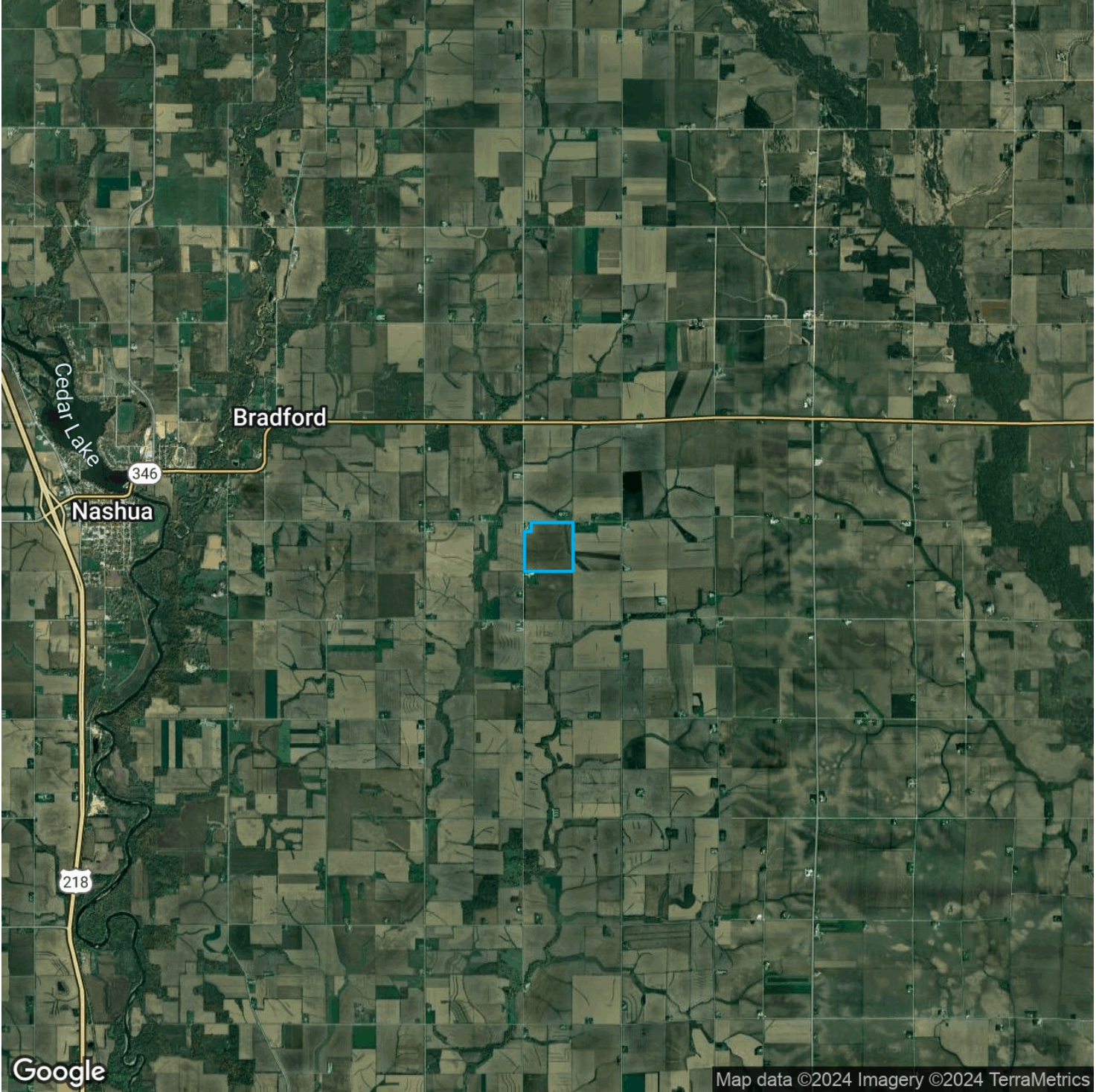
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EVELYN E. REUSCH TRUST (155.22 AC TOTAL, 149.59 AC TILLABLE)

# REGIONAL MAP



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# FARMLAND INSIGHTS

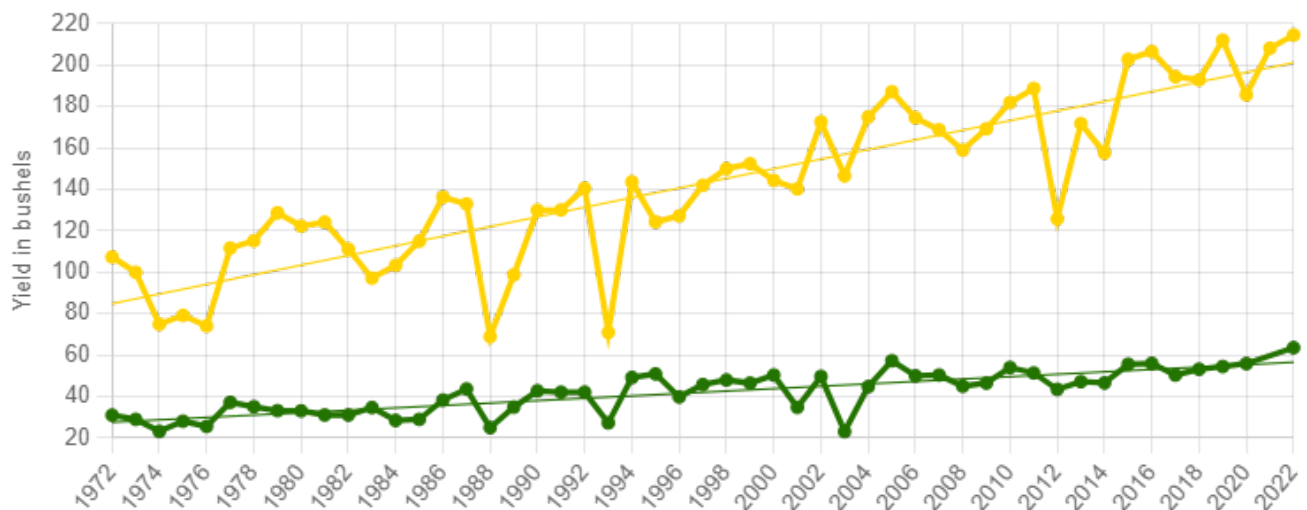
## Farmland Statistics for Chickasaw County, IA for 2023

	Attribute	Year	Value
IA Average	Farmland Value (\$/ac)	2023	\$9,410
	Cash Rent (\$/ac)	2023	\$269
	Farmland Returns (%)	2023	9.05%
Chickasaw County Average	Price (\$/ac)	2023	\$9,784
	Cash Rent (\$/ac)	??	\$??/ac
	National Productivity Index (NCCPI3 All Crops)	2023	80
	CSR2	2023	75

## RMA Statistics for Chickasaw County, IA for 2022

Top Crops	Year	Expected Yield (bu/ac)	APA Trend Adjustment (bu/year)
Corn	2022	200.2	2.3
Soybeans	2022	0	0
Oats	2022	0	0

Crop yields for top crops from 1972 onwards



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