



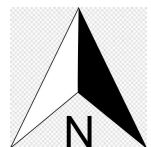
BERNADINE MILLS TRUST - TRACT 2 (151.43 AC TOTAL, 104.50 AC TILLABLE)

AERIAL MAP



Center: 41.554504, -93.401538

16-78N-22W
Camp Township
Polk County, IA

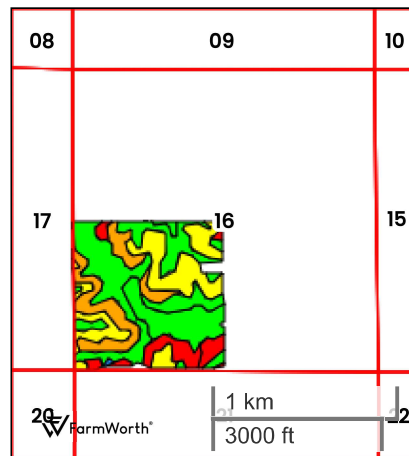
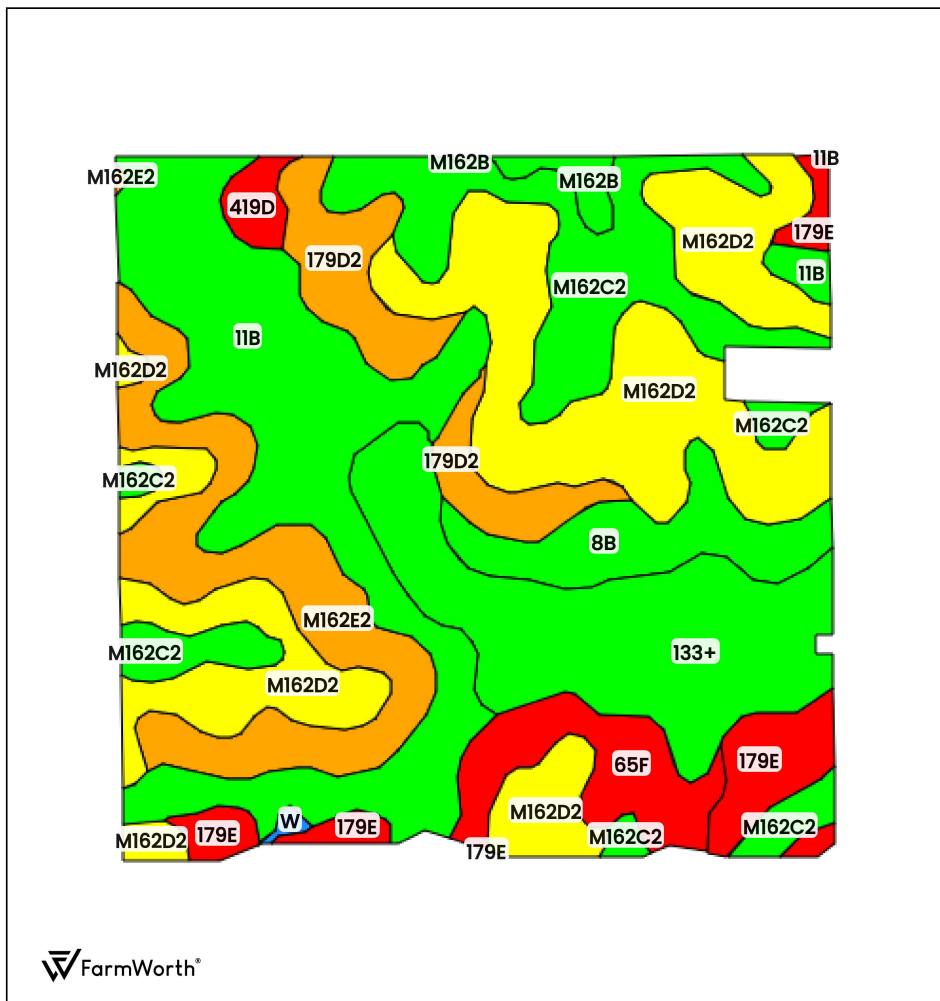


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BERNADINE MILLS TRUST - TRACT 2 (151.43 AC TOTAL, 104.50 AC TILLABLE)

TOTAL SOILS



County: Polk County, IA
 Location: 16-78N-22W
 Township: Camp
 Acres: 151.43
 Date: 04/03/2025



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
M162D2	Downs silty clay loam, till plain, 9 to 14 percent slopes, eroded	36.71	24.24 %	57	82	-	3	Well drained
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	29.31	19.35 %	80	85	-	2	Poorly drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	20.38	13.46 %	78	82	-	2	Poorly drained
M162C2	Downs silty clay loam, till plain, 5 to 9 percent slopes, eroded	17.83	11.78 %	82	86	-	3	Well drained
M162E2	Downs silty clay loam, till plains, 14 to 18 percent slopes, eroded	15.02	9.92 %	45	78	-	4	Well drained
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	8.44	5.57 %	45	74	-	4	Well drained
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	7.34	4.85 %	93	93	-	2	Well drained
65F	Lindley loam, 18 to 25 percent slopes	6.79	4.48 %	6	52	-	7	Well drained
179E	Gara loam, 14 to 18 percent slopes	6.58	4.35 %	36	79	-	6	Well drained
419D	Vanmeter silt loam, 9 to 14 percent slopes	1.46	0.96 %	5	53	-	6	Moderately well drained
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.30	0.86 %	90	91	-	2	Well drained
W	Water	0.26	0.17 %	0	0	-	-	-
Average:				63.6	80.9			

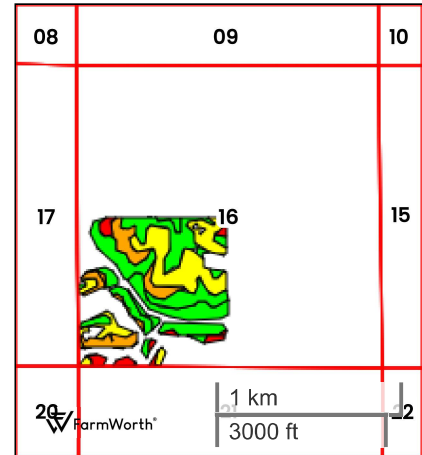
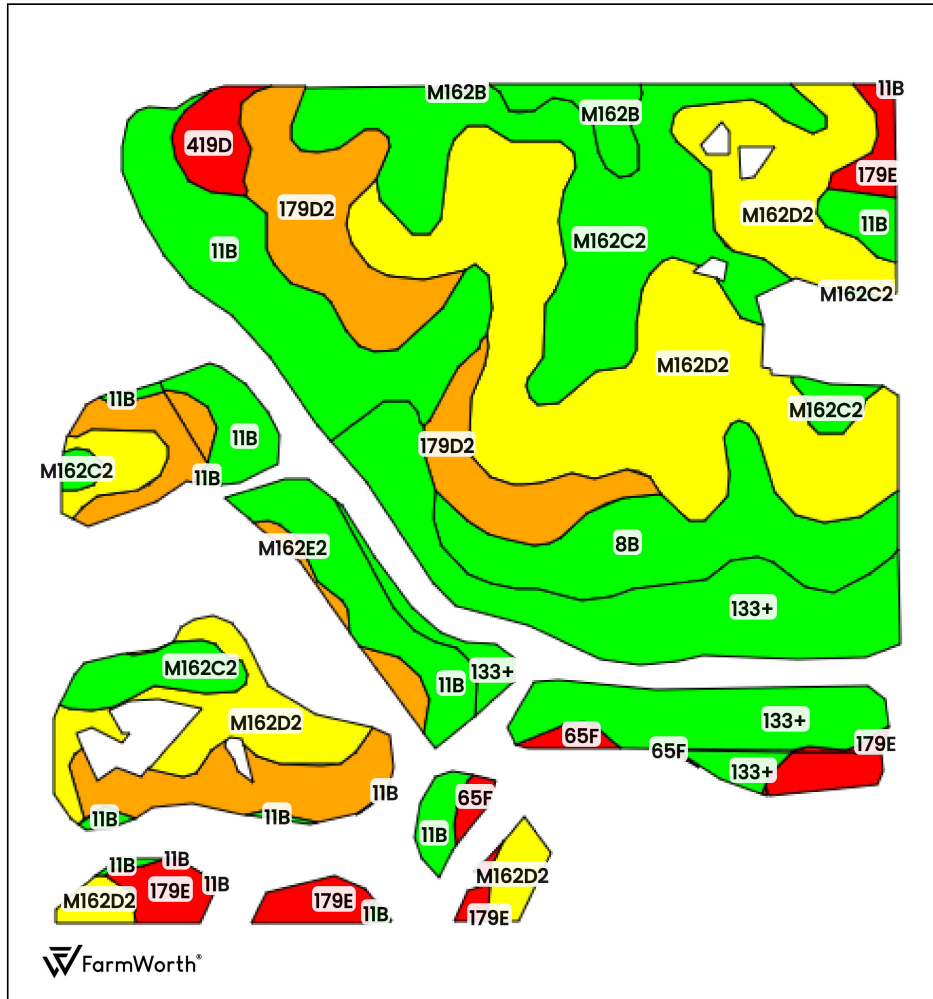
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



BERNADINE MILLS TRUST - TRACT 2 (151.43 AC TOTAL, 104.50 AC TILLABLE)

TILLABLE SOILS



County: Polk County, IA
 Location: 16-78N-22W
 Township: Camp
 Acres: 104.50
 Date: 04/03/2025



Field borders obtained from Farm Service Agency
 as of 2008

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Code	Description	Acres	% of field	IA CSR2	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
M162D2	Downs silty clay loam, till plain, 9 to 14 percent slopes, eroded	30.05	28.76 %	57	82	-	3	Well drained
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	15.35	14.69 %	80	85	-	2	Poorly drained
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	14.82	14.18 %	78	82	-	2	Poorly drained
M162C2	Downs silty clay loam, till plain, 5 to 9 percent slopes, eroded	14.74	14.11 %	82	86	-	3	Well drained
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	8.44	8.08 %	45	74	-	4	Well drained
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	7.34	7.02 %	93	93	-	2	Well drained
M162E2	Downs silty clay loam, till plains, 14 to 18 percent slopes, eroded	6.15	5.89 %	45	78	-	4	Well drained
179E	Gara loam, 14 to 18 percent slopes	3.89	3.72 %	36	79	-	6	Well drained
419D	Vanmeter silt loam, 9 to 14 percent slopes	1.46	1.40 %	5	53	-	6	Moderately well drained
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.30	1.24 %	90	91	-	2	Well drained
65F	Lindley loam, 18 to 25 percent slopes	0.96	0.92 %	6	52	-	7	Well drained
Average:				66.2	82.2			

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

Soils data provided by USDA and NRCS.



FLOOD HAZARDS



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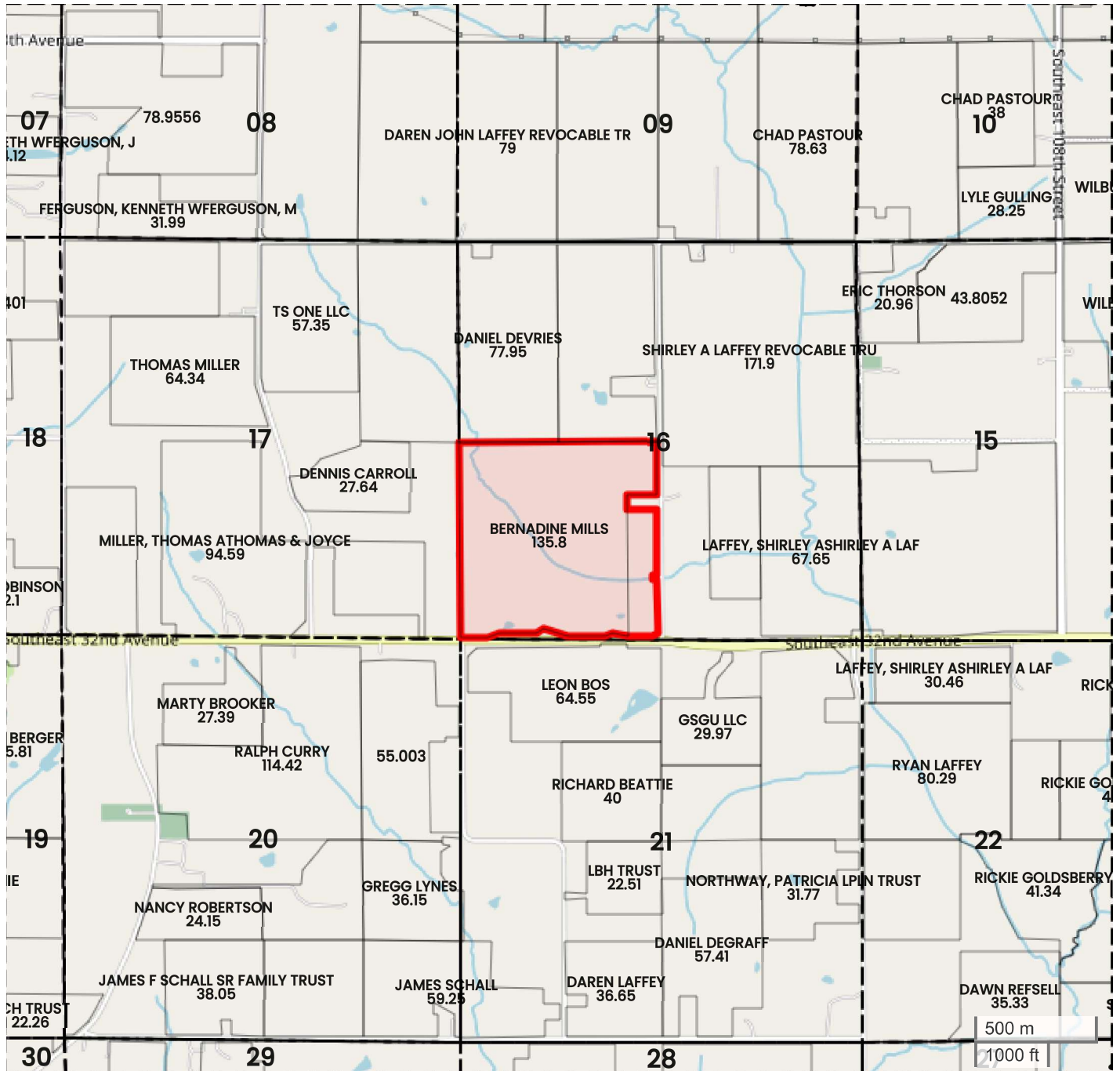
Significant Flood Hazards

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



BERNADINE MILLS TRUST - TRACT 2 (151.43 AC TOTAL, 104.50 AC TILLABLE)

PLAT MAP

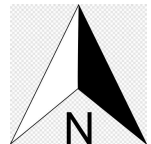


Center: 41.554503, -93.401525

16-78N-22W

Camp Township

Polk County, IA

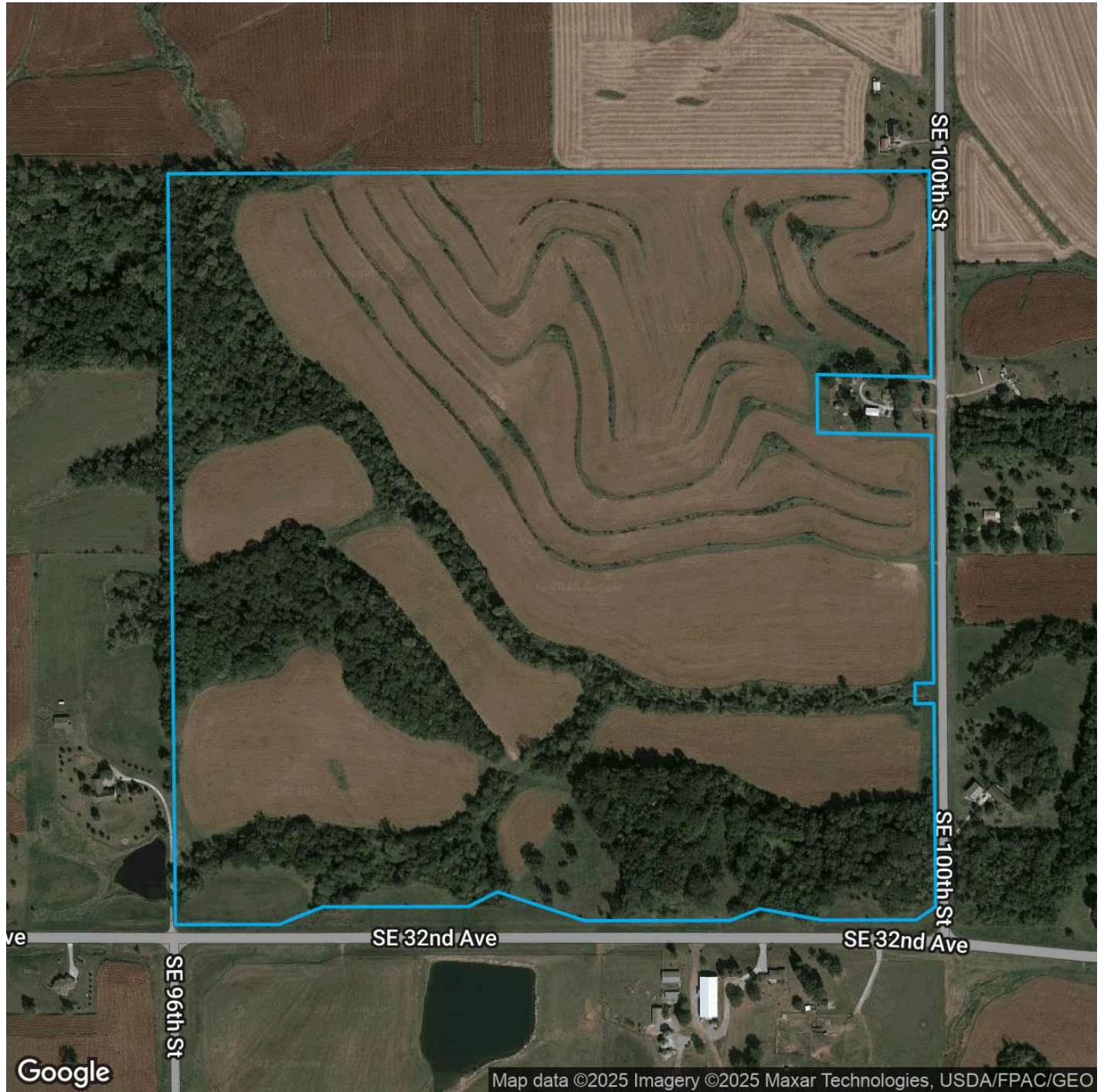


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BERNADINE MILLS TRUST - TRACT 2 (151.43 AC TOTAL, 104.50 AC TILLABLE)

PROXIMITY MAP



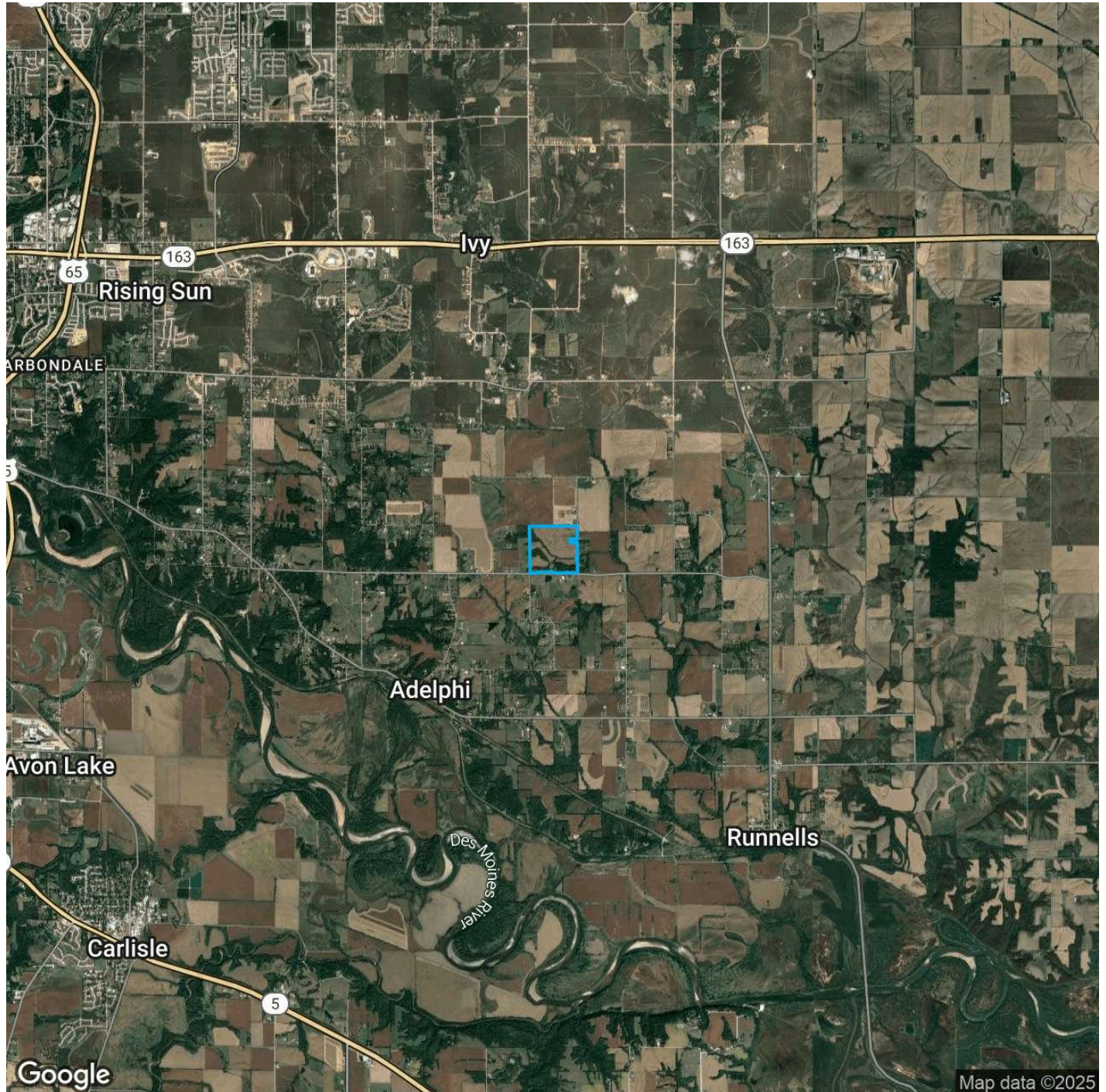
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BERNADINE MILLS TRUST - TRACT 2 (151.43 AC TOTAL, 104.50 AC TILLABLE)

REGIONAL MAP



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