

***MULTI-PARCEL FARMLAND AUCTION***  
***IN-PERSON AND ONLINE AUCTION***  
***356.45 +/- Acres - Dunklin County, Missouri***



**AUCTION BY**

**G** **GLAUB**  
**FARM**  
**MANAGEMENT**

MANAGEMENT • REAL ESTATE • CONSULTING  
INVESTMENTS • LAND AUCTIONS

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***Serving Landowners in Arkansas, Mississippi, Arkansas, and Tennessee***

## CHAMBLIN FARMS FARMLAND AUCTION SUMMARY

### Property

#### Overview:

On November 18<sup>th</sup>, 356.45 FSA cropland acres in Dunklin County, MO will be auctioned live and on-line. The farm is located White Oak community north of Kennett and will be offered in 3 lots, the whole or combinations. Online bidding is allowed prior to the auction date and up until the auctioneer ends all bidding.

The soils and location make this a prime region for row and specialty crops. Soils are primarily sandy loam and are suitable for cotton, peanuts, corn, soybeans, wheat, sweet corn, watermelons, pumpkins, cantaloupes, potatoes, and other produce.

**Acres:** 358 +/- Tax Parcel Acres

| Lot #        | Tax Parcel Acres | FSA Total Farm Acres | FSA Crop Acres | Irrigation Details   |
|--------------|------------------|----------------------|----------------|--|
| 1            | 122.51           | 122.74               | 119.52         | Irrigated by 3 separate pivots fed by one pump in the middle of the tract. |
| 2            | 155.63           | 158.53               | 156.34         | Irrigated by one pivot in the middle of the tract.                         |
| 3            | 79.86            | 81.7                 | 80.59          | South field is row irrigated while north field is non-irrigated.           |
| <b>TOTAL</b> | <b>358.0</b>     | <b>362.97</b>        | <b>356.45</b>  |  |

**FSA Data:** Farmland Acres – 362.97 acres Cropland Acres – 356.45 acres

**Taxes:** Property taxes are \$1,750 or \$4.90/cropland acre. Personal property taxes on pivots are estimated at \$550 or 1.55/cropland acre.

**Inspections:** Contact Glaub Farm Management.

### Auction

**Date & Time:** Thursday, November 18, 2021 @ 10:00AM CST (Registration starts @ 9:00 AM)

**Auction Location:** American Legion, 1615 1st St, Kennett, MO 63857

**Online Bidding:** [Register To Bid Online Here](#)

**Online Map:** [Here](#)

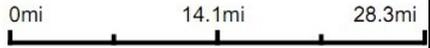
**Online Video:** [Here](#)

# REGIONAL MAP



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map center: 36° 18' 59.59, -90° 1' 2.29

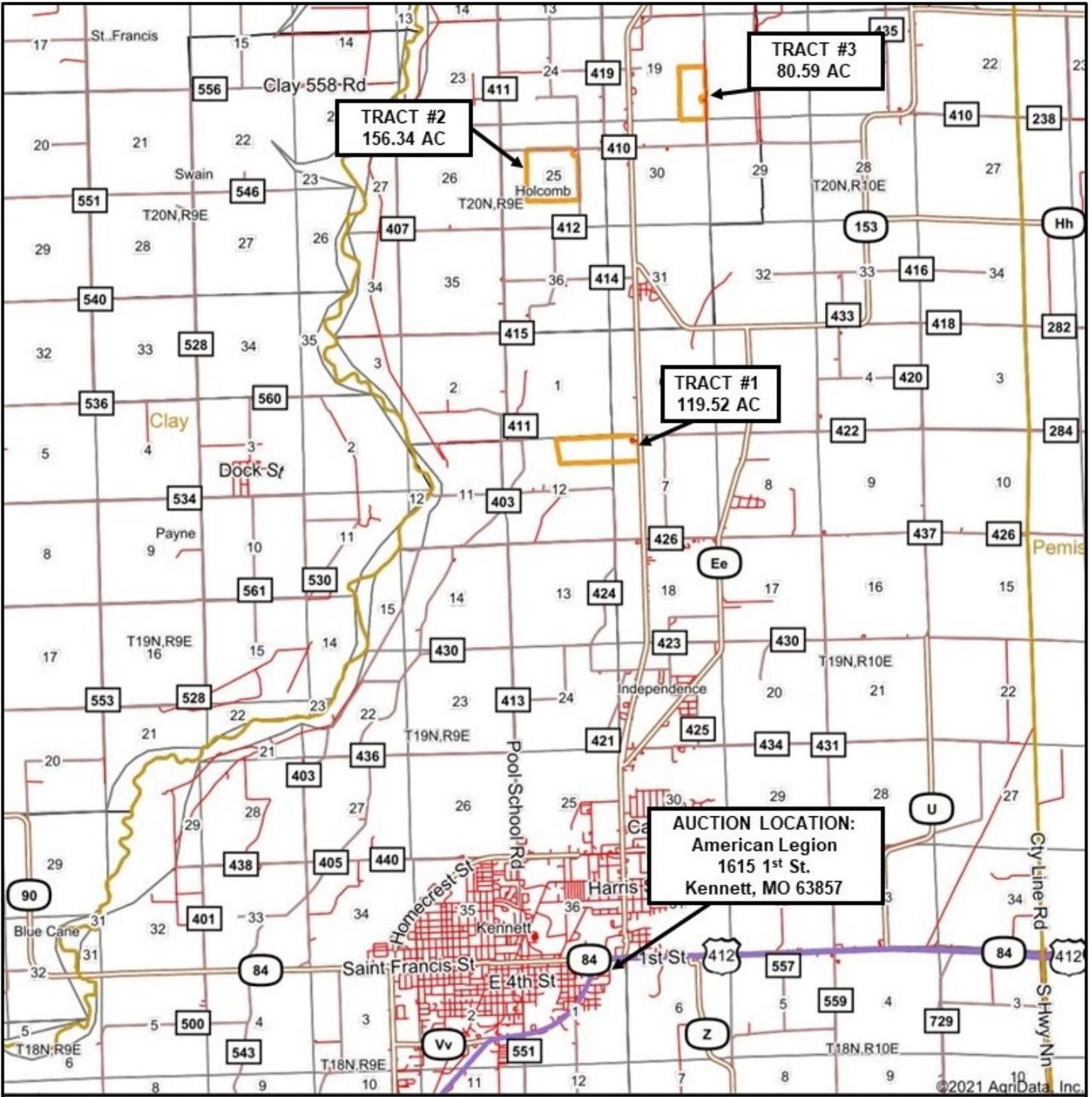


**GLAUB FARM MANAGEMENT**  
MANAGEMENT - REAL ESTATE - LAND AUCTIONS  
APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# GENERAL LOCATION MAP



map center: 36° 17' 39.59, -90° 2' 41.97

0ft 7943ft 15886ft



## AUCTION TERMS AND CONDITIONS

**Method of Sale:** Glaub Farm Management, LLC (GFM) (Ted Glaub - Missouri Real Estate License # 1999004054 & Missouri Auctioneer License #1266) will offer this property for public auction on Thursday, November 18, 2021. Auction location will be at the American Legion Kennett. At 10:00 AM, the property will be offered as one total unit, in tracts, or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller(s), shall constitute a binding contract between the Buyer(s) and the Seller(s). Online bidding is allowed prior to the auction date and up until the live bidding ends. The auctioneer will settle any disputes as to bids and his decision will be final. If you are unable to attend the auction and would like to place a confidential sealed bid, please contact GFM at 870-972-6996.

**Acreage:** The acreages listed in this brochure are estimates taken from the county assessor's records, survey, and/or FSA records.

**Survey:** The Seller(s) reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller(s) and the Buyer(s). The Seller(s) will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). The price per acre will be the auction bid price for the tract, multiplied by the tract acreage estimated in the auction brochure.

**Approval of Bids:** The Seller(s) reserve the right to accept or reject any and all bids. All successful bidders must enter into a separate written purchase agreement the day of the auction, immediately following the conclusion of the bidding.

**Down Payment:** 10% of the final purchase price is due the day of the auction with the balance due at closing. If bidding online, the down payment must be received by 10:00AM the following day. The down payment must be in the form of personal or company check accompanied with a bank letter guaranteeing minimum funds available to write a non-refundable bid deposit, cashier's check, or cash. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

**Deed:** The Seller(s) will provide a General Warranty Deed or similar deed at closing.

**Evidence of Title:** The Seller(s) will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's down payment.

**Easements:** The sale of this property is subject to any and all easements of record.

**Closing:** The closing shall be on or before Monday, December 20, 2021. The Seller(s) have the choice to extend this date if necessary until December 31, 2021.

**Possession:** Possession will be delivered at closing.

**Mineral Rights:** Any mineral rights owned by the Seller(s) will be conveyed to the Buyer(s).

**Real Estate Taxes:** The Seller(s) will pay the real estate and personal property taxes for 2021 calendar year and prior. Buyer is responsible for 2022 and subsequent years.

**Property Inspections:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller(s) disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by GFM or the Seller(s) without GFM present.

**Agency:** Glaub Farm Management, LLC, Ted Glaub (Broker/Auctioneer) and their representatives, are exclusive agents of the Seller(s).

**Online Bidder Registration:** In order to bid online you must register for the auction online 24 hours prior to the auction at [bid.glaubfm.com](http://bid.glaubfm.com) and be approved by GFM. Contact GFM if you have issues registering or questions regarding online bidding.

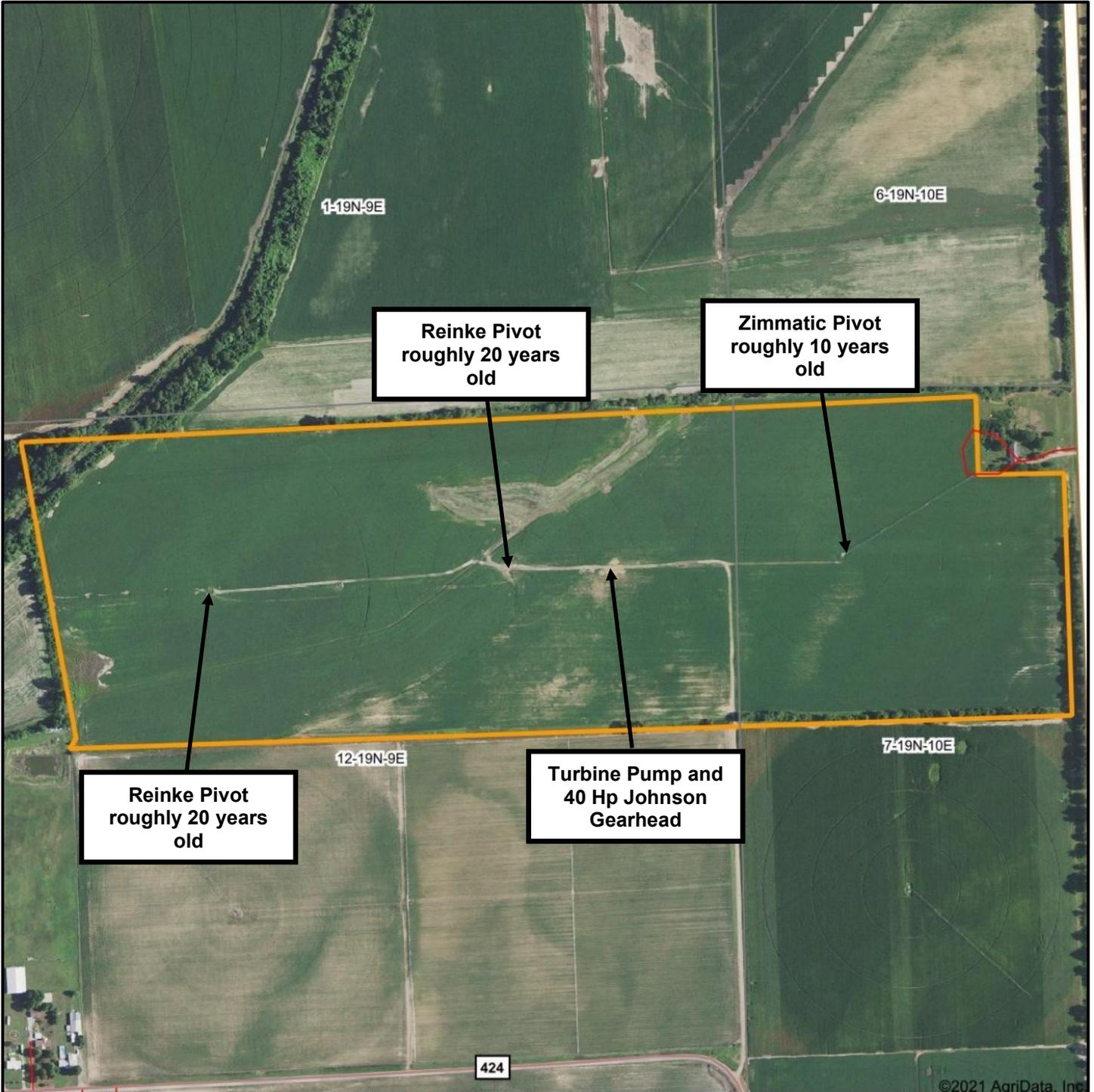
**Technical Issues:** In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Glaub Farm Management reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Glaub Farm Management shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

**Broker Participation:** GFM will accept broker/realtor participation if the proper form is filled out at least 24 hours prior to the auction and the broker/realtor must attend the auction. Call GFM @ 870-972-6996 to receive the broker/realtor participation form.

**Disclosure:** Buyer has been informed that the Property, including without limitation garages, tool sheds, other outbuildings, fences, signs and mechanical equipment on the Property that were constructed prior to 1978, if any, may contain lead-based paint.

**Disclaimer:** All information contained in this brochure and all related materials are subject to the Terms and Conditions contained in the purchase agreement. No liability for the accuracy, errors or omissions of the information contained in this brochure and all related marketing materials is assumed by the Seller(s) or GFM. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY GFM, LEGAL COUNSEL, AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or GFM. Except for any express warranties set forth in the purchase agreement and sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller(s) and GFM make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller(s) or GFM be liable for any damages of any kind, including but not limited to nominal, compensatory, general, special or punitive damages. Conduction of the auction and increments of bidding are at the direction and discretion of GFM and/or the auctioneer. The Seller(s) and GFM reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of GFM, and/or the auctioneer are final.

# LOT #1 AERIAL & IRRIGATION



Map Center: 36° 18' 28.86, -90° 2' 7.27



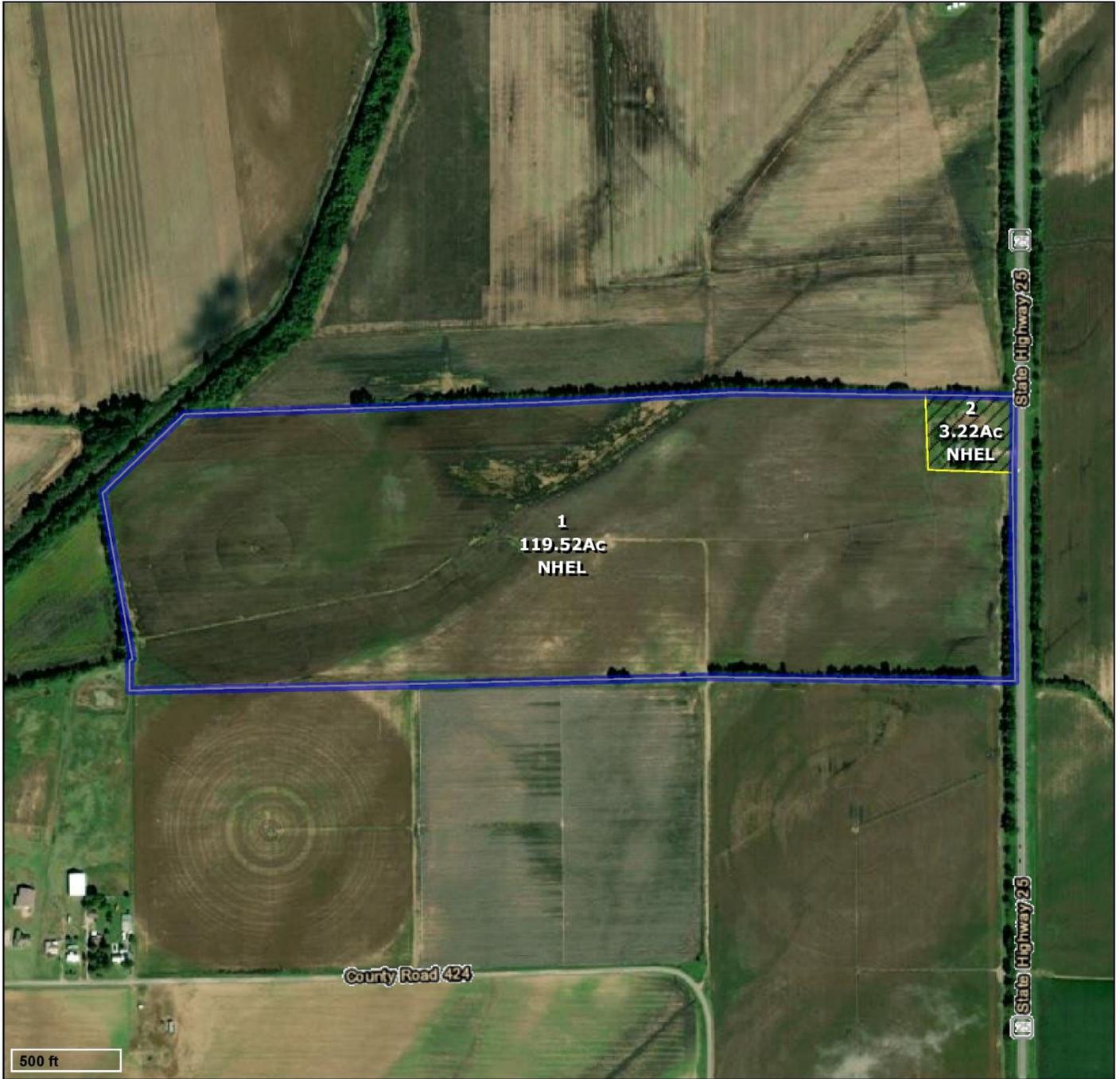
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Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING

12-19N-9E  
Dunklin County  
Missouri

# LOT #1 FSA MAP

**USDA** Dunklin County, Missouri



**Common Land Unit**  
 Cropland   
 Non-cropland

**Farm 0001060**  
**Tract 2381**

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

**2022 Crop Year**



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for 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 ESRI imagery service. 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 FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# LOT #1 156-EZ

**FARM: 1060**

Missouri  
Dunklin

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 10/13/21 1:26 PM  
Crop Year: 2022  
Page: 1 of 2

**DISCLAIMER:** This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

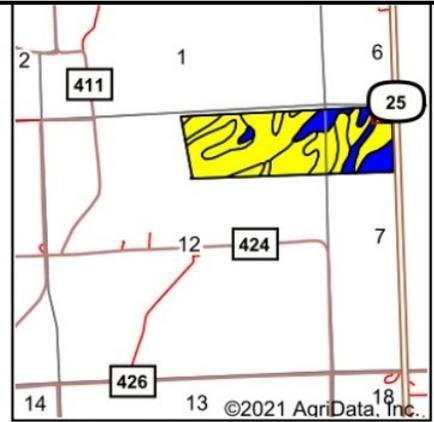
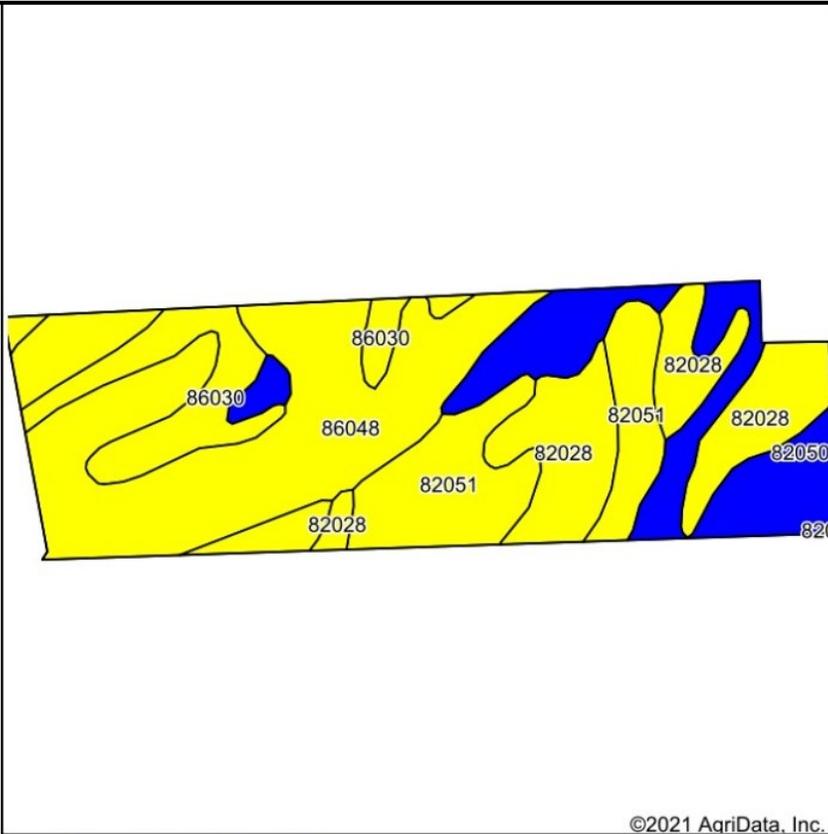
| Operator Name      |                    | Farm Identifier        |                |         |              |      |             |                  |
|--------------------|--------------------|------------------------|----------------|---------|--------------|------|-------------|------------------|
| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP  | Farm Status | Number of Tracts |
| 122.74             | 119.52             | 119.52                 | 0.00           | 0.00    | 0.00         | 0.00 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Sugarcane    |      |             |                  |
| 0.00               | 0.00               | 119.52                 | 0.00           | 0.00    | 0.00         |      |             |                  |

|                          |              |                 |           |                       |      | ARC/PLC             |  |
|--------------------------|--------------|-----------------|-----------|-----------------------|------|---------------------|--|
| ARC-IC<br>NONE           |              | ARC-CO<br>SOYBN |           | PLC<br>CORN, SUP      |      | PLC-Default<br>NONE |  |
| Crop                     | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction | HIP  |                     |  |
| CORN                     | 1.20         | 0               | 116       | 0.00                  | None |                     |  |
| SEED COTTON              | 83.92        | 0               | 2094      | 0.00                  | None |                     |  |
| SOYBEANS                 | 3.60         | 0               | 35        | 0.00                  | 100  |                     |  |
| UNA GENERIC              | 20.98        | 0               | 0         | 0.00                  | None |                     |  |
| <b>Total Base Acres:</b> | 109.70       |                 |           |                       |      |                     |  |

**Tract Number:** 2381      **Description:** J13 S12 T19N R9E  
**BIA Range Unit Number:** None  
**HEL Status:** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status:** Tract does not contain a wetland  
**WL Violations:** no

| Farmland                 | Cropland           | DCP Cropland           | WBP            | WRP/EWP               | CRP Cropland | GRP  |
|--------------------------|--------------------|------------------------|----------------|-----------------------|--------------|------|
| 122.74                   | 119.52             | 119.52                 | 0.00           | 0.00                  | 0.00         | 0.00 |
| State Conservation       | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP               |              |      |
| 0.00                     | 0.00               | 119.52                 | 0.00           | 0.00                  |              |      |
| Crop                     | Base Acreage       | CTAP Tran Yield        | PLC Yield      | CCC-505 CRP Reduction |              |      |
| SOYBEANS                 | 3.60               | 0                      | 35             | 0.00                  |              |      |
| UNA GENERIC              | 20.98              | 0                      | 0              | 0.00                  |              |      |
| CORN                     | 1.20               | 0                      | 116            | 0.00                  |              |      |
| SEED COTTON              | 83.92              | 0                      | 2094           | 0.00                  |              |      |
| <b>Total Base Acres:</b> | 109.70             |                        |                |                       |              |      |

# LOT #1 SOILS MAP



State: **Missouri**  
 County: **Dunklin**  
 Location: **12-19N-9E**  
 Township: **Independence**  
 Acres: **117.79**  
 Date: **10/12/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MO069, Soil Area Version: 26

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall |
|-------------------------|---|-------|------------------|----------------------|------------------|------------------|
| 86048                   | Roellen silty clay, 0 to 1 percent slopes, occasionally flooded | 42.59 | 36.2%            |                      | IIIw             | 55               |
| 82028                   | Canalou loamy fine sand, 0 to 1 percent slopes, rarely flooded  | 22.26 | 18.9%            |                      | IIIc             | 66               |
| 82050                   | Lilbourn fine sandy loam, 0 to 1 percent slopes                 | 20.37 | 17.3%            |                      | IIw              | 68               |
| 82051                   | Malden fine sand, 1 to 5 percent slopes                         | 19.91 | 16.9%            |                      | IIIc             | 37               |
| 86030                   | Gideon loam, 0 to 1 percent slopes, occasionally flooded        | 12.66 | 10.7%            |                      | IIIw             | 81               |
| <b>Weighted Average</b> |   |       |                  |                      | <b>2.83</b>      | <b>*n 59.1</b>   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# LOT #1 CROP HISTORY



Map Center: 36° 18' 24.82, -90° 2' 5.95

State: MO

County: Dunklin

Legal: 12-19N-9E

Twnshp: Independence



# LOT #2 AERIAL & IRRIGATION



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Map Center: 36° 20' 46.35, -90° 2' 30.13



25-20N-9E  
Dunklin County  
Missouri



# LOT #2 FSA MAP

**USDA** Dunklin County, Missouri



**Common Land Unit**  
 Cropland     Non-cropland

**Farm 0004571**  
**Tract 2334**

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

**2022 Crop Year**



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for 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 ESRI imagery service. 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 FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

## LOT #2 FSA 156-EZ

**Tract Number:** 2334      **Description:** J12 S25 T20N R9E

**BIA Range Unit Number:** None

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

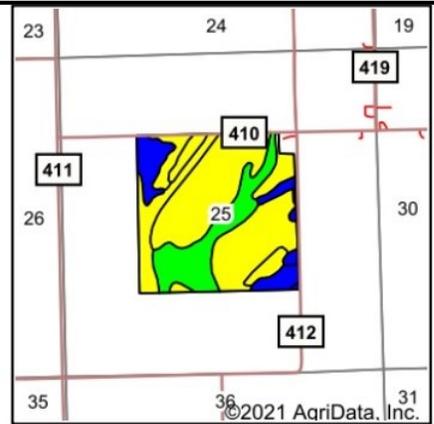
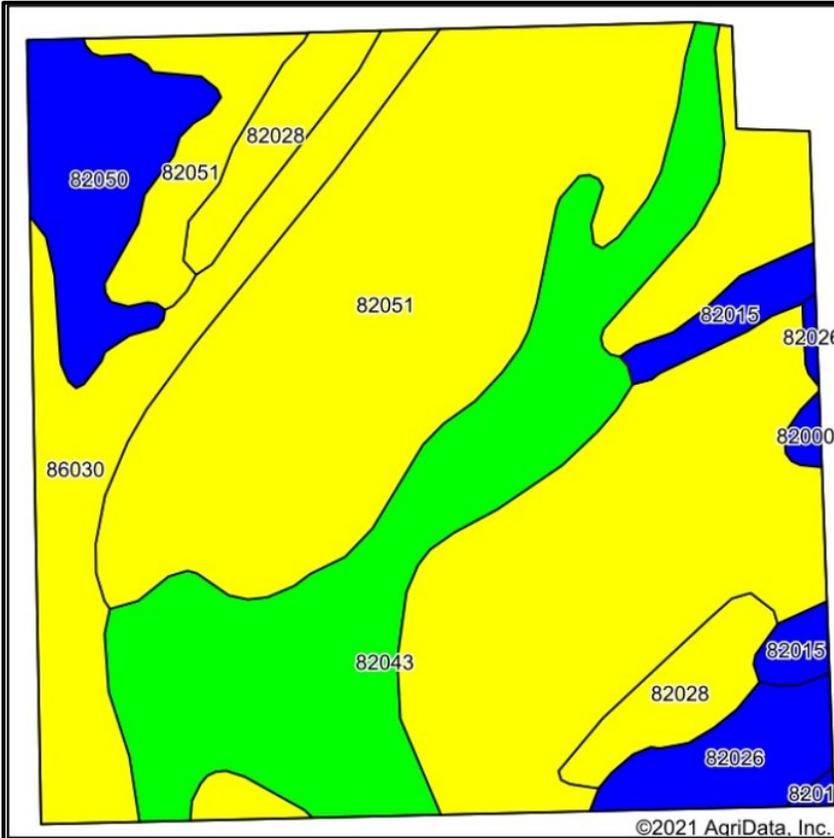
**Wetland Status:** Tract does not contain a wetland

**WL Violations:** no

| Farmland              | Cropland              | DCP<br>Cropland           | WBP               | WRP/EWP | CRP<br>Cropland | GRP  |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|------|
| 158.53                | 156.34                | 156.34                    | 0.00              | 0.00    | 0.00            | 0.00 |
| State<br>Conservation | Other<br>Conservation | Effective<br>DCP Cropland | Double<br>Cropped | MPL/FWP |                 |      |
| 0.00                  | 0.00                  | 156.34                    | 0.00              | 0.00    |                 |      |

| Crop                     | Base<br>Acreage | CTAP Tran<br>Yield | PLC<br>Yield | CCC-505<br>CRP Reduction |
|--------------------------|-----------------|--------------------|--------------|--------------------------|
| UNA GENERIC              | 28.20           | 0                  | 0            | 0.00                     |
| SEED COTTON              | 112.80          | 0                  | 2142         | 0.00                     |
| <b>Total Base Acres:</b> | 141.00          |                    |              |                          |

## LOT #2 SOILS MAP



State: **Missouri**  
 County: **Dunklin**  
 Location: **25-20N-9E**  
 Township: **Holcomb**  
 Acres: **155.83**  
 Date: **10/12/2021**



Soils data provided by USDA and NRCS.

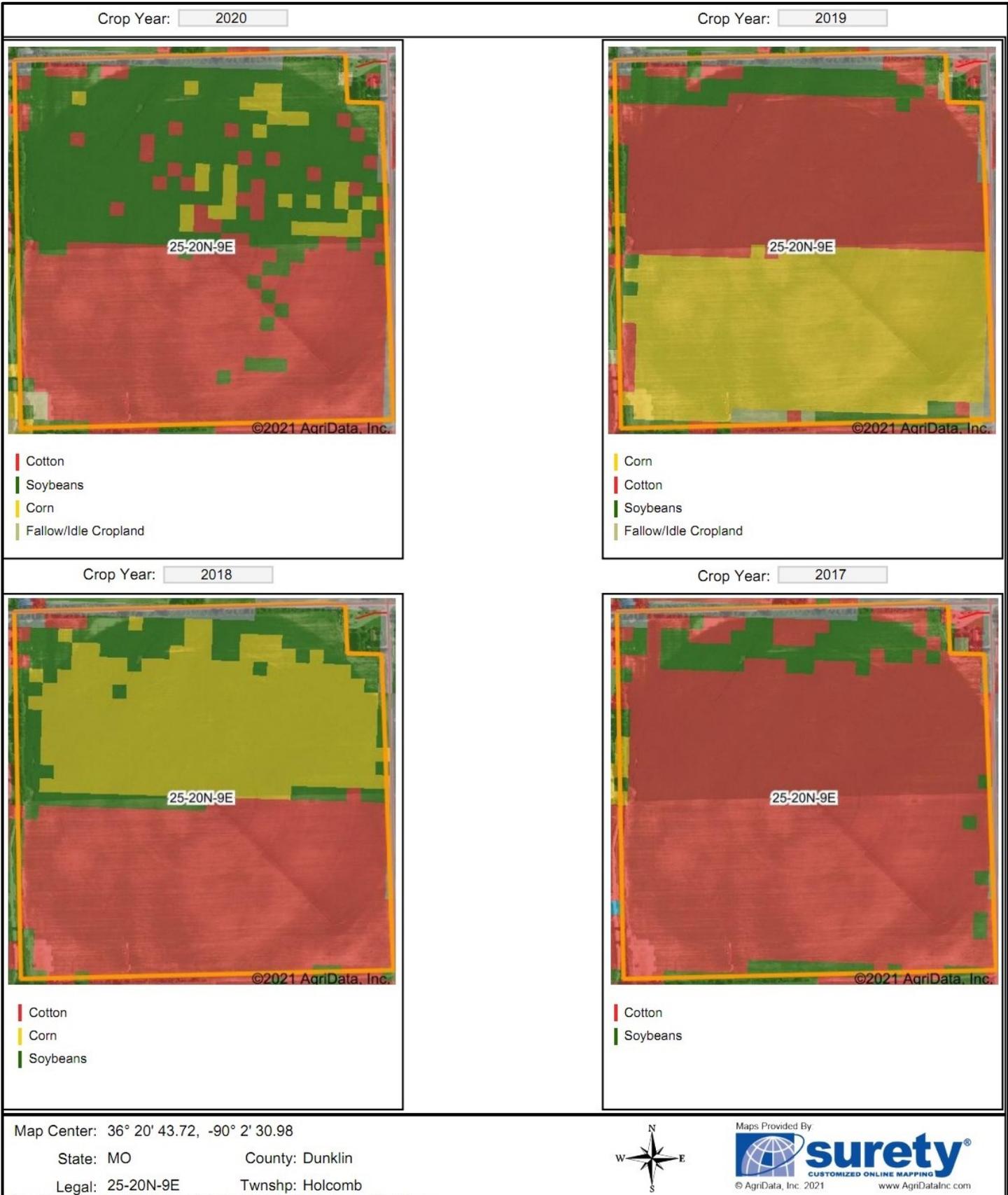
Area Symbol: MO069, Soil Area Version: 26

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall |
|-------------------------|---|-------|------------------|----------------------|------------------|------------------|
| 82051                   | Malden fine sand, 1 to 5 percent slopes                           | 83.49 | 53.6%            |                      | IIIs             | 37               |
| 82043                   | Farrenburg fine sandy loam, 0 to 1 percent slopes, rarely flooded | 29.82 | 19.1%            |                      | Iw               | 80               |
| 86030                   | Gideon loam, 0 to 1 percent slopes, occasionally flooded          | 16.03 | 10.3%            |                      | IIIw             | 81               |
| 82050                   | Lilbourn fine sandy loam, 0 to 1 percent slopes                   | 9.21  | 5.9%             |                      | IIw              | 68               |
| 82028                   | Canalou loamy fine sand, 0 to 1 percent slopes, rarely flooded    | 7.91  | 5.1%             |                      | IIIs             | 66               |
| 82026                   | Broseley loamy fine sand, 0 to 5 percent slopes                   | 5.23  | 3.4%             |                      | IIs              | 63               |
| 82015                   | Beulah fine sandy loam, 0 to 1 percent slopes                     | 3.40  | 2.2%             |                      | IIe              | 70               |
| 82000                   | Dubbs silt loam, 0 to 1 percent slopes                            | 0.50  | 0.3%             |                      | IIe              | 81               |
| 82017                   | Bosket fine sandy loam, 0 to 1 percent slopes                     | 0.24  | 0.2%             |                      | IIs              | 64               |
| <b>Weighted Average</b> |   |       |                  |                      | <b>2.50</b>      | <b>*n 54.8</b>   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## LOT #2 CROP HISTORY



# LOT #3 AERIAL & IRRIGATION



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APPRAISALS - CONSULTING - INVESTMENTS

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING

Map Center: 36° 21' 25.25, -90° 1' 1.45

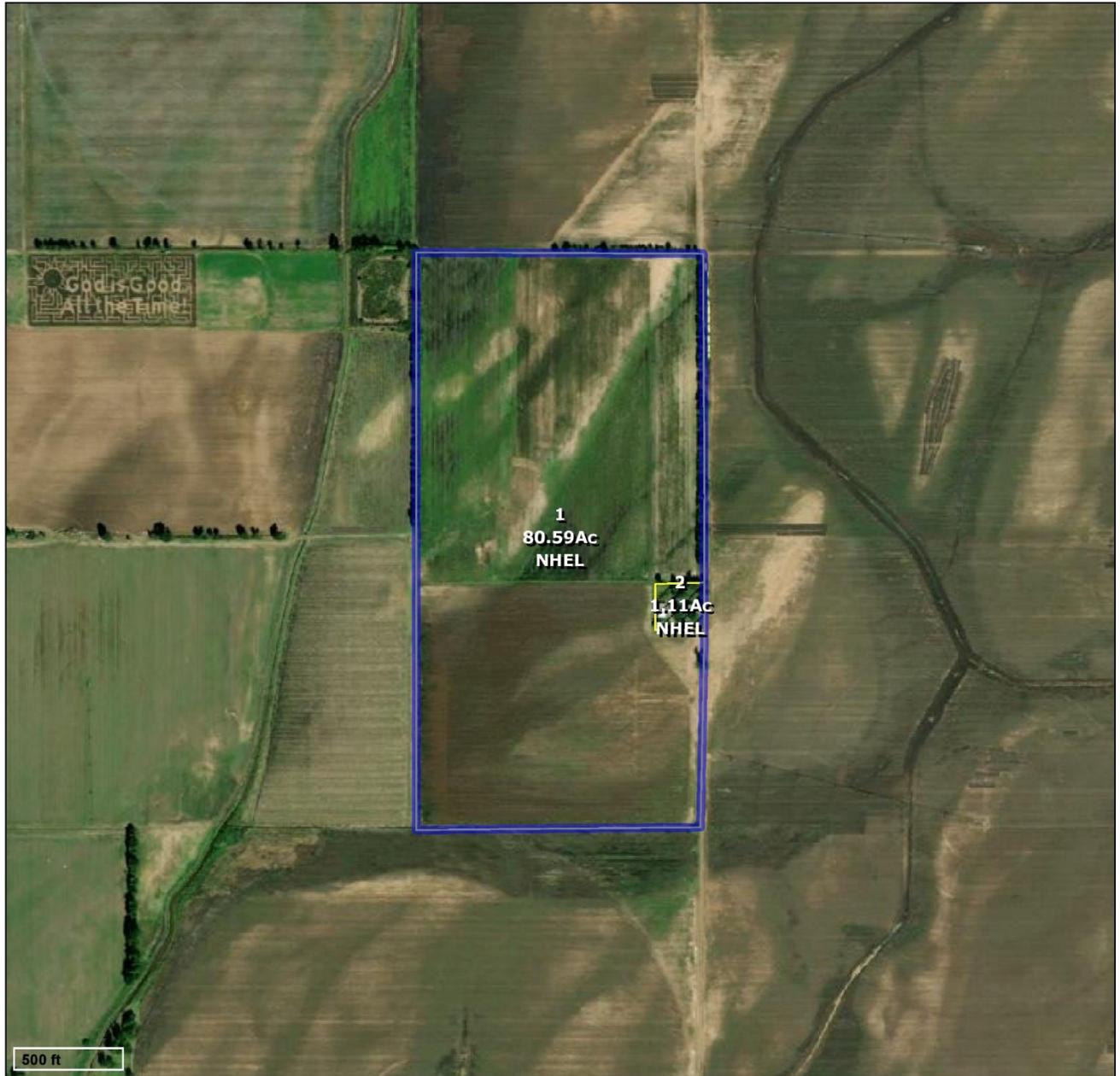
0ft 442ft 883ft

19-20N-10E  
Dunklin County  
Missouri



# LOT #3 FSA MAP

USDA Dunklin County, Missouri



Common Land Unit  
Cropland Non-cropland

Farm 0004571  
Tract 3256

Wetland Determination Identifiers  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract Page: 1 of 1

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## LOT #3 FSA 15-EZ

Missouri  
Dunklin

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 4571**  
Prepared: 10/13/21 1:27 PM  
Crop Year: 2022  
Page: 2 of 2

**DISCLAIMER:** This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

**Tract Number:** 3256      **Description:** K11 S19 T20N R10E

**BIA Range Unit Number:** None

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

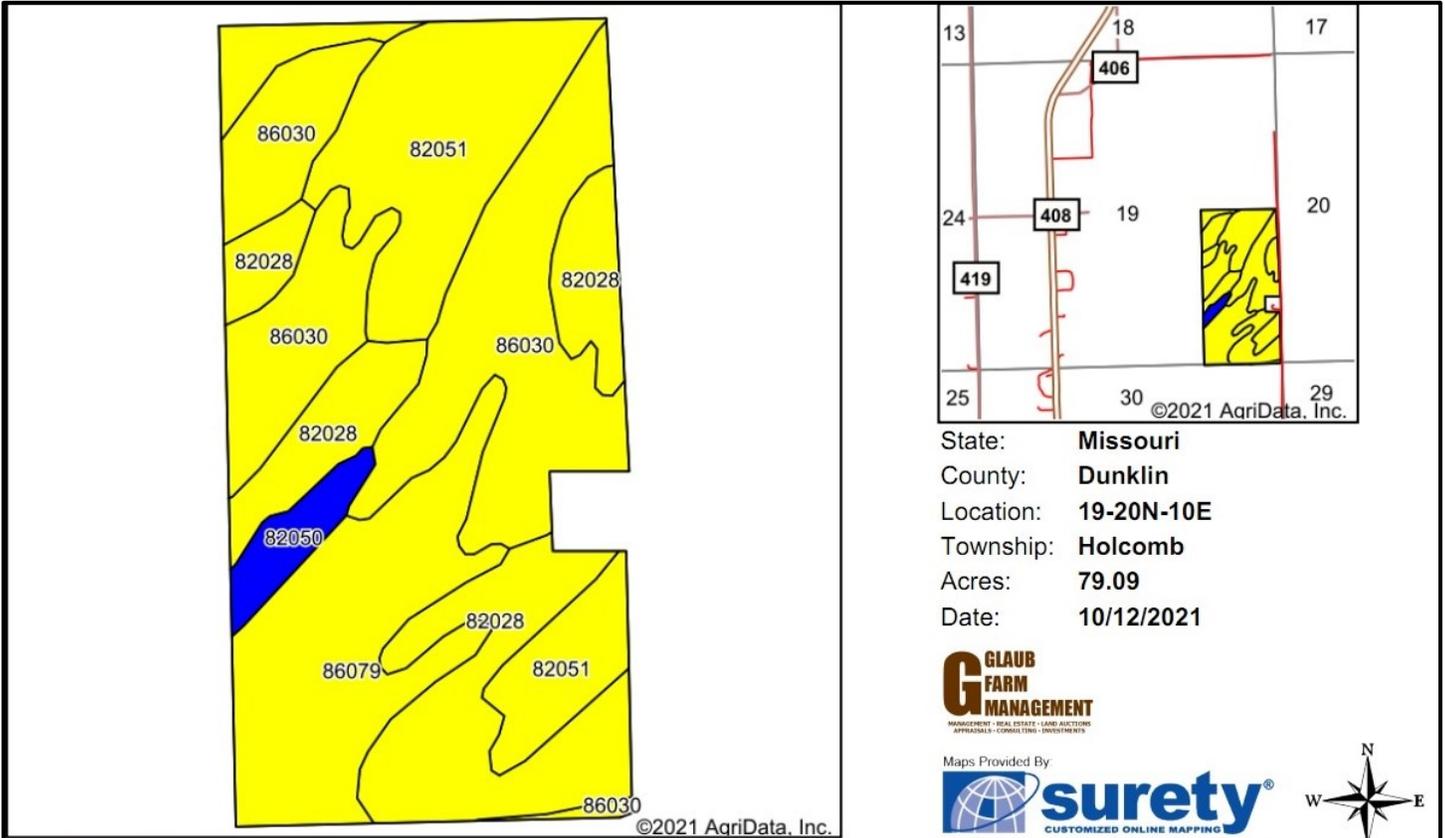
**Wetland Status:** Tract does not contain a wetland

**WL Violations:** no

| Farmland              | Cropland              | DCP<br>Cropland           | WBP               | WRP/EWP | CRP<br>Cropland | GRP  |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|------|
| 81.70                 | 80.59                 | 80.59                     | 0.00              | 0.00    | 0.00            | 0.00 |
| State<br>Conservation | Other<br>Conservation | Effective<br>DCP Cropland | Double<br>Cropped | MPL/FWP |                 |      |
| 0.00                  | 0.00                  | 80.59                     | 0.00              | 0.00    |                 |      |

| Crop                     | Base<br>Acreage | CTAP Tran<br>Yield | PLC<br>Yield | CCC-505<br>CRP Reduction |
|--------------------------|-----------------|--------------------|--------------|--------------------------|
| SEED COTTON              | 58.56           | 0                  | 2142         | 0.00                     |
| UNA GENERIC              | 14.64           | 0                  | 0            | 0.00                     |
| <b>Total Base Acres:</b> | 73.20           |                    |              |                          |

## LOT #3 SOILS



State: **Missouri**  
 County: **Dunklin**  
 Location: **19-20N-10E**  
 Township: **Holcomb**  
 Acres: **79.09**  
 Date: **10/12/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MO069, Soil Area Version: 26

| Code                    | Soil Description   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | *n NCCPI Overall |
|-------------------------|--|-------|------------------|----------------------|------------------|------------------|
| 86030                   | Gideon loam, 0 to 1 percent slopes, occasionally flooded       | 24.93 | 31.5%            |                      | Illw             | 81               |
| 82028                   | Canalou loamy fine sand, 0 to 1 percent slopes, rarely flooded | 19.13 | 24.2%            |                      | Ills             | 66               |
| 82051                   | Malden fine sand, 1 to 5 percent slopes                        | 16.41 | 20.7%            |                      | Ills             | 37               |
| 86079                   | Cairo silty clay, 0 to 1 percent slopes, occasionally flooded  | 16.33 | 20.6%            |                      | Illw             | 53               |
| 82050                   | Lilbourn fine sandy loam, 0 to 1 percent slopes                | 2.29  | 2.9%             |                      | Ilw              | 68               |
| <b>Weighted Average</b> |  |       |                  |                      | <b>2.97</b>      | <b>*n 62.1</b>   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# LOT #3 CROP HISTORY

