Aerial Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

81.59 Acres
28-86N-29W
Webster County, IA

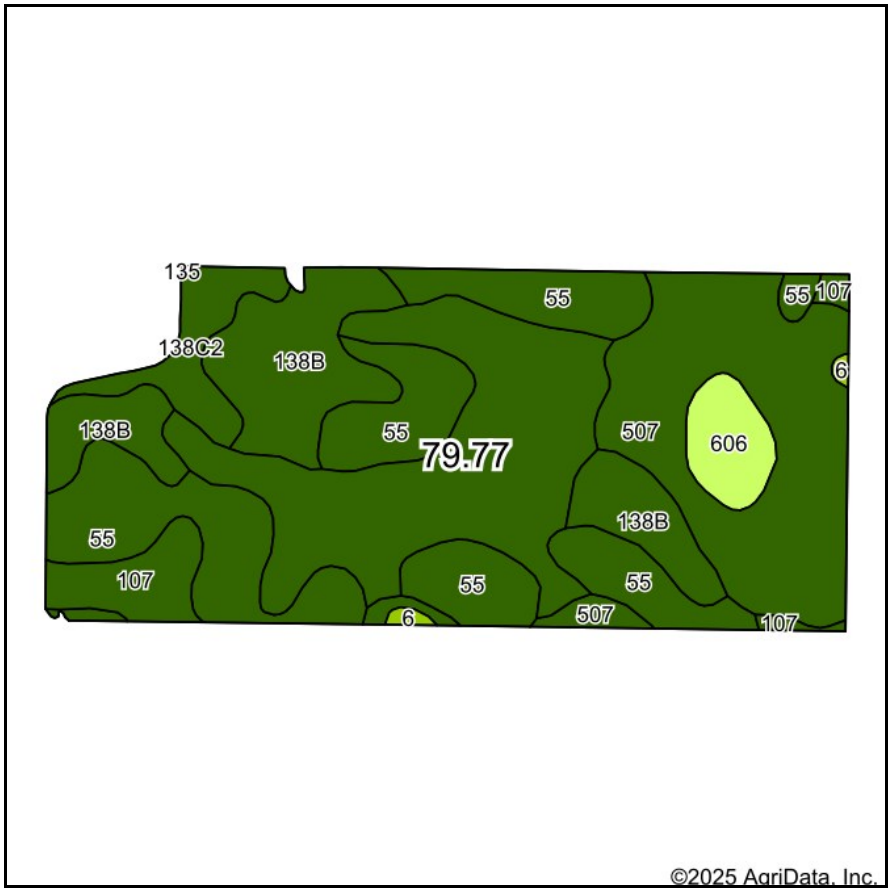
0ft 635ft 1270ft

N
W E
S

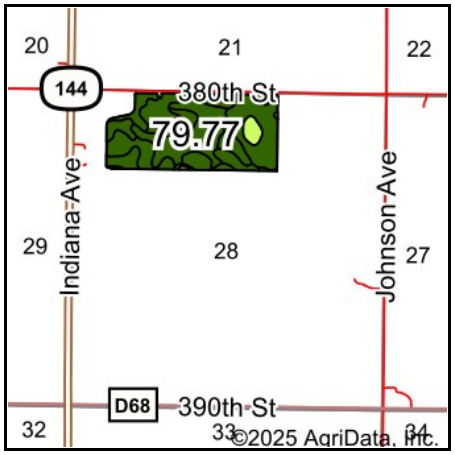
10/23/2025

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Webster**
Location: **28-86N-29W**
Township: **Lost Grove**
Acres: **79.77**
Date: **10/23/2025**

WHITAKER MARKETING GROUP
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N W E S

Area Symbol: IA187, Soil Area Version: 42

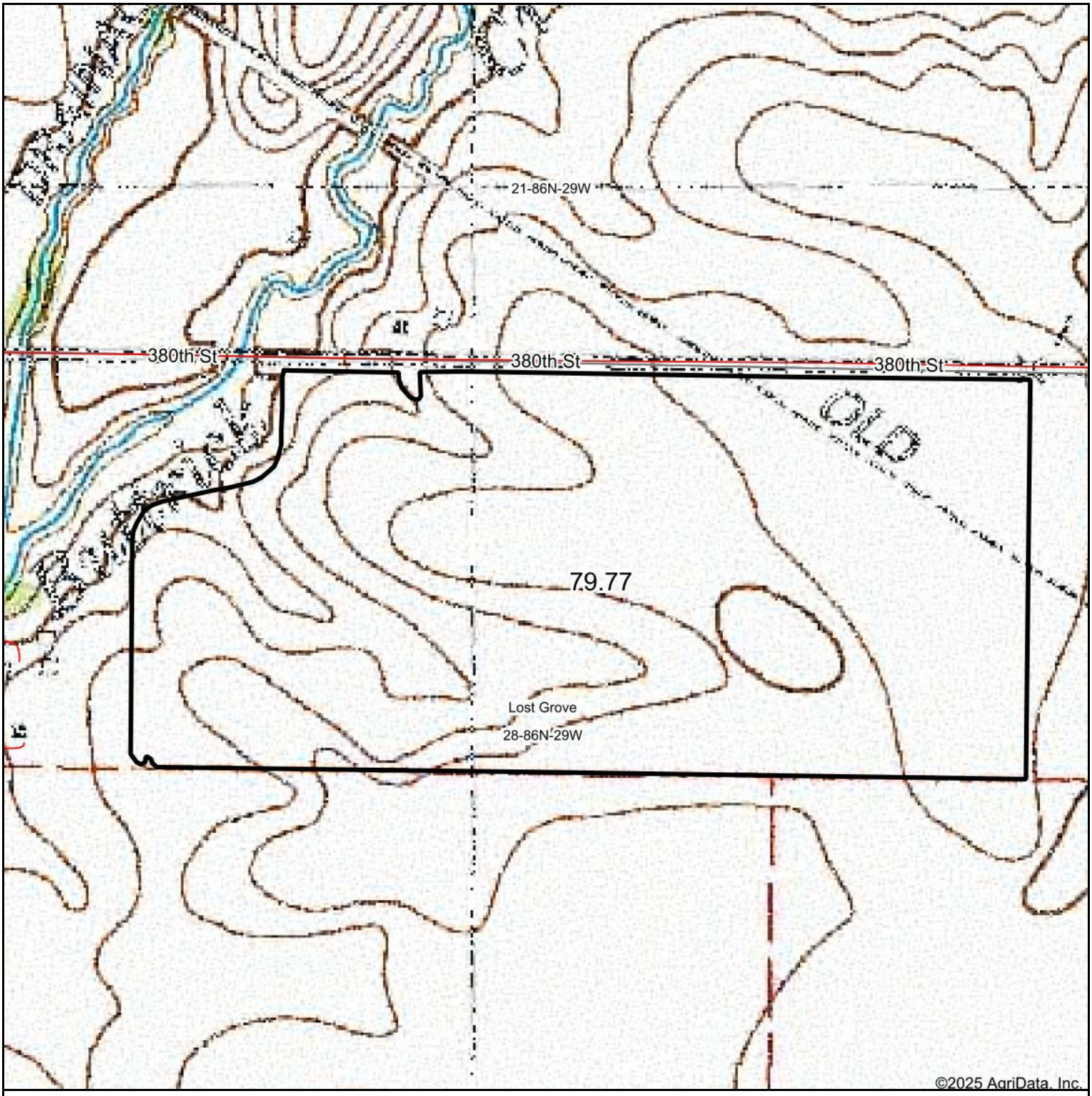
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	21.90	27.4%		95	IIw	86
55	Nicollet clay loam, 1 to 3 percent slopes	21.23	26.6%		10	Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	17.38	21.8%		100	IIw	84
138B	Clarion loam, 2 to 6 percent slopes	12.78	16.0%		5	IIe	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.49	4.4%			IIIe	83
606	Lanyon silty clay loam, depressional, 0 to 1 percent slopes	2.68	3.4%		100	IIIw	49
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.31	0.4%		100	IIIw	59
					Weighted Average	**1.82**	**85.4**

Soils data provided by USDA and NRCS.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 42° 14' 14.03, -94° 14' 7.95

0ft 498ft 995ft

28-86N-29W
Webster County
Iowa

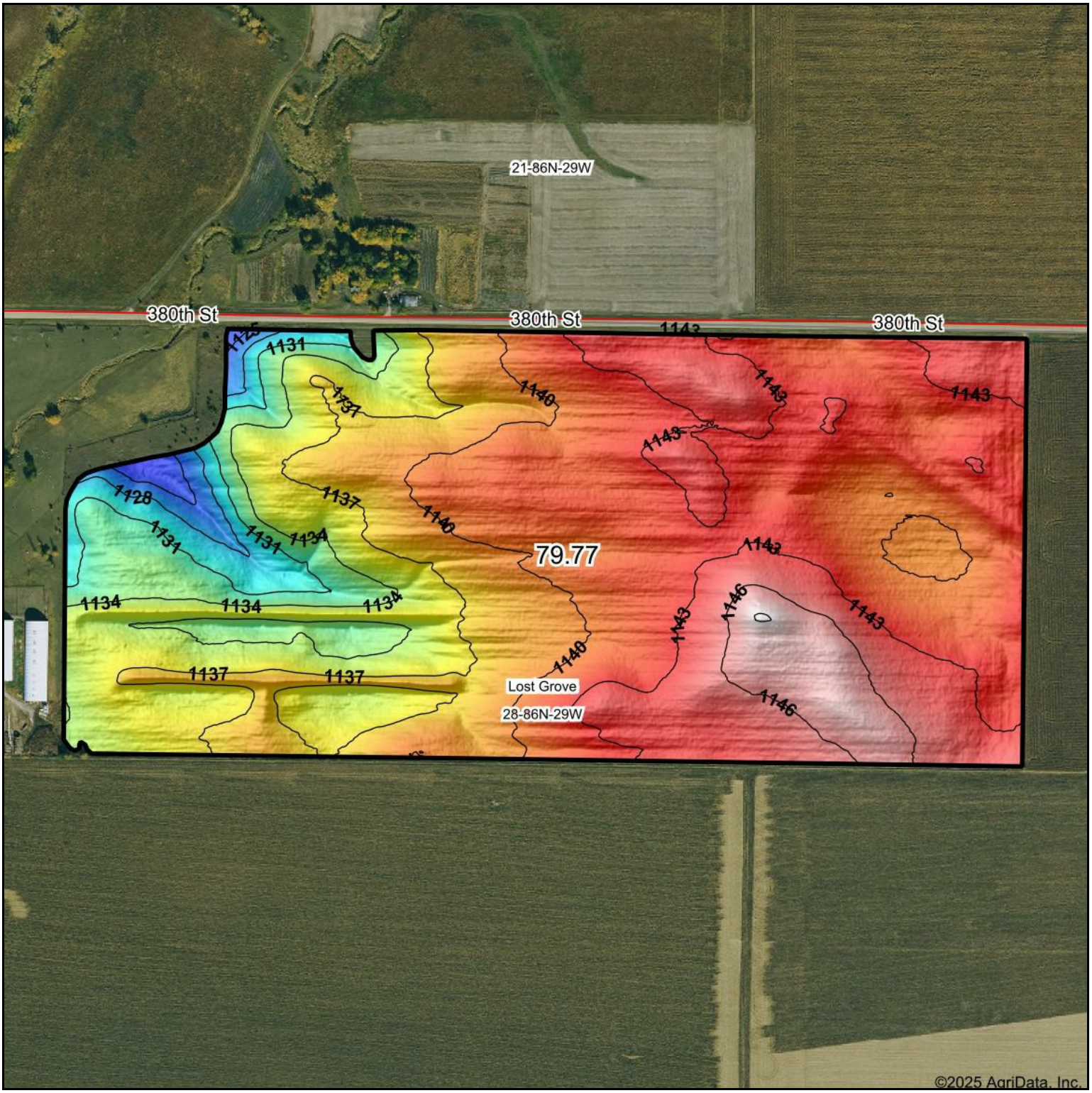
N
W E
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10/23/2025

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Topography Hillshade



Low Elevation High

WHITAKER MARKETING GROUP
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Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,123.4
Max:	1,149.2
Range:	25.8
Average:	1,139.5
Standard Deviation:	4.56 ft

0ft 464ft 929ft

N W E S

10/23/2025

28-86N-29W
Webster County
Iowa

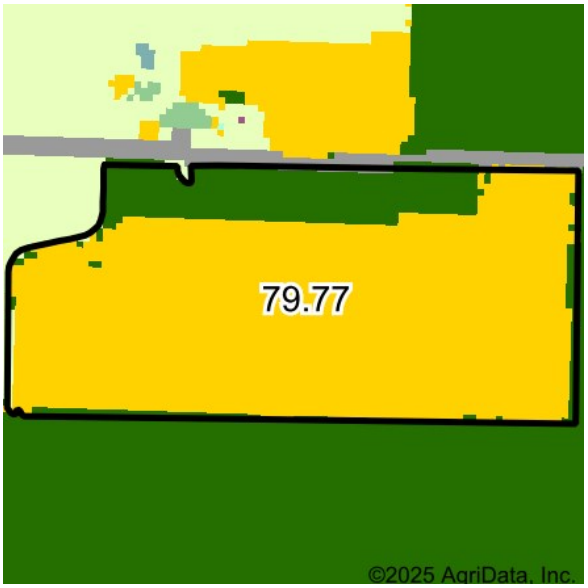
Boundary Center: 42° 14' 13.2, -94° 14' 6.45

4 Year Crop History

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

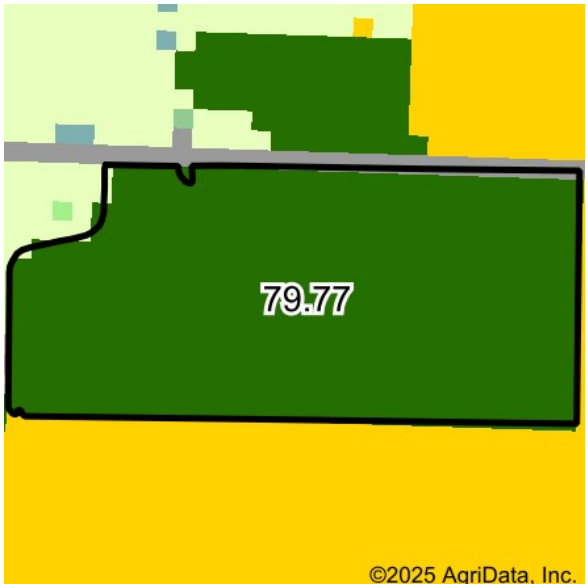
Owner/Operator:	Woods and Rabbitt Family - Tract 2	Date:	10/23/2025
Address:		Farm Name:	
Address:	,	Field ID:	
Phone:		Acct. #:	

Crop Year: 2024



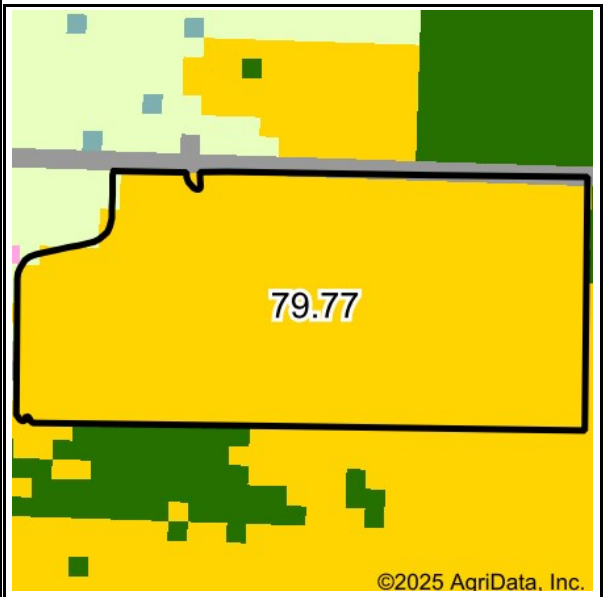
Corn	67.6a	85%
Soybeans	12.2a	15%

Crop Year: 2023



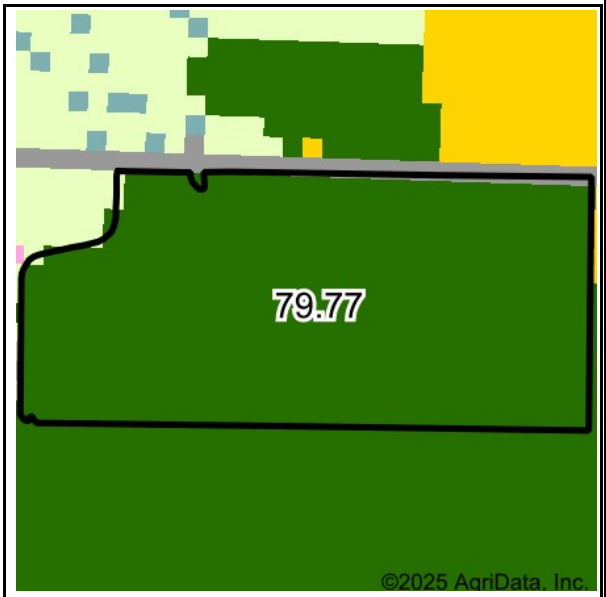
Soybeans	79.8a	100%

Crop Year: 2022



Corn	79.8a	100%

Crop Year: 2021



Soybeans	79.8a	100%

Boundary Center: 42° 14' 13.2, -94° 14' 6.45

State: IA County: Webster

Legal: 28-86N-29W Twnshp: Lost Grove

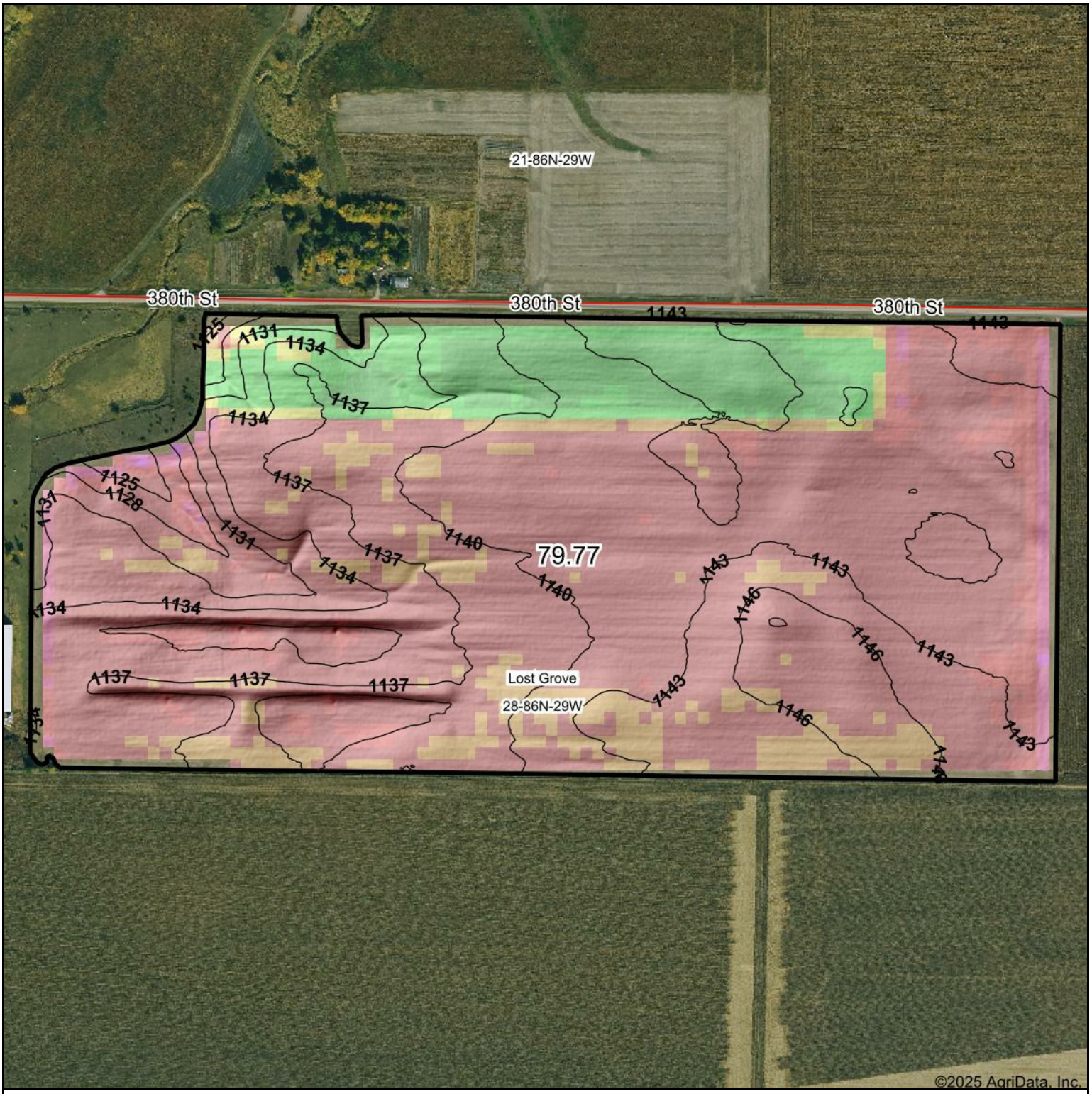
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

N W E S

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Plant Growth(NDVI) with Hillshade 2024



Low Relative Biomass High

Crop: Corn - 85%
Soybeans - 15%

*USDA CropScape

0ft 434ft 868ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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Elevation Min: 1,123.4
Max: 1,149.2
Range: 25.8
Average: 1,139.5
Standard Deviation: 4.56 ft

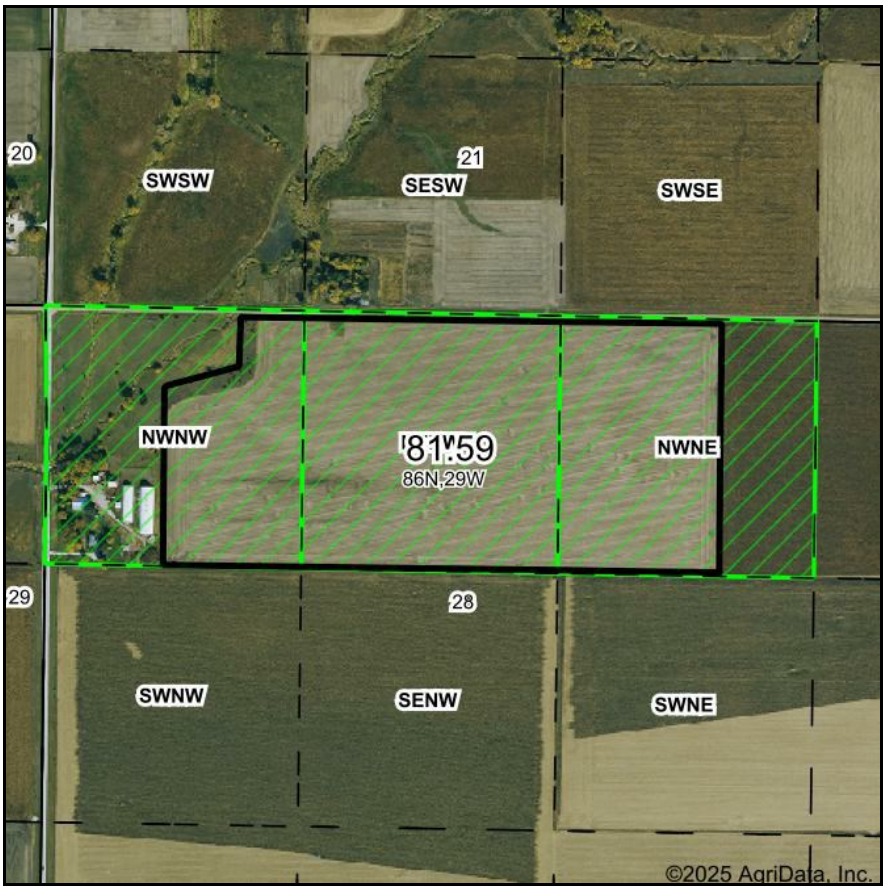
N W E S

10/23/2025

28-86N-29W
Webster County
Iowa

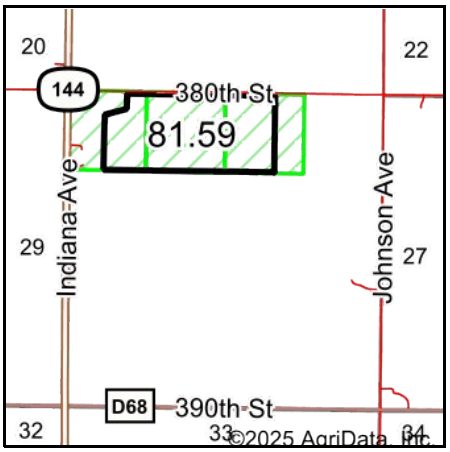
Boundary Center:
42° 14' 13.2, -94° 14' 6.45

PLSS Legal Description



Map Center: 42° 14' 11.03, -94° 14' 9.71

0ft 845ft 1690ft



Acres:	**81.59**
Date:	**10/23/2025**
Township:	**Lost Grove**
County:	**Webster**
State:	**Iowa**

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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N W E S

PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

Short Legal:

PT NWNW; NENW; PT NWNE 28-86N-29W

Long Legal:

PART OF THE NW1/4 NW1/4; NE1/4 NW1/4; PART OF THE NW1/4 NE1/4 OF SECTION 28, TOWNSHIP 86 NORTH, 29 WEST, WEBSTER COUNTY, IOWA

Location Map



0ft 1931ft 3863ft

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

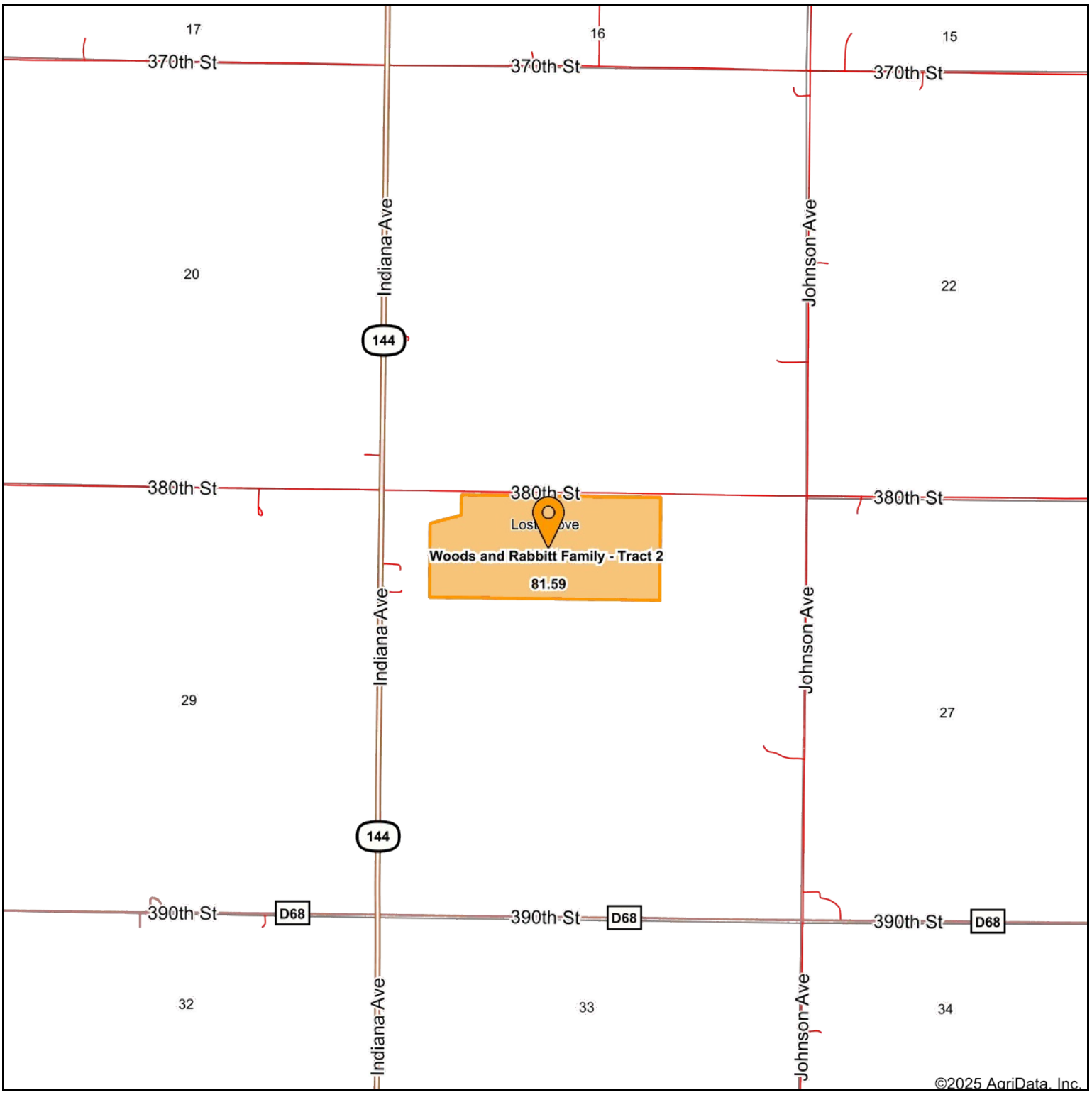
28-86N-29W
Webster County, IA

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10/23/2025

Location Map



0ft 1931ft 3863ft

WHITAKER MARKETING GROUP
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28-86N-29W
Webster County, IA

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10/23/2025