

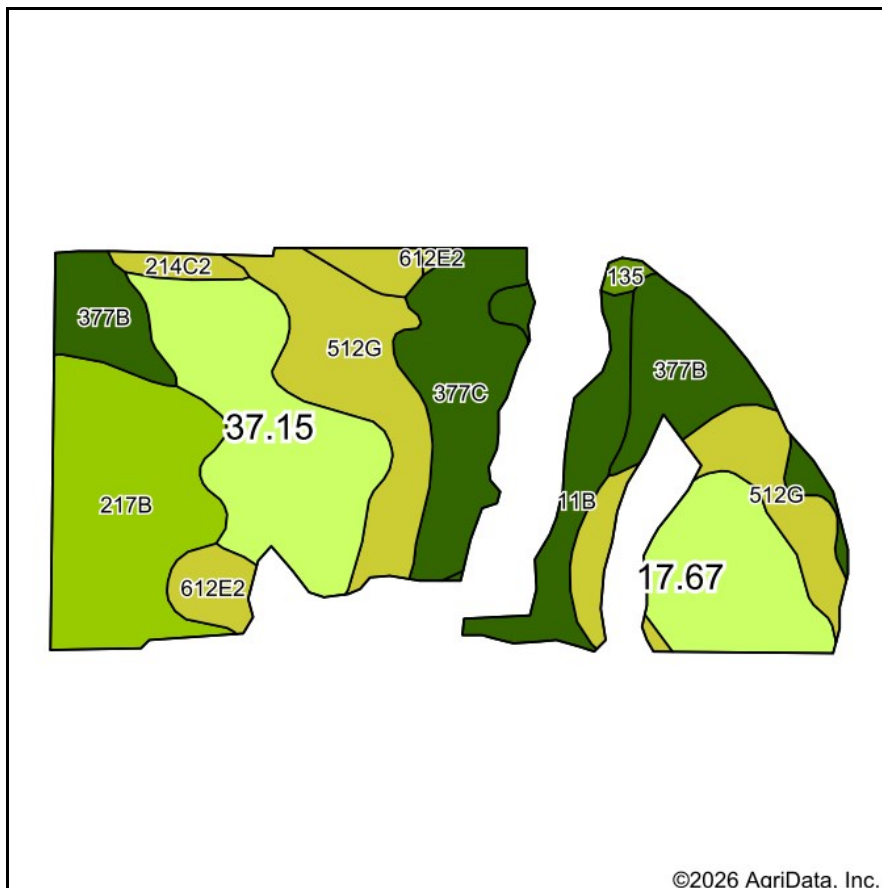
Aerial Map



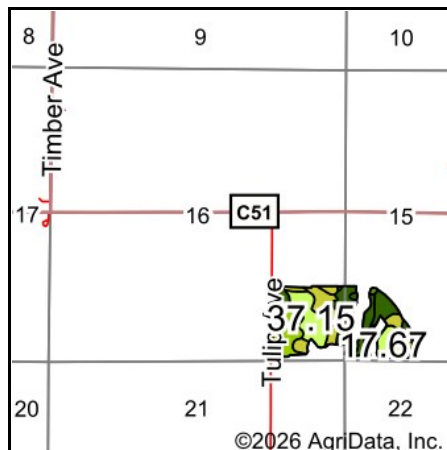
77.37 Acres
16-91N-19W
Franklin County, IA



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Franklin**
 Location: **16-91N-19W**
 Township: **Geneva**
 Acres: **54.82**
 Date: **6/18/2026**



Area Symbol: IA069, Soil Area Version: 32								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**	*n NCCPI Overall
512G	Marlean loam, 18 to 40 percent slopes	10.44	19.1%			Vlle	5	14
217B	Ripon silt loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	9.52	17.4%			lle	57	71
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	9.50	17.3%			lle	47	52
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	6.10	11.1%			llle	90	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	5.95	10.9%			lle	94	88
216C2	Ripon silt loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	5.62	10.3%			llle	48	61
11B	Colo-Ely complex, 0 to 5 percent slopes	4.39	8.0%		55	llw	86	92
214C2	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes, eroded	1.55	2.8%			llle	29	37
612E2	Mottland loam, 9 to 18 percent slopes, moderately eroded	1.45	2.6%			lve	21	44
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.30	0.5%		90	llw	76	83
Weighted Average						3.25	52.8	*n 59.4

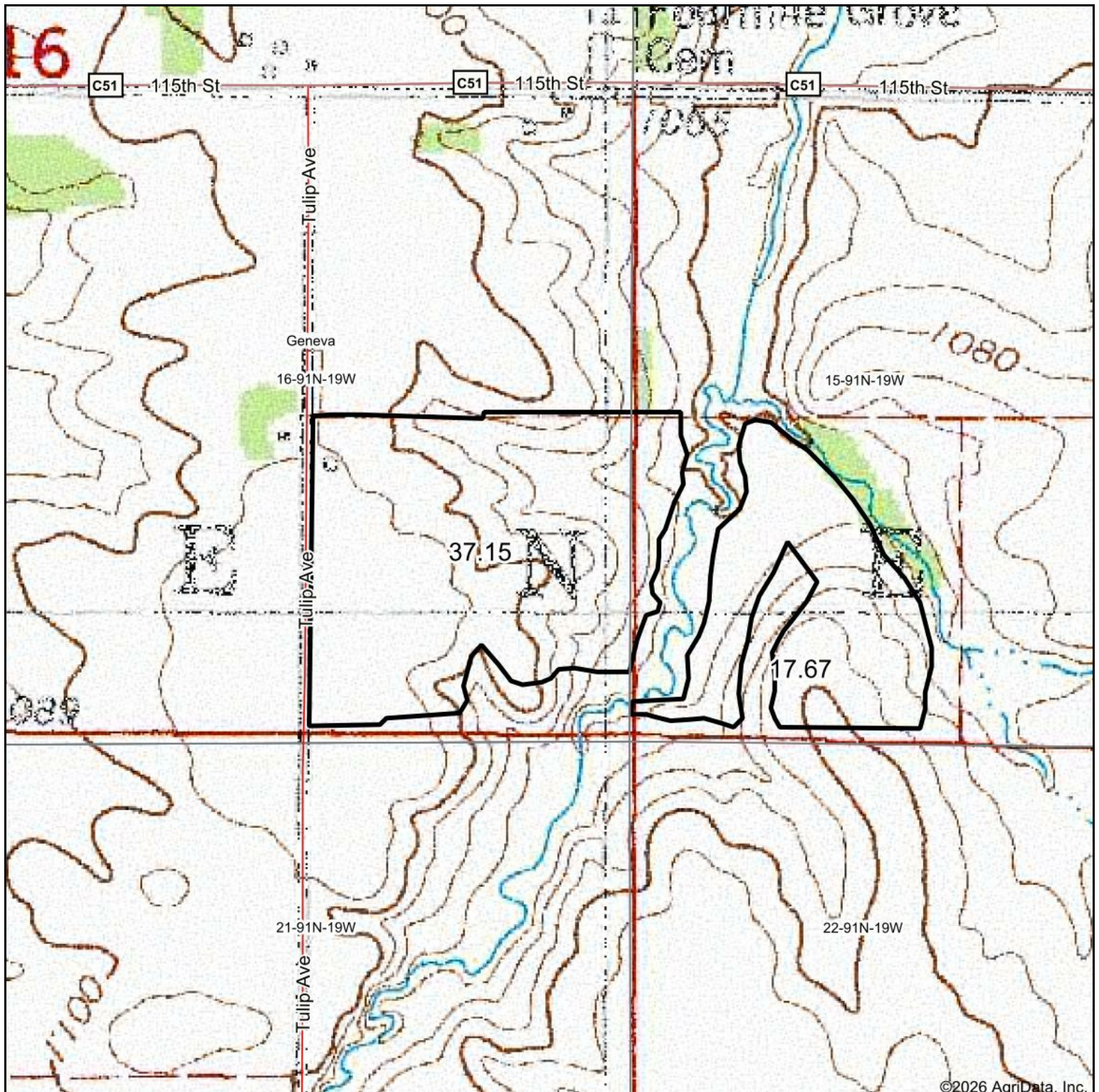
Soils data provided by USDA and NRCS.

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



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WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 42° 41' 20.4, -93° 5' 11.3

0ft 633ft 1266ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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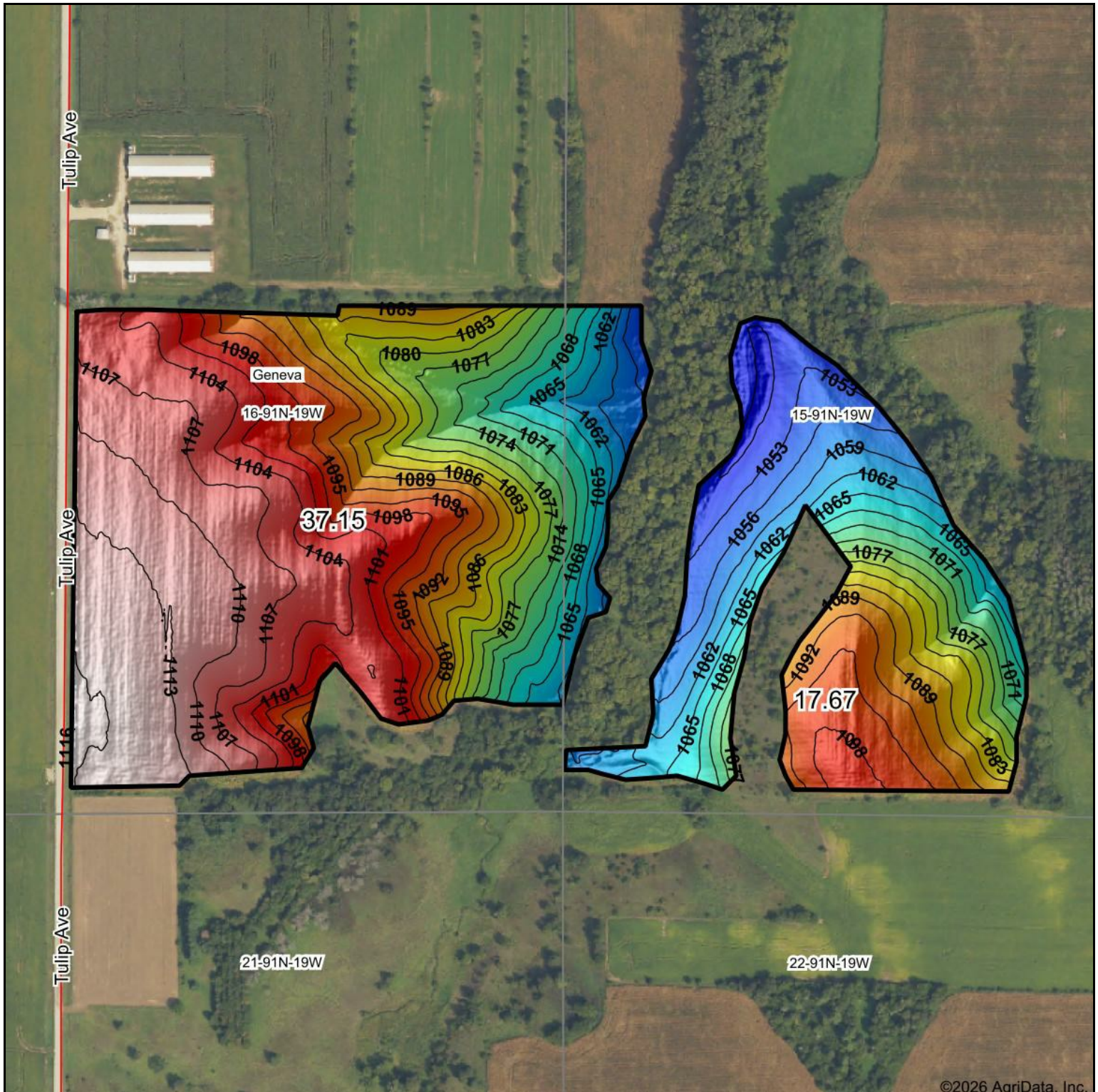
www.AgriDataInc.com

16-91N-19W
Franklin County
Iowa

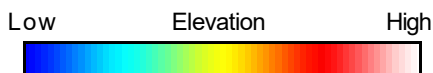


6/18/2026

Topography Hillshade



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,049.3

Max: 1,117.2

Range: 67.9

Average: 1,087.2

Standard Deviation: 19.36 ft

0ft 413ft 826ft



6/18/2026

16-91N-19W
Franklin County
Iowa

Boundary Center: 42° 41' 19.56, -93° 5' 7.41



Maps Provided By:



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4 Year Crop History



Owner/Operator: Wendall Boehlje - Franklin County

Date: 6/18/2026

Address:

Farm Name:

Address:

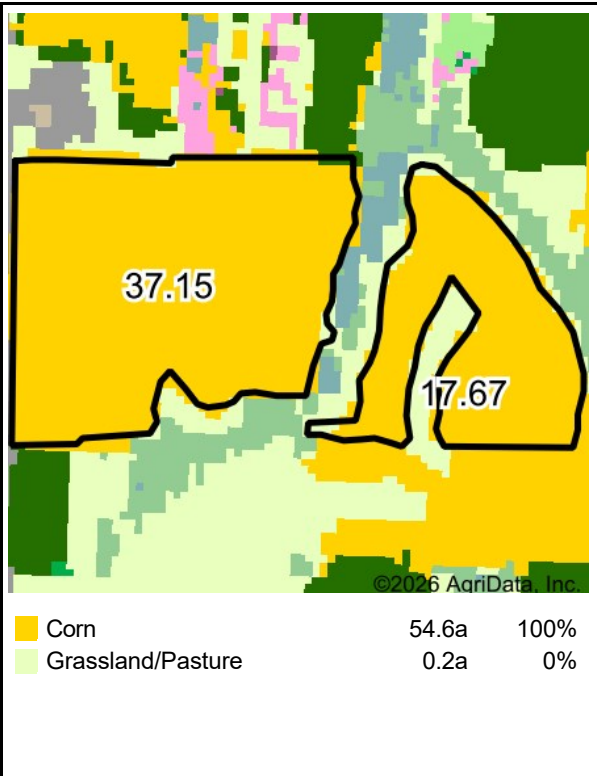
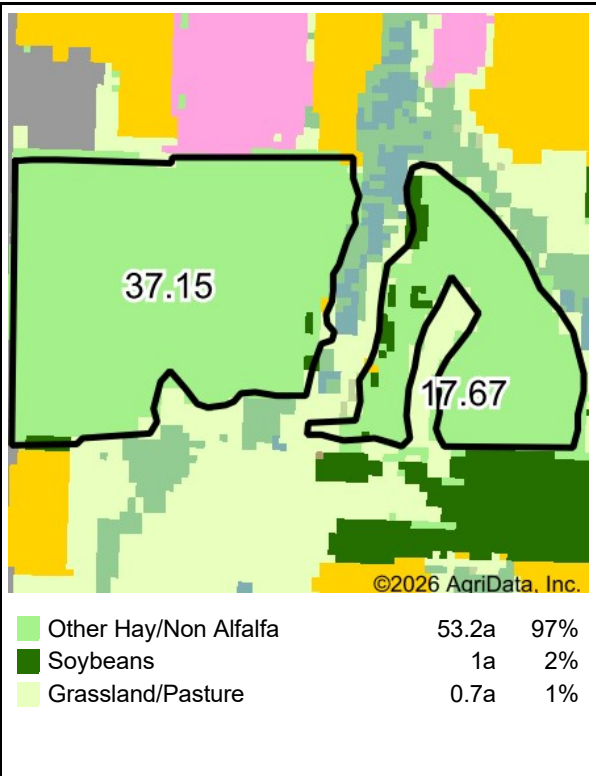
Field ID:

Phone:

Acct. #:

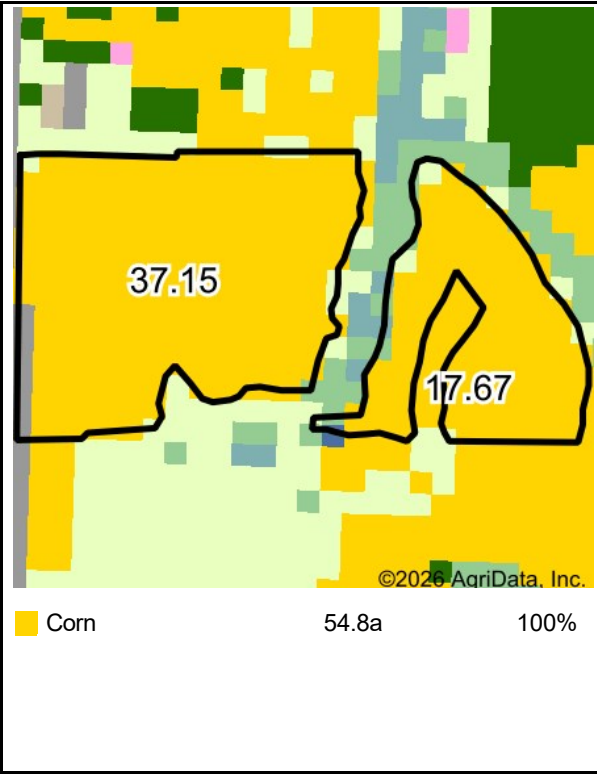
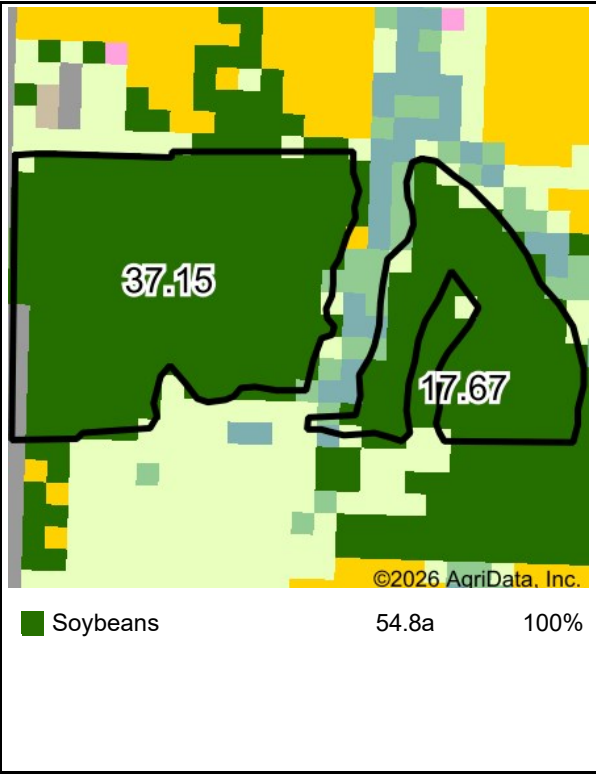
Crop Year: 2025

Crop Year: 2024



Crop Year: 2023

Crop Year: 2022



Boundary Center: 42° 41' 19.56, -93° 5' 7.41

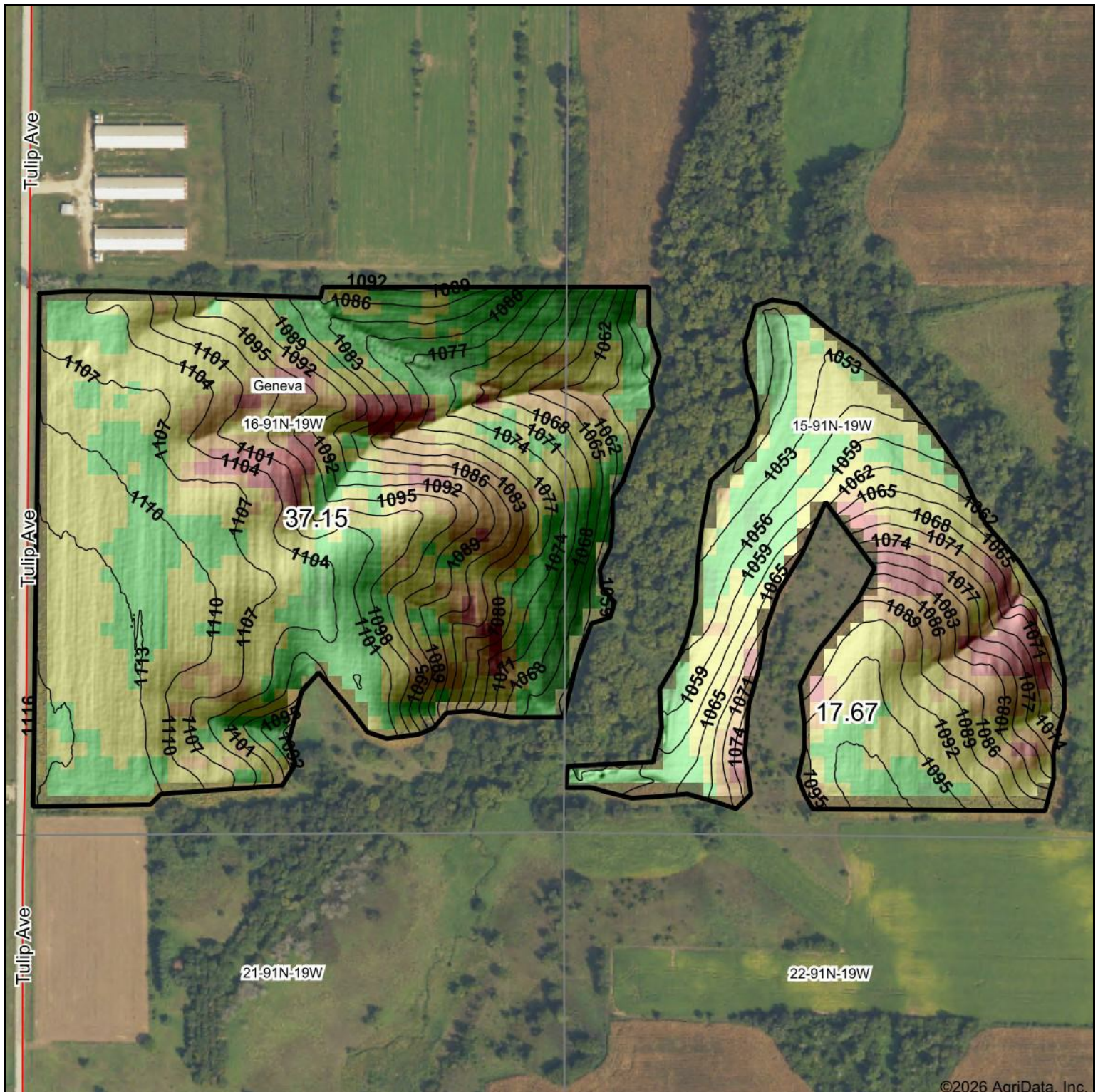
State: IA County: Franklin

Legal: 16-91N-19W Twnshp: Geneva

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



Plant Growth(NDVI) with Hillshade 2025



Low Relative Biomass High

Crop: Other Hay/Non Alfalfa - 97%
Soybeans - 2%

0ft 383ft 765ft



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Maps Provided By:



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Elevation Min: 1,049.3

Max: 1,117.2

Range: 67.9

Average: 1,087.2

Standard Deviation: 19.36 ft

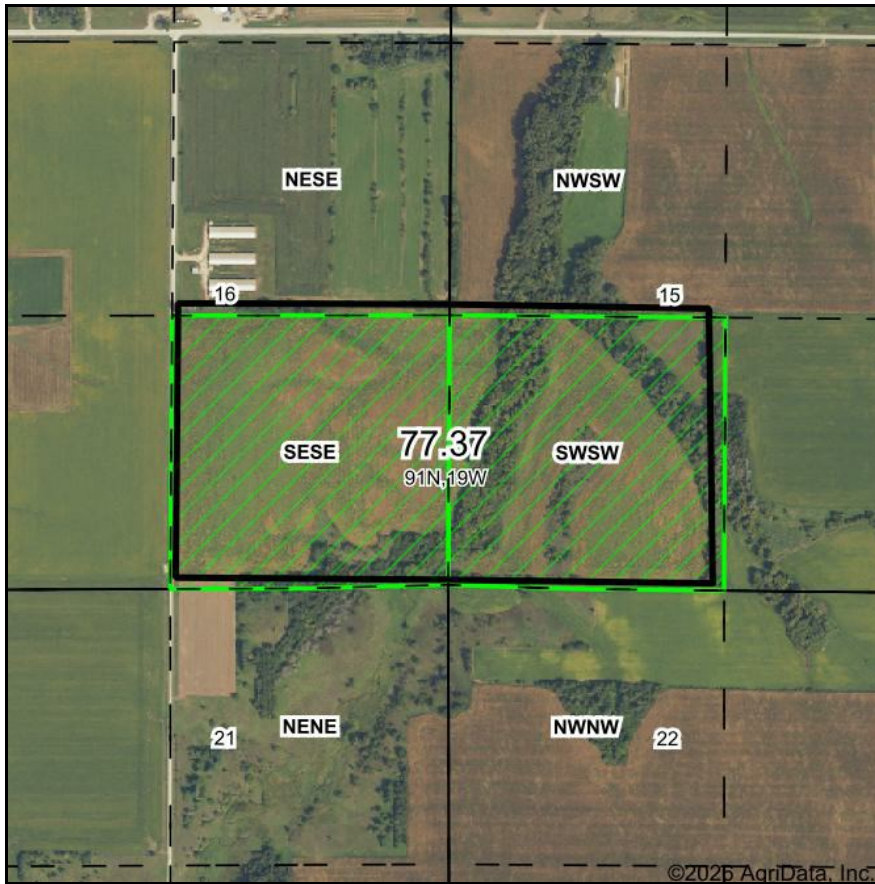


6/18/2026

16-91N-19W
Franklin County
Iowa

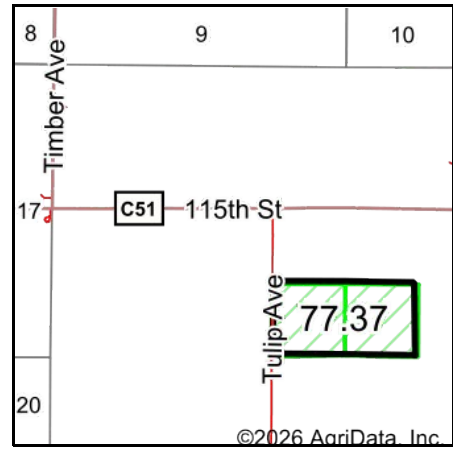
Boundary Center:
42° 41' 19.56, -93° 5' 7.41

PLSS Legal Description



Map Center: 42° 41' 20.4, -93° 5' 11.3

0ft 786ft 1571ft



Acres: **77.37**
Date: **6/18/2026**
Township: **Geneva**
County: **Franklin**
State: **Iowa**



Maps Provided By:



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

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

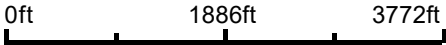
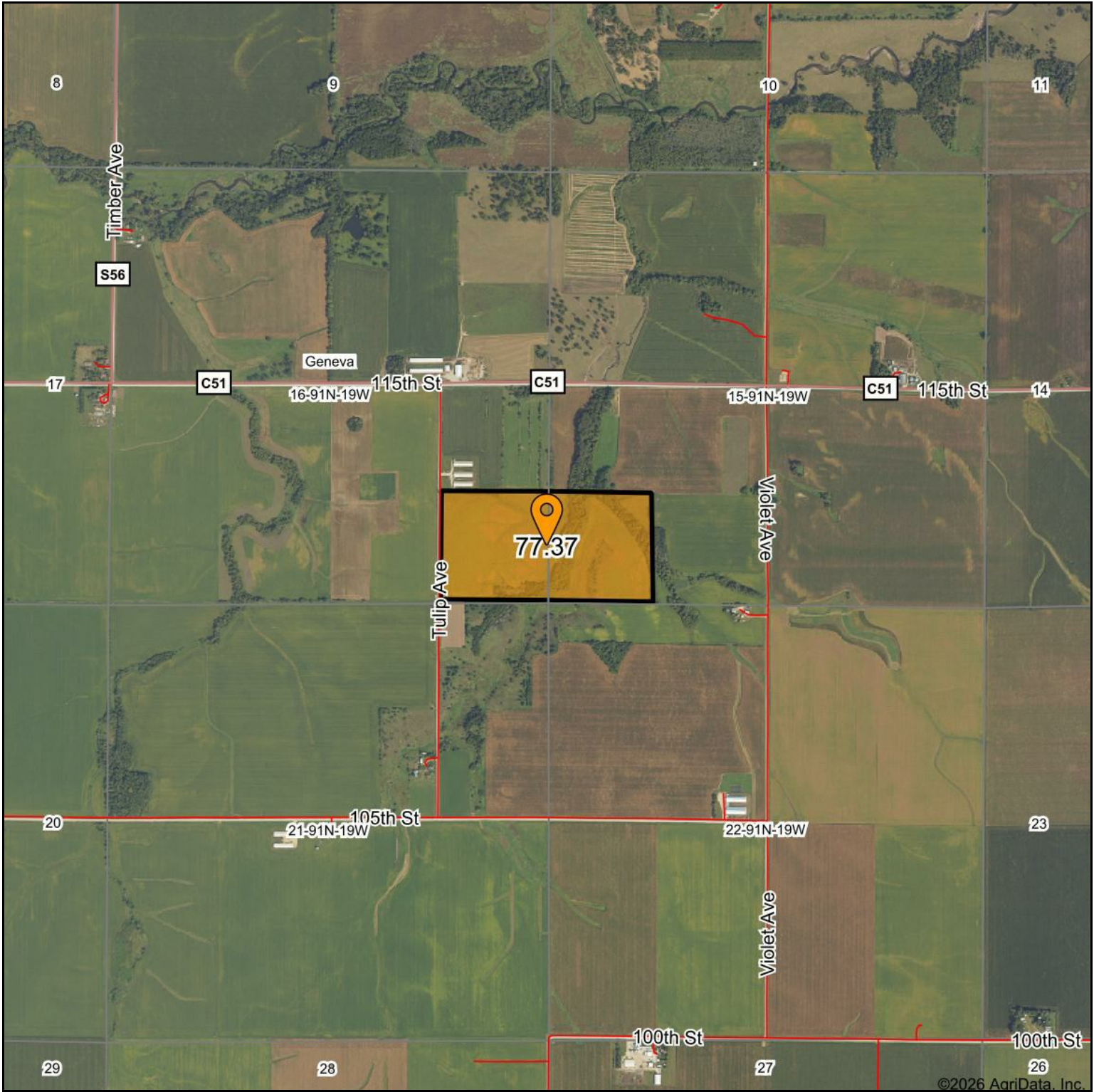
Short Legal:

SWSW 15-91N-19W AND SESE 16-91N-19W

Long Legal:

SW1/4 SW1/4 OF SECTION 15, TOWNSHIP 91 NORTH, 19 WEST, FRANKLIN COUNTY, IOWA AND SE1/4 SE1/4 OF SECTION 16, TOWNSHIP 91 NORTH, 19 WEST, FRANKLIN COUNTY, IOWA

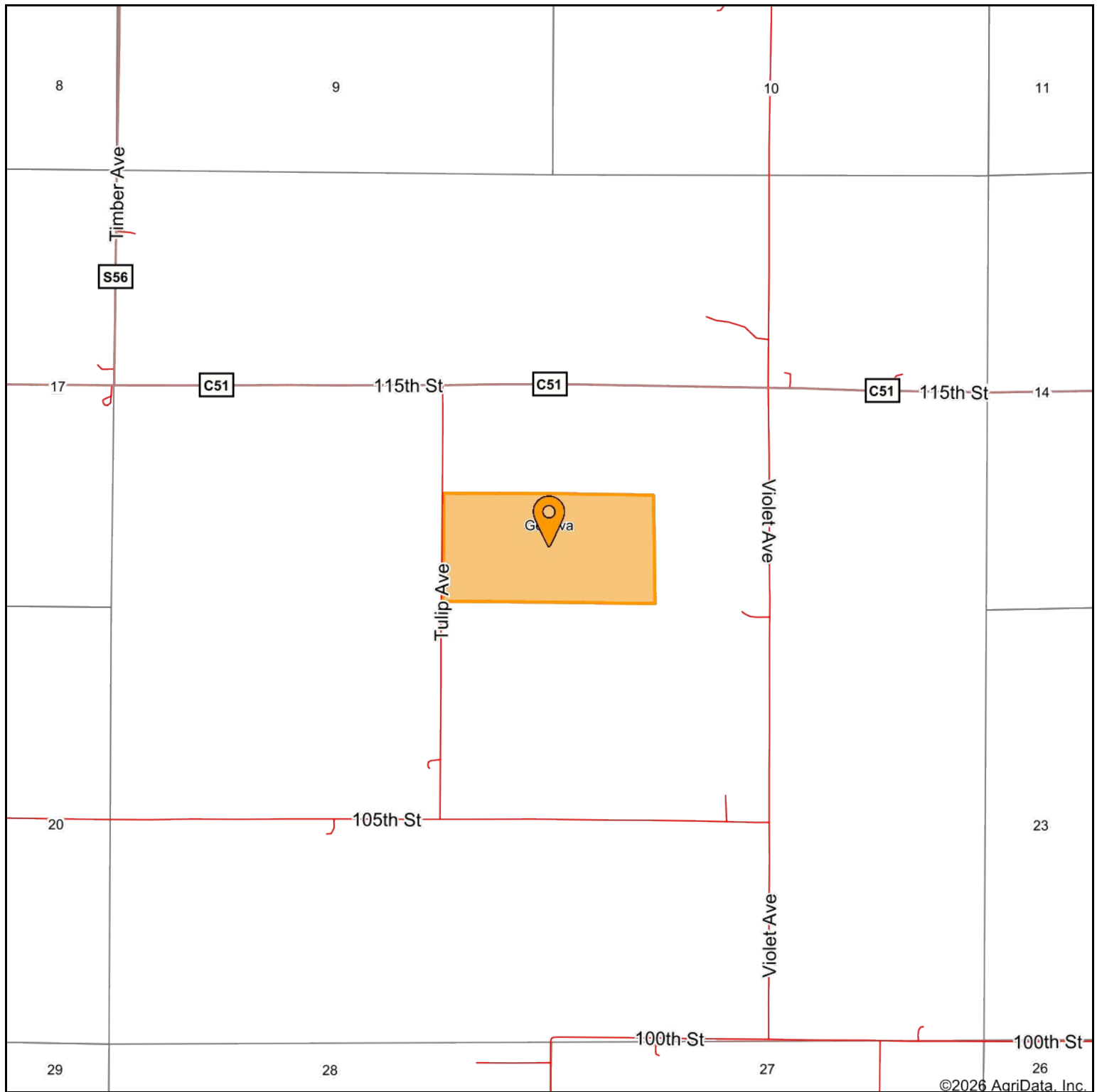
Location Map



16-91N-19W
Franklin County, IA



Location Map



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0ft 1886ft 3772ft



16-91N-19W
Franklin County, IA

