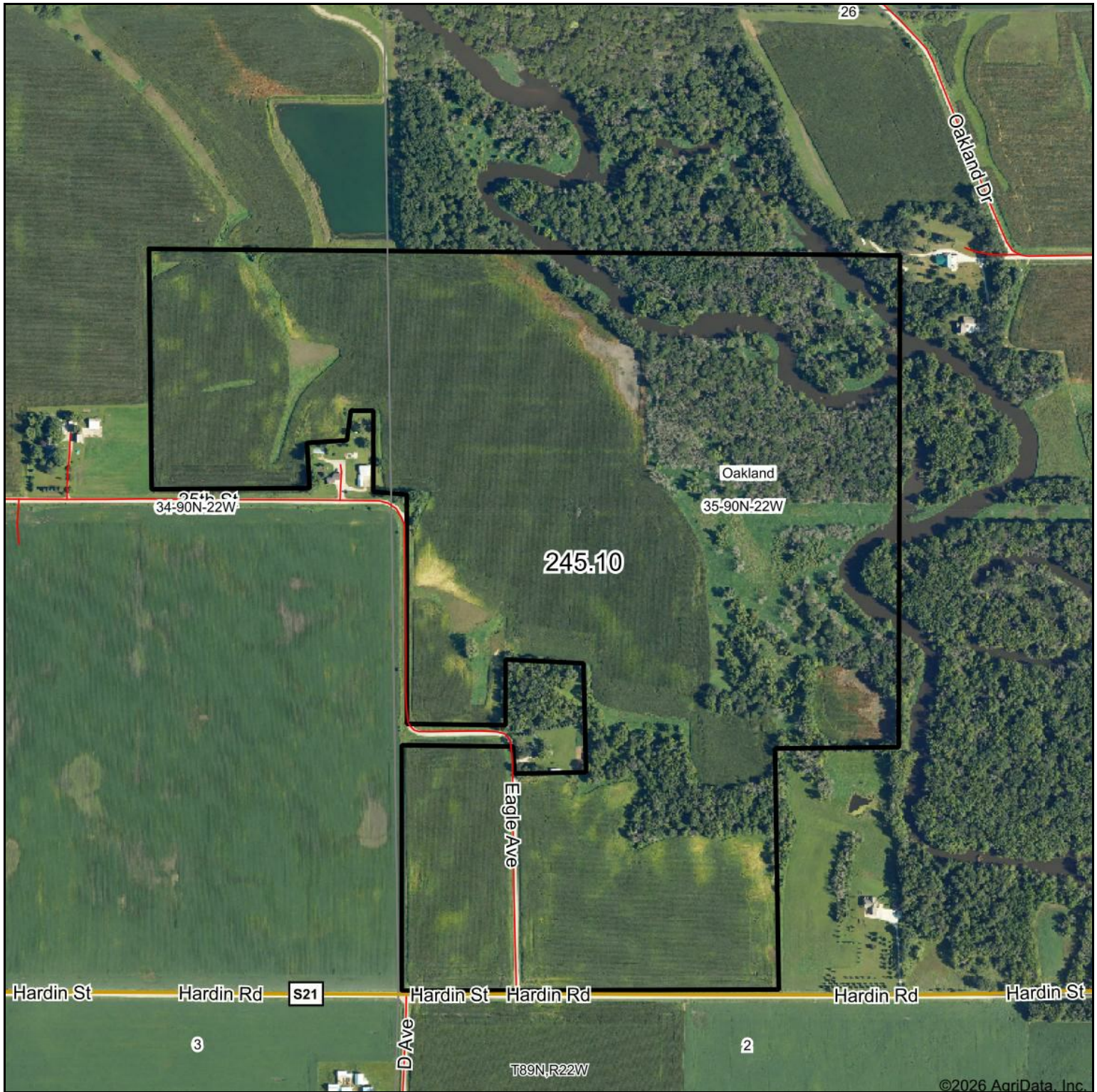


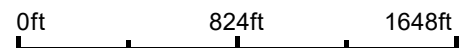
Aerial Map



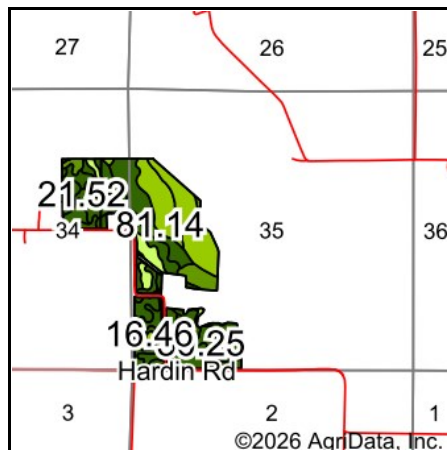
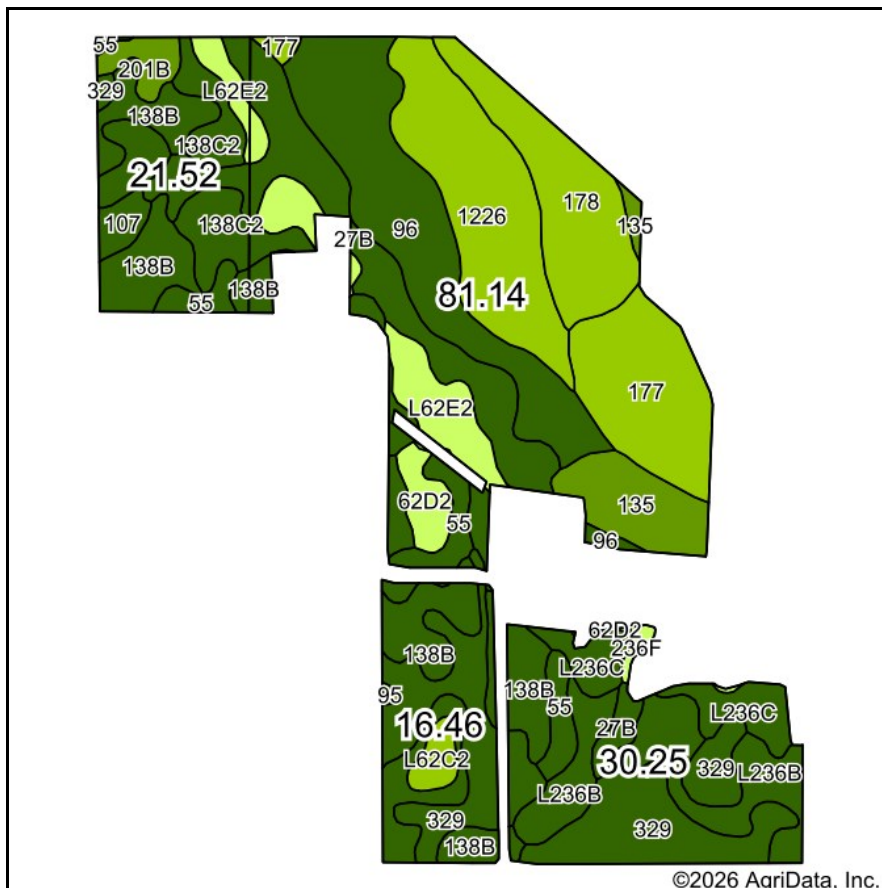
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245.1 Acres
35-90N-22W
Franklin County, IA



Soils Map



State: **Iowa**
 County: **Franklin**
 Location: **35-90N-22W**
 Township: **Oakland**
 Acres: **149.37**
 Date: **8/10/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA069, Soil Area Version: 32

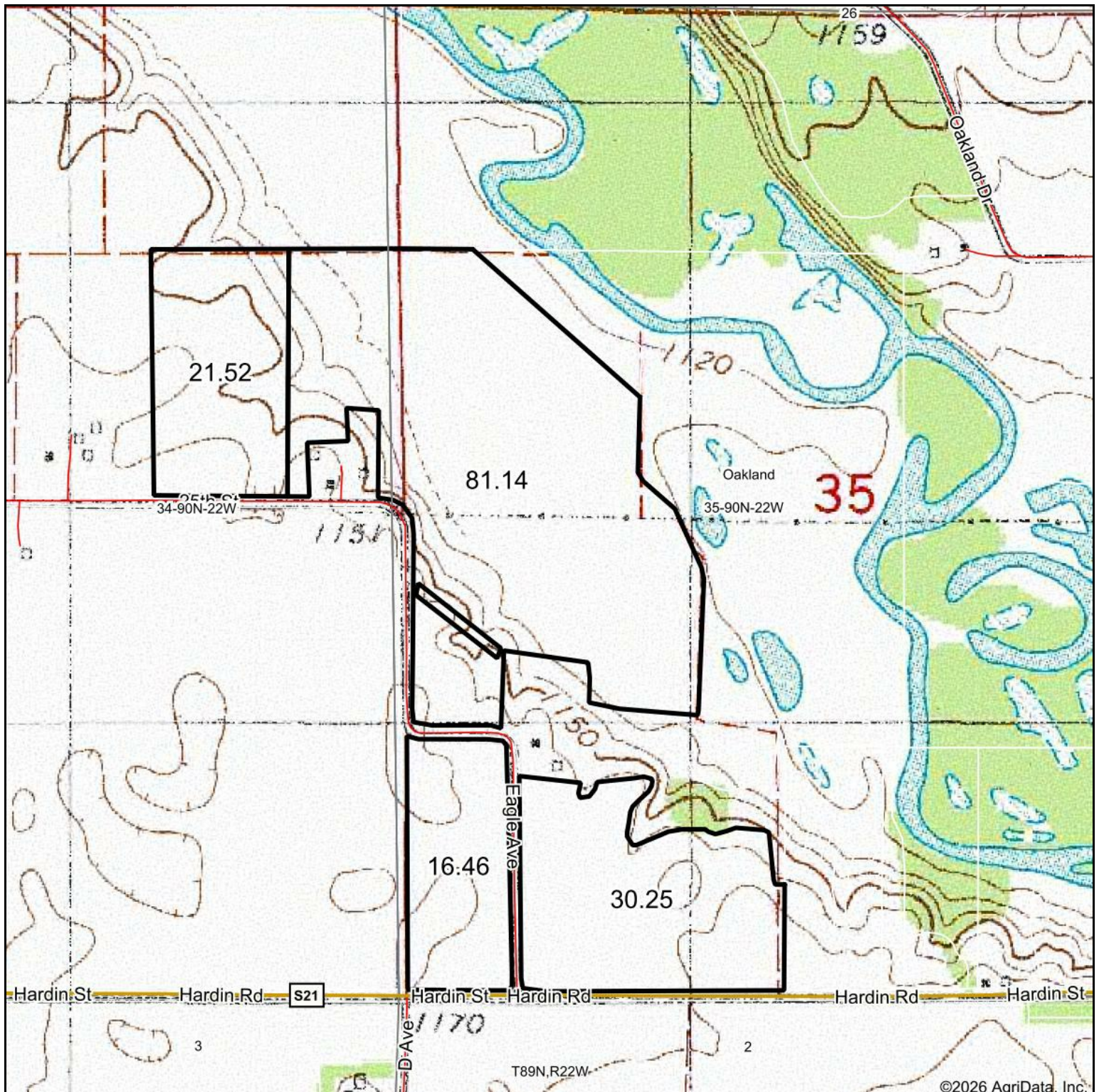
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**	*n NCCPI Overall
138B	Clarion loam, 2 to 6 percent slopes	18.49	12.3%		5	Ile	89	83
329	Webster-Nicollet complex, 0 to 3 percent slopes	17.86	12.0%		62	IIw	87	82
96	Turlin loam, 0 to 2 percent slopes	17.07	11.4%		5	IIw	90	89
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.21	9.5%		10	Ils	59	83
27B	Terril loam, 2 to 6 percent slopes	13.69	9.2%		8	Ile	87	88
177	Saude loam, 0 to 2 percent slopes	10.54	7.1%			Ils	60	79
178	Waukee loam, 0 to 2 percent slopes	9.93	6.6%			Ils	69	84
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	9.59	6.4%			Ile	85	88
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.61	5.8%			IIle	83	70
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.63	3.8%		90	IIw	76	83
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	5.39	3.6%			IVe	32	58
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	5.10	3.4%			IIle	81	86
55	Nicollet clay loam, 1 to 3 percent slopes	4.88	3.3%		10	Iw	89	81
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	3.59	2.4%			IVe	41	65
201B	Coland-Terril complex, 1 to 5 percent slopes	1.66	1.1%		50	Ile	79	92
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.28	0.9%			IIle	64	66
107	Webster clay loam, 0 to 2 percent slopes	1.23	0.8%		95	IIw	86	83

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Hydric Rating	Non-Irr Class *c	CSR2**	*n NCCPI Overall
236F	Lester loam, Bemis moraine, 10 to 22 percent slopes	0.47	0.3%			Vle	36	66
95	Harps clay loam, 0 to 2 percent slopes	0.15	0.1%		100	IIw	72	82
Weighted Average						2.20	77.4	*n 82

Soil data provided by USDA and NRCS
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

Map Center: 42° 33' 50.54, -93° 25' 1.78

0ft 824ft 1648ft

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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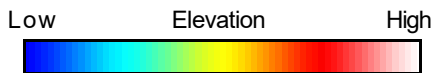
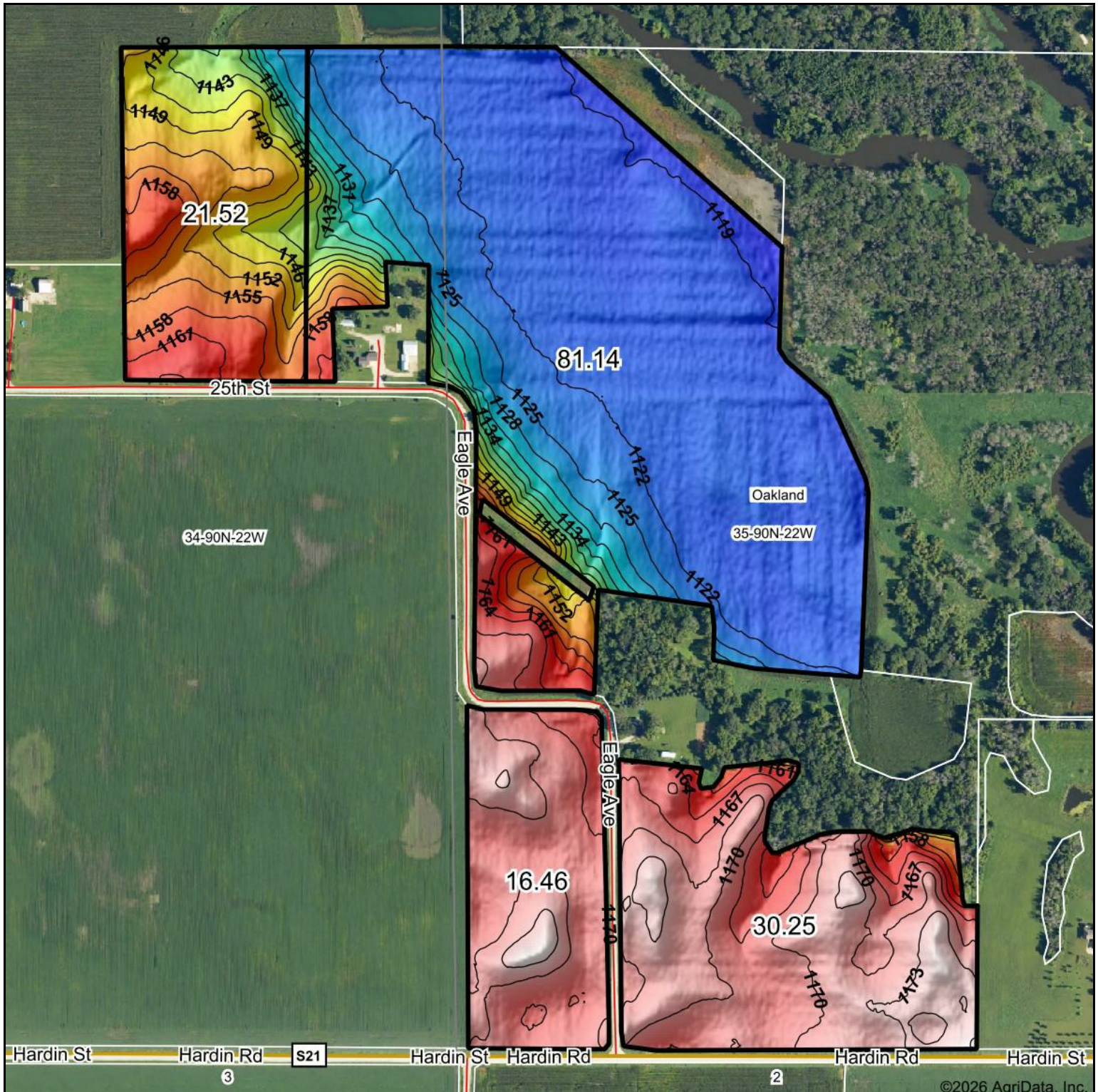
35-90N-22W
Franklin County
Iowa



8/10/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,117.2

Max: 1,177.0

Range: 59.8

Average: 1,143.8

Standard Deviation: 21.42 ft

0ft 610ft 1221ft



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.



8/10/2026

35-90N-22W
Franklin County
Iowa

Boundary Center: 42° 33' 46.81, -93° 25' 7.53

4 Year Crop History



Owner/Operator: Eric Doolittle (Total) - Franklin County

Date: 8/10/2026

Address:

Farm Name:

Address: ,

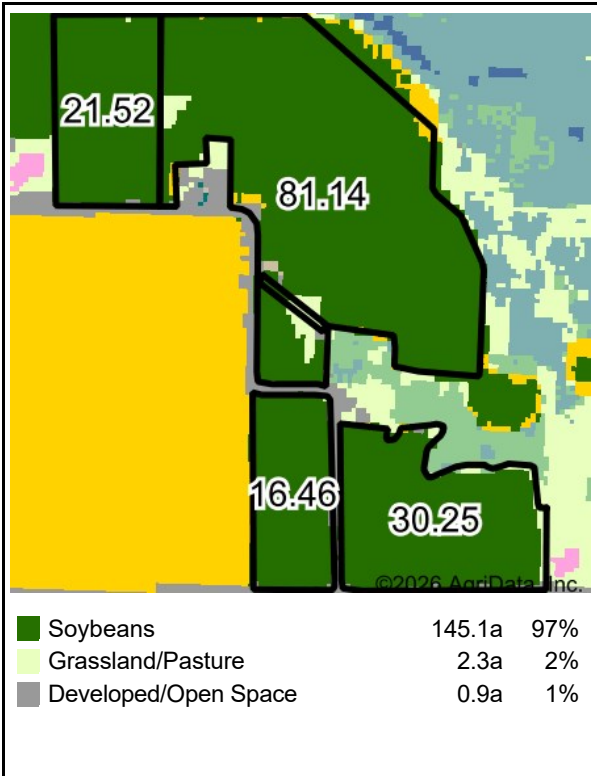
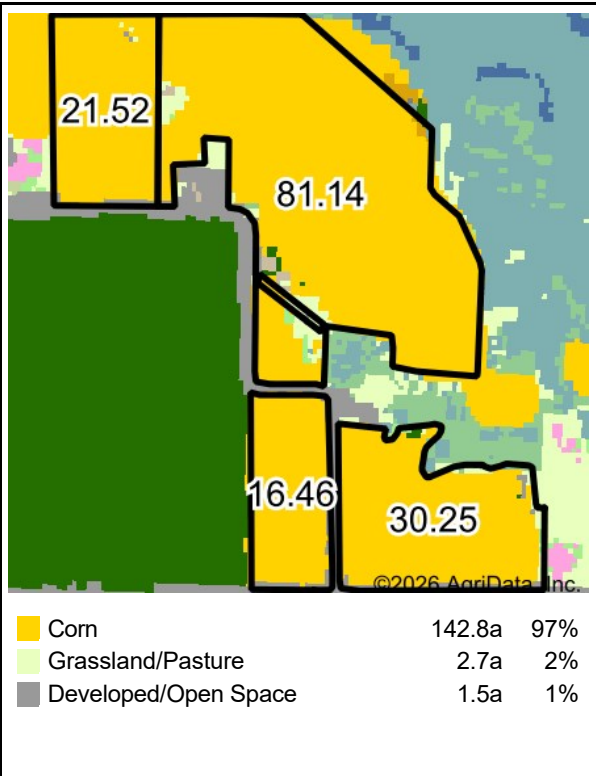
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Phone:

Acct. #:

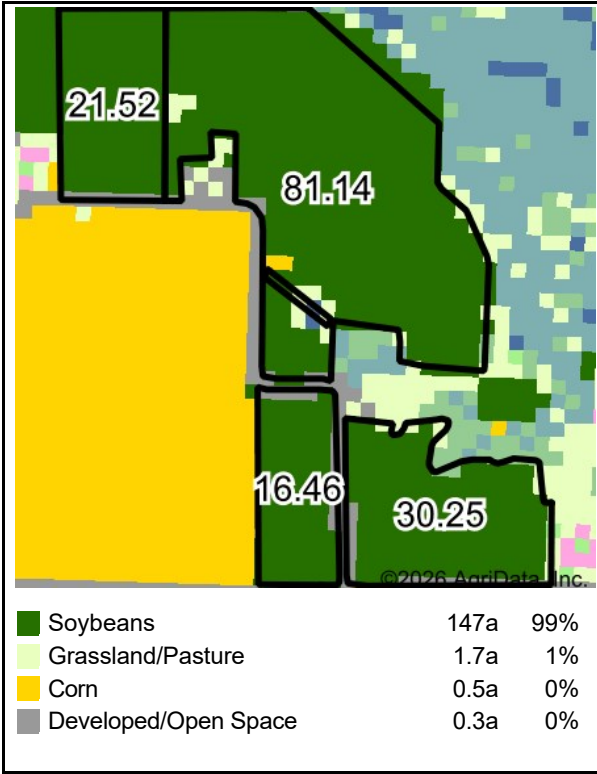
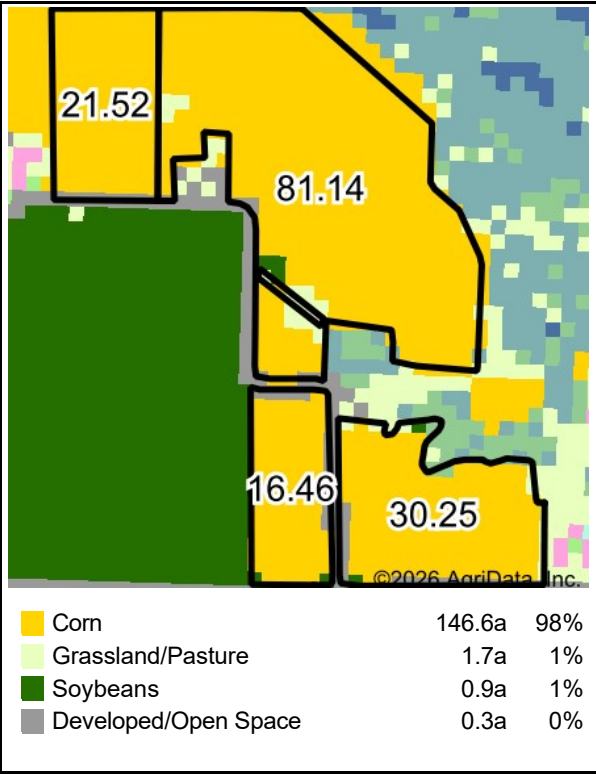
Crop Year: 2025

Crop Year: 2024



Crop Year: 2023

Crop Year: 2022



Boundary Center: 42° 33' 46.81, -93° 25' 7.53

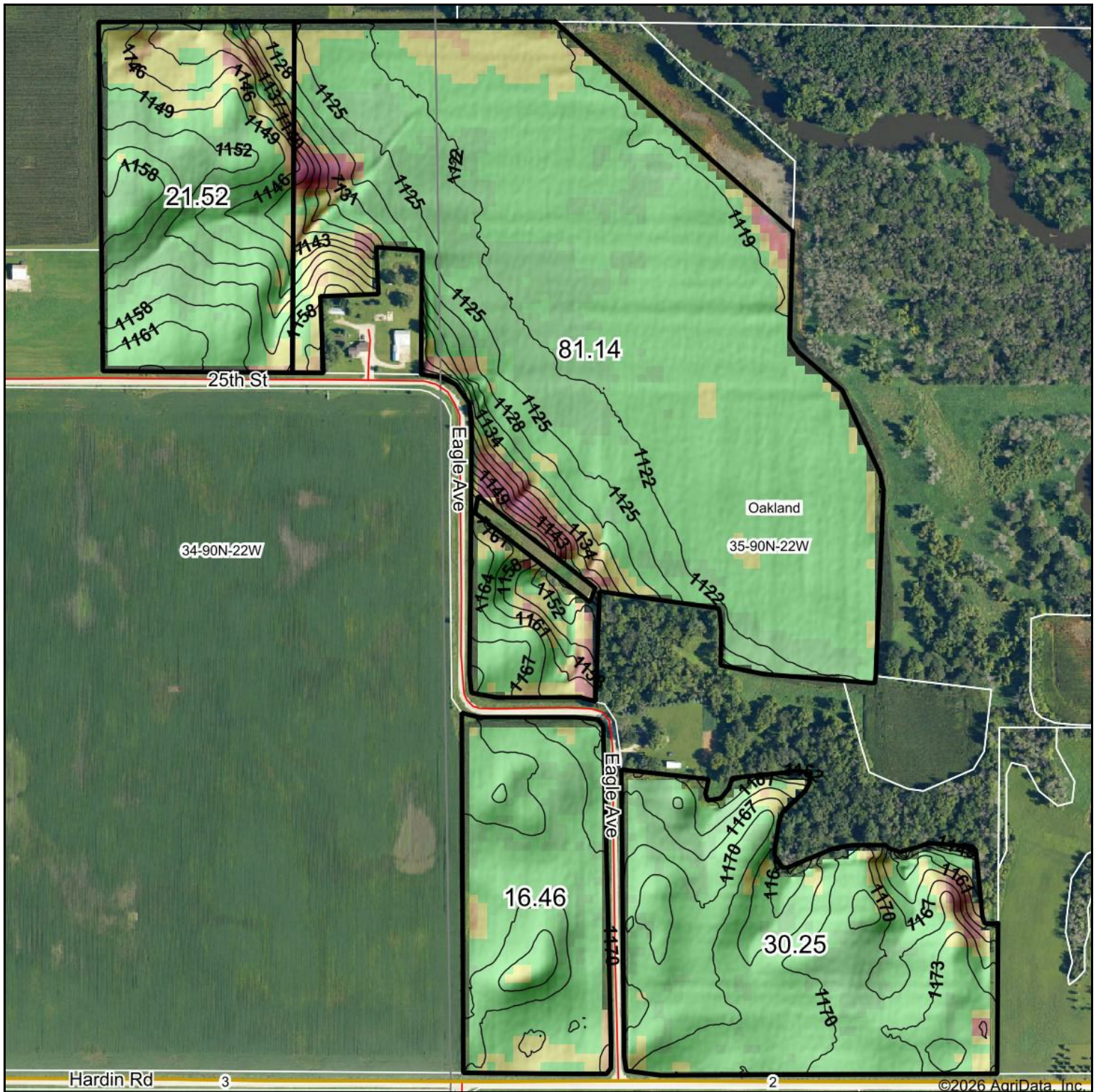
State: IA County: Franklin

Legal: 35-90N-22W Twnshp: Oakland

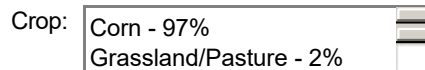
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Plant Growth(NDVI) with Hillshade 2025



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Elevation Min: 1,117.2
 Max: 1,177.0
 Range: 59.8
 Average: 1,143.8
 Standard Deviation: 21.42 ft



35-90N-22W
Franklin County
Iowa

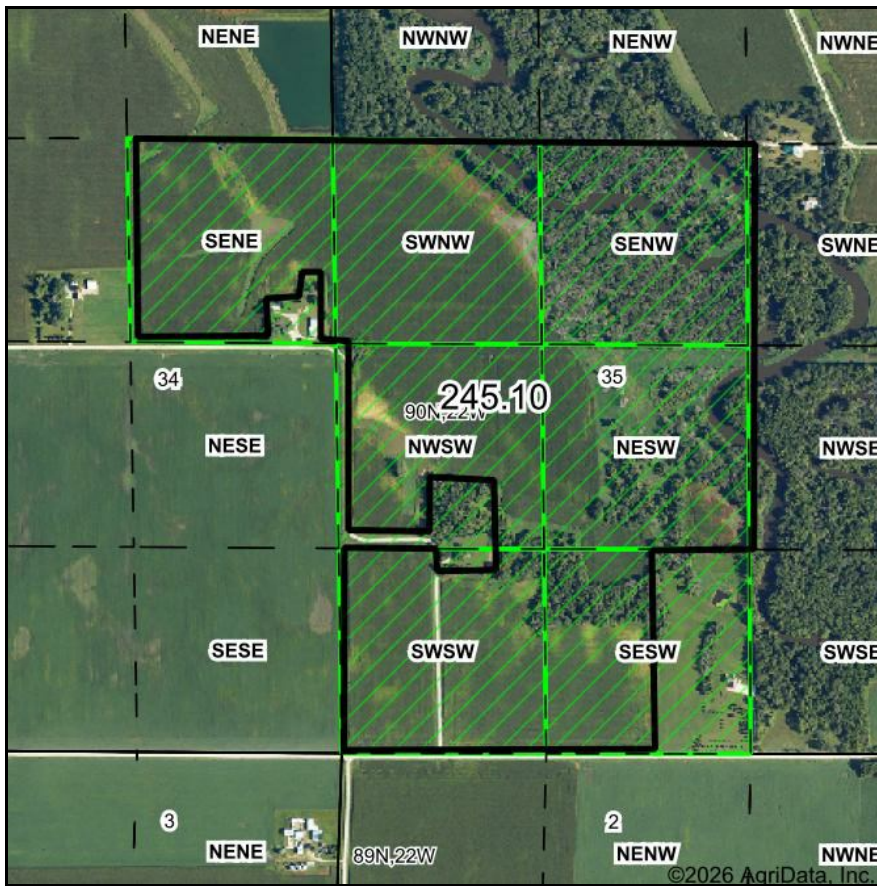
8/10/2026

Boundary Center:
 42° 33' 46.81, -93° 25' 7.53



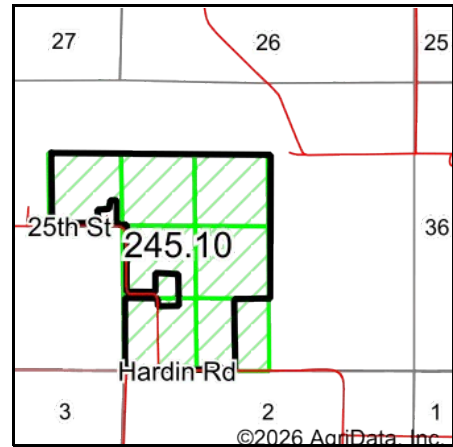
Field borders provided by Farm Service Agency as of 5/21/2008.

PLSS Legal Description



Map Center: 42° 33' 50.54, -93° 25' 1.78

0ft 1053ft 2106ft



Acres: **245.1**
Date: **8/10/2026**
Township: **Oakland**
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**

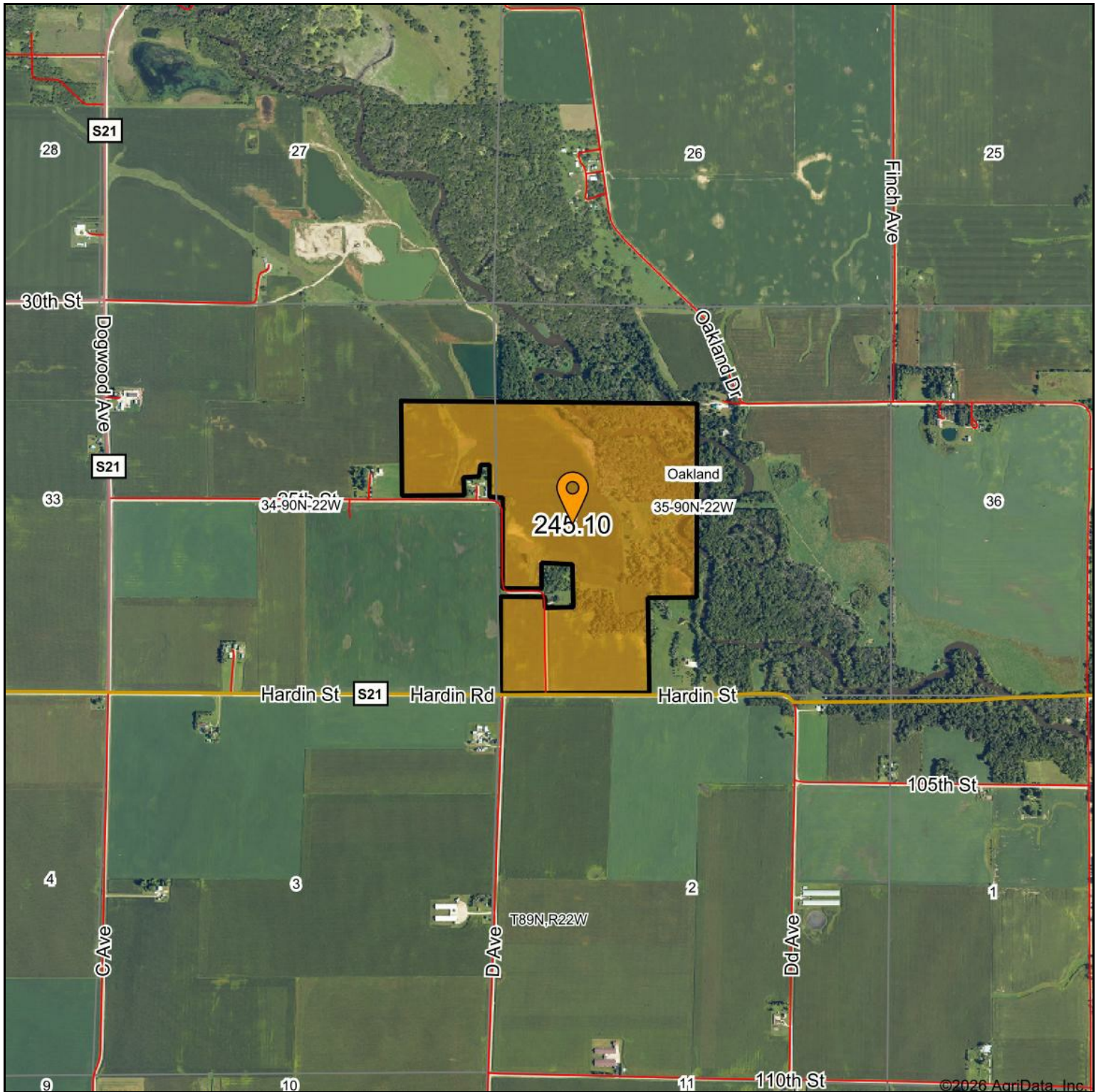
Short Legal:

PT SENE 34-90N-22W AND S2NW; PT NWSW; NESW; SWSW; PT SESW 35-90N-22W

Long Legal:

PART OF THE SE1/4 NE1/4 OF SECTION 34, TOWNSHIP 90 NORTH, 22 WEST, FRANKLIN COUNTY, IOWA AND S1/2 NW1/4; PART OF THE NW1/4 SW1/4; NE1/4 SW1/4; SW1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 35, TOWNSHIP 90 NORTH, 22 WEST, FRANKLIN COUNTY, IOWA

Location Map



0ft 2090ft 4180ft

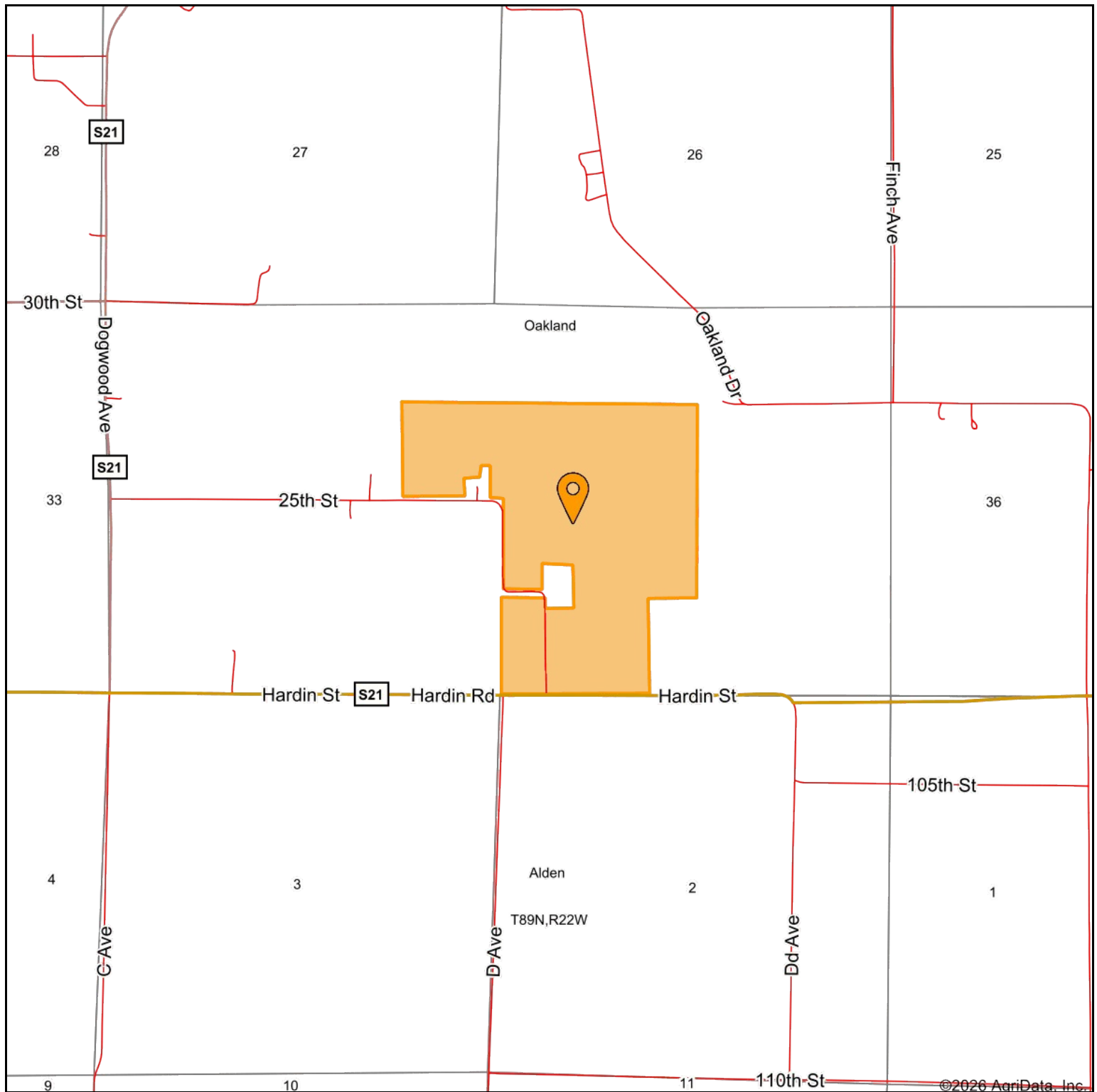
 **WHITAKER MARKETING GROUP**
AUCTIONS | REAL ESTATE

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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35-90N-22W
Franklin County, IA



Location Map



0ft 2090ft 4180ft



35-90N-22W
Franklin County, IA

