

INDEX LEGEND	
LOCATION:	SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, VAN BUREN COUNTY, IOWA.
REQUESTOR:	TROPHY PROPERTIES AND AUCTION
PROPRIETOR:	THE MASCHHOFFS, LLC
SURVEYOR:	DOUG WALKER – IOWA PLS #23137
COMPANY:	JANES SURVEYING, INC.
RETURN TO:	DOUG WALKER 222 S. MAIN ST. P.O. BOX 146 PALMYRA, MO 63461 573–769–7020

DESCRIPTION – 150.4 ACRE TRACT #2 – AUDITOR’S PARCEL ”D–6”

A TRACT OF LAND LYING IN SECTION 33, TOWNSHIP 69 NORTH, RANGE 9 WEST, VAN BUREN COUNTY, IOWA AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 5/8” IRON PIN MARKING THE CENTER OF SAID SECTION 33; THENCE NORTH 88 DEGREES, 18 MINUTES AND 11 SECONDS EAST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1935.13 FEET TO A 5/8” IRON PIN; THENCE SOUTH 66 DEGREES, 20 MINUTES AND 02 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE 966.71 FEET TO A 5/8” IRON PIN; THENCE SOUTH 26 DEGREES, 58 MINUTES AND 57 SECONDS WEST 579.85 FEET TO A 5/8” IRON PIN; THENCE SOUTH 00 DEGREES, 14 MINUTES AND 19 SECONDS EAST 1787.25 FEET TO THE SOUTH LINE OF SAID SECTION, FROM WHICH A 5/8” IRON PIN BEARS NORTH 00 DEGREES, 14 MINUTES AND 19 SECONDS WEST 54.25 FEET; THENCE SOUTH 87 DEGREES, 51 MINUTES AND 50 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG 220TH STREET A DISTANCE OF 1380.49 FEET TO A POINT FROM WHICH A 5/8” IRON PIN BEARS NORTH 00 DEGREES, 33 MINUTES AND 45 SECONDS EAST 47.47 FEET; THENCE NORTH 00 DEGREES, 33 MINUTES AND 45 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID 220TH STREET 647.85 FEET TO A 5/8” IRON PIN; THENCE NORTH 74 DEGREES, 25 MINUTES AND 52 SECONDS WEST 606.63 FEET TO A 5/8” IRON PIN; THENCE NORTH 16 DEGREES, 02 MINUTES AND 38 SECONDS EAST 141.56 FEET TO A 5/8” IRON PIN; THENCE NORTH 89 DEGREES, 49 MINUTES AND 16 SECONDS WEST 352.38 FEET TO A 5/8” IRON PIN; THENCE NORTH 01 DEGREE, 33 MINUTES AND 04 SECONDS EAST 277.86 FEET TO A 5/8” IRON PIN; THENCE NORTH 43 DEGREES, 09 MINUTES AND 59 SECONDS WEST 139.93 FEET TO A 5/8” IRON PIN; THENCE NORTH 72 DEGREES, 02 MINUTES AND 56 SECONDS WEST 433.24 FEET TO A 5/8” IRON PIN; THENCE NORTH 69 DEGREES, 29 MINUTES AND 20 SECONDS EAST 628.88 FEET TO A 5/8” IRON PIN; THENCE NORTH 02 DEGREES, 07 MINUTES AND 34 SECONDS EAST 208.32 FEET TO A 5/8” IRON PIN; THENCE NORTH 89 DEGREES, 27 MINUTES AND 28 SECONDS EAST 237.05 FEET TO A 5/8” IRON PIN; THENCE NORTH 11 DEGREES, 59 MINUTES AND 53 SECONDS EAST 522.58 FEET TO A 5/8” IRON PIN; THENCE NORTH 42 DEGREES, 40 MINUTES AND 01 SECOND EAST 297.18 FEET TO A 5/8” IRON PIN; THENCE NORTH 06 DEGREES, 22 MINUTES AND 38 SECONDS WEST 1055.68 FEET TO A 5/8” IRON PIN; THENCE NORTH 54 DEGREES, 28 MINUTES AND 06 SECONDS EAST 1136.04 FEET TO A 5/8” IRON PIN ON THE NORTH–SOUTH CENTERLINE OF SAID SECTION; THENCE SOUTH 00 DEGREES, 56 MINUTES AND 08 SECONDS EAST ALONG SAID NORTH–SOUTH CENTERLINE 1645.00 FEET TO THE POINT OF BEGINNING, CONTAINING 150.4 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2026–09900–1 OF DOUG WALKER, IOWA PROFESSIONAL LAND SURVEYOR #23137 DURING OCTOBER OF 2026.

GRAPHIC SCALE

5000250500

1 INCH = 500 FT.

JSI PROJECT NO.

2026–009900–1

STATE OF IOWA

DOUG WALKER

PLS23137

PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

10–26–26

DOUG WALKER, P.L.S. #23137 – IOWA

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026.

PAGES OR SHEETS COVERED BY THIS SEAL: 1

JSI

JOE VOSB

Member Owned Small Business

JANES SURVEYING INC.

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BOOK #: 149

FIELD: RYAN

DRAWN: JOE

CHECKED: DOUG

REVISION:

REVISION: