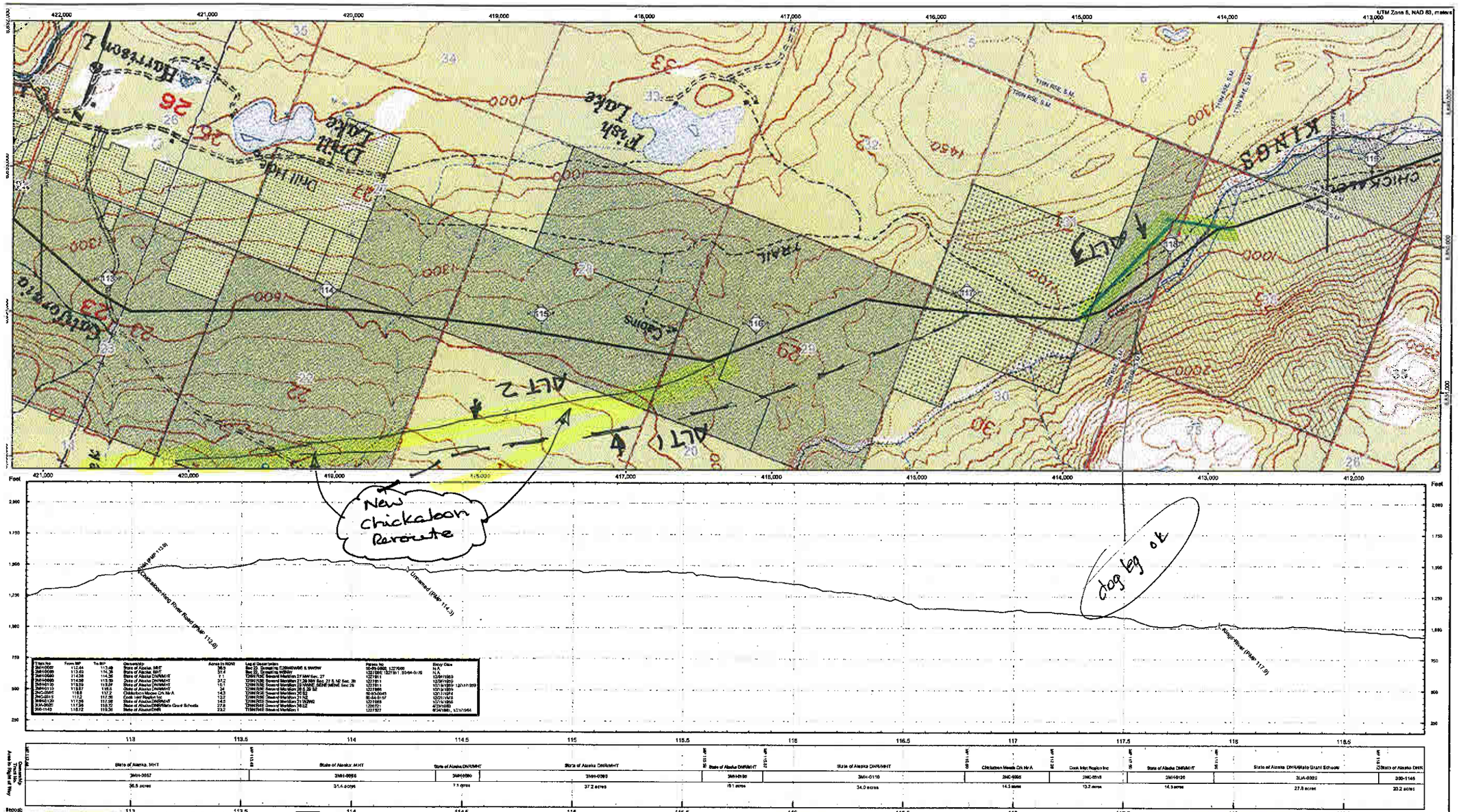

better advantage of Terrain
better soil conditions