

# ***Prospectus***

**Preferred Properties of Iowa, Inc.**



## **Weis Farm** **240 Taxable Acres More or Less** **Sand Creek Twp.** **Union County, Iowa**

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and we urge the prospective buyer to do further investigation on their own. It should be understood that Preferred Properties of Iowa, Inc., is representing the Seller.



**contact** **641-333-2705**  
**US:** Broker/Owner



**Dan Zech**  
712-303-7085  
Agent/Owner  
**Tom Miller**  
712-621-1281

Sales Agents:

**David Brown**  
641-344-5559  
**Craig Donaldson**  
641-333-2705  
**Tracy Cameron**  
641-344-3616

**Mark Pearson**  
641-344-2555  
**Brennan Kester**  
515-450-6030  
**Ryan Frederick**  
641-745-7769  
**Maury Moore**  
712-621-1455

**Ed Drake**  
641-322-5145  
**Ralph Neill**  
641-322-3481  
**Curtis Kinker**  
641-333-2820  
**Ronald Holland**  
402-209-1097

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**500 W. Temple Street Lenox, IA 50851**

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# Prospectus

## Weis Farm 240 Taxable Acres M/L – Union Co.

PROPERTY DETAILS	
<b>PRICE:</b>	<b>\$1,350,000.00</b>
<b>TAXES:</b>	\$4,050/annually Union County Treasurer
<b>LAND USE:</b>	FSA shows 231.81 acres of total farmland of which there are 47.16 acres of effective cropland and 158.65 acres enrolled in the Conservation Reserve Program Union County FSA
<b>CSR DATA:</b>	CSR1– 55.4 CSR2- 62.8 Surety Maps Union County FSA
<b>FSA DATA:</b>	The subject farm is being sold off of a larger tract. The subject farm will have to be reconstituted by the Farm Service Agency in order to determine the government payment information. Union County FSA
<b>CRP DATA:</b>	7.7 acres @ \$188.37 per acre annual payment of \$1,450.45 expiring 2020. 4.77 acres @ \$126.15 per acre annual payment of \$601.74 expiring 2017. 42.73 acres @ \$238.12 per acre annual payment of \$10,174.87 expiring 2021. 103.5 acres @ \$181.86 annual payment of \$18,822.51 expiring 2022. Union County FSA
<b>POSSESSION:</b>	Upon Closing
<b>TERMS:</b>	Cash, payable at closing
<b>LOCATION:</b>	South of Arispe two miles then East two miles on 270 <sup>th</sup> St.
<b>LEGAL DESCRIPTION:</b>	The Southwest Quarter (SW1/4), and the South Half of the Northwest Quarter (S1/2 NW1/4), all in Section Twenty-seven (27), Township Seventy-one (71) North, Range Twenty-nine (29) West of the 5 <sup>th</sup> P.M. in Union County, Iowa.
<b>AGENT:</b>	Tom Miller -712-621-1281



### COMMENTS

**Presenting the Weis Farm, talk about the ultimate recreational farm with income. This farm, close to Creston has beautiful bird cover, and the owner even has pictures of a large buck that calls this farm home. This soils on this farm are above average and the tile has been installed. Yes, the farm is in CRP and hay and pasture, but the farm would make a good producer of row crops when the CRP contract expires. This farm is loaded with pheasants because of the outstanding cover. The farm also has beautiful structures for fishing, boating, and maybe a little goose and duck hunting. Start your memories here with your family today. Contact Tom Miller at 712-621-1281 to view this property or to learn more.**

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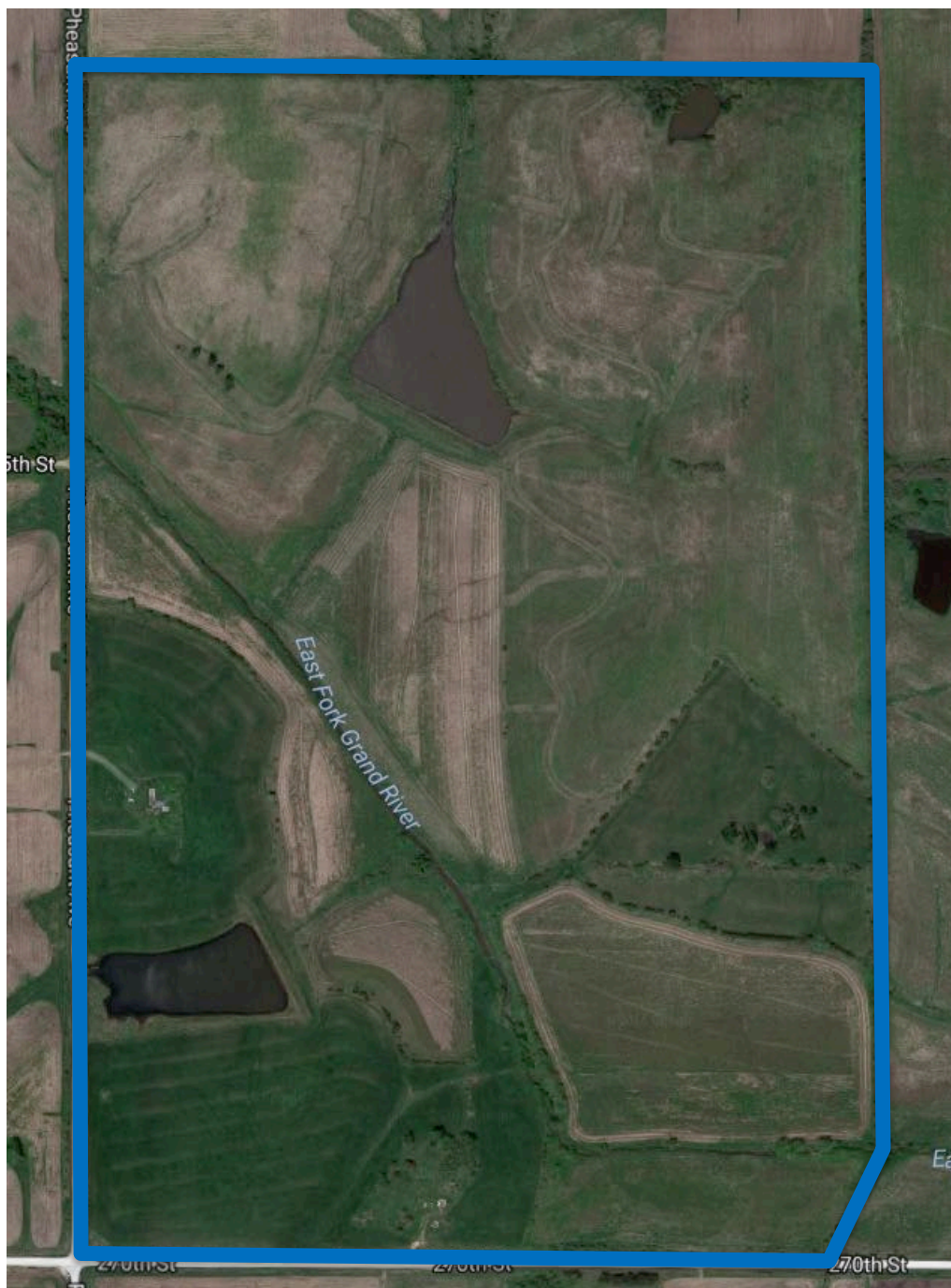
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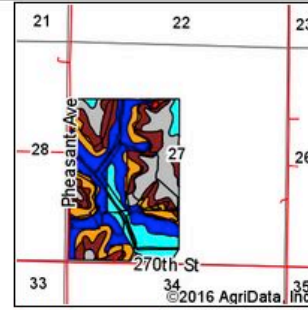
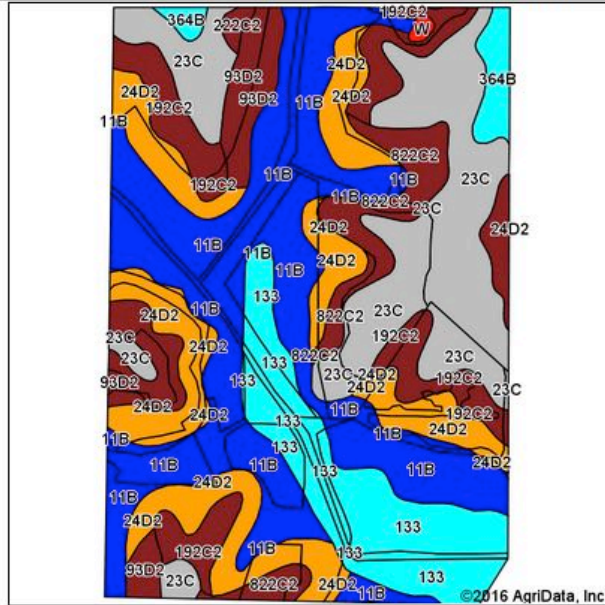
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## Weis Farm 240 Taxable Acres M/L – Union Co. Iowa



State: Iowa  
County: Union  
Location: 27-71N-29W  
Township: Sand Creek  
Acres: 231.81  
Date: 10/13/2016



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA175, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	68.12	29.4%		lle	204.8	4.3	59.4	3.7	6.1	82	68	95
23C	Arispe silty clay loam, 5 to 9 percent slopes	44.50	19.2%		lle	177.6	4.6	51.5	3.2	5.3	66	55	82
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	38.49	16.6%		lle	168	4.7	48.7	3	5	46	48	68
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	27.73	12.0%		llw	204.8	4.3	59.4	3.7	6.1	78	80	95
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	19.67	8.5%		lle	137.6	3.6	39.9	2.5	4.1	40	30	64
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	11.36	4.9%		lle	129.6	3.4	37.6	2.3	3.9	38	30	57
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	9.14	3.9%		Ive	139.2	3.6	40.4	2.5	4.2	32	25	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.58	3.3%		Ivw	140.8	3	40.8	2.5	4.2	34	25	45
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.75	2.0%		lle	198.4	5.2	57.5	3.6	6	72	75	78
W	Water	0.47	0.2%			0	0	0	0	0	0	0	0
Weighted Average						178.9	4.3	51.9	3.2	5.3	62.8	55.4	*n 80.1

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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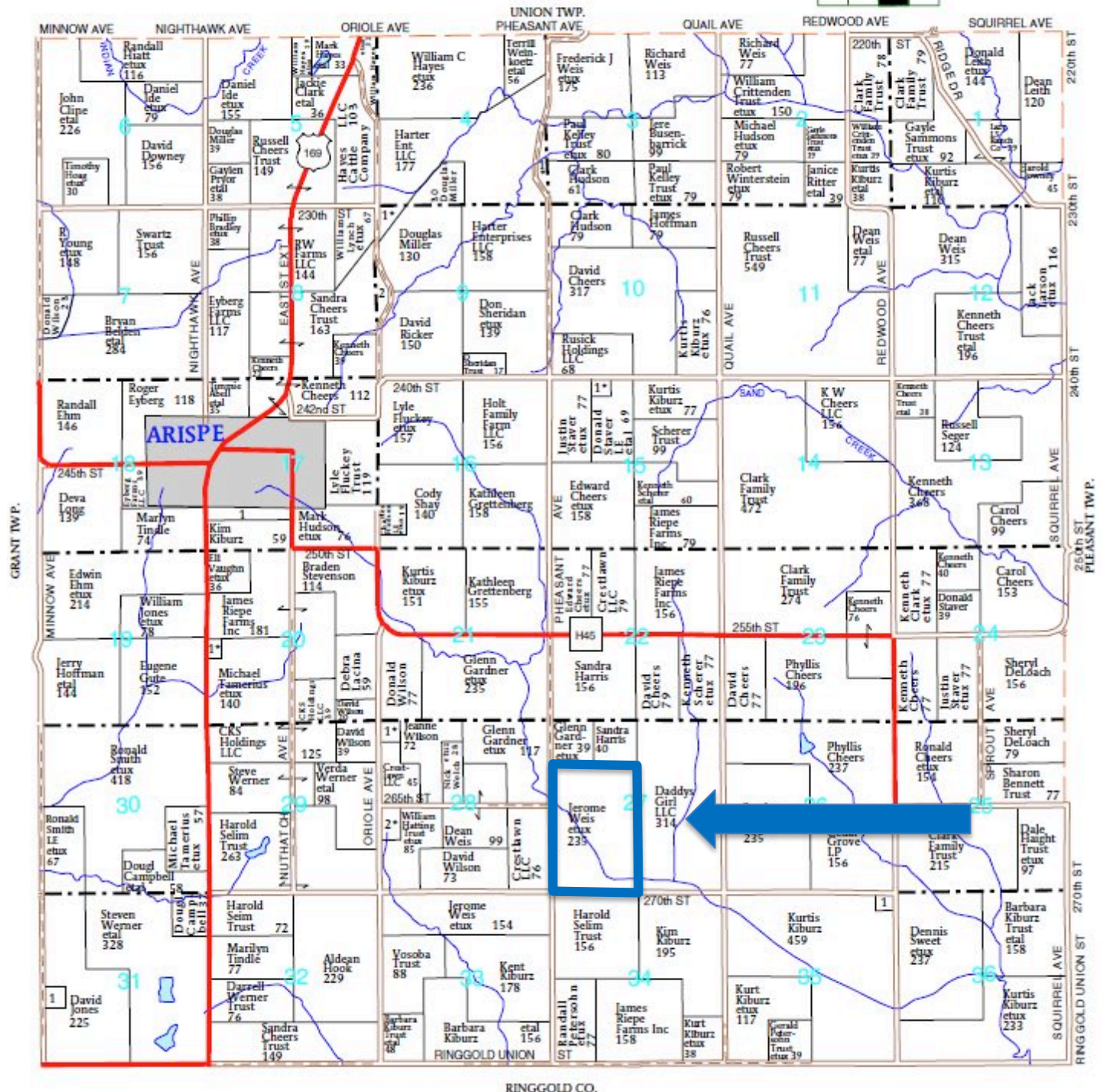
T-71-N

SAND CREEK PLAT

(Landowners)



R-29-W



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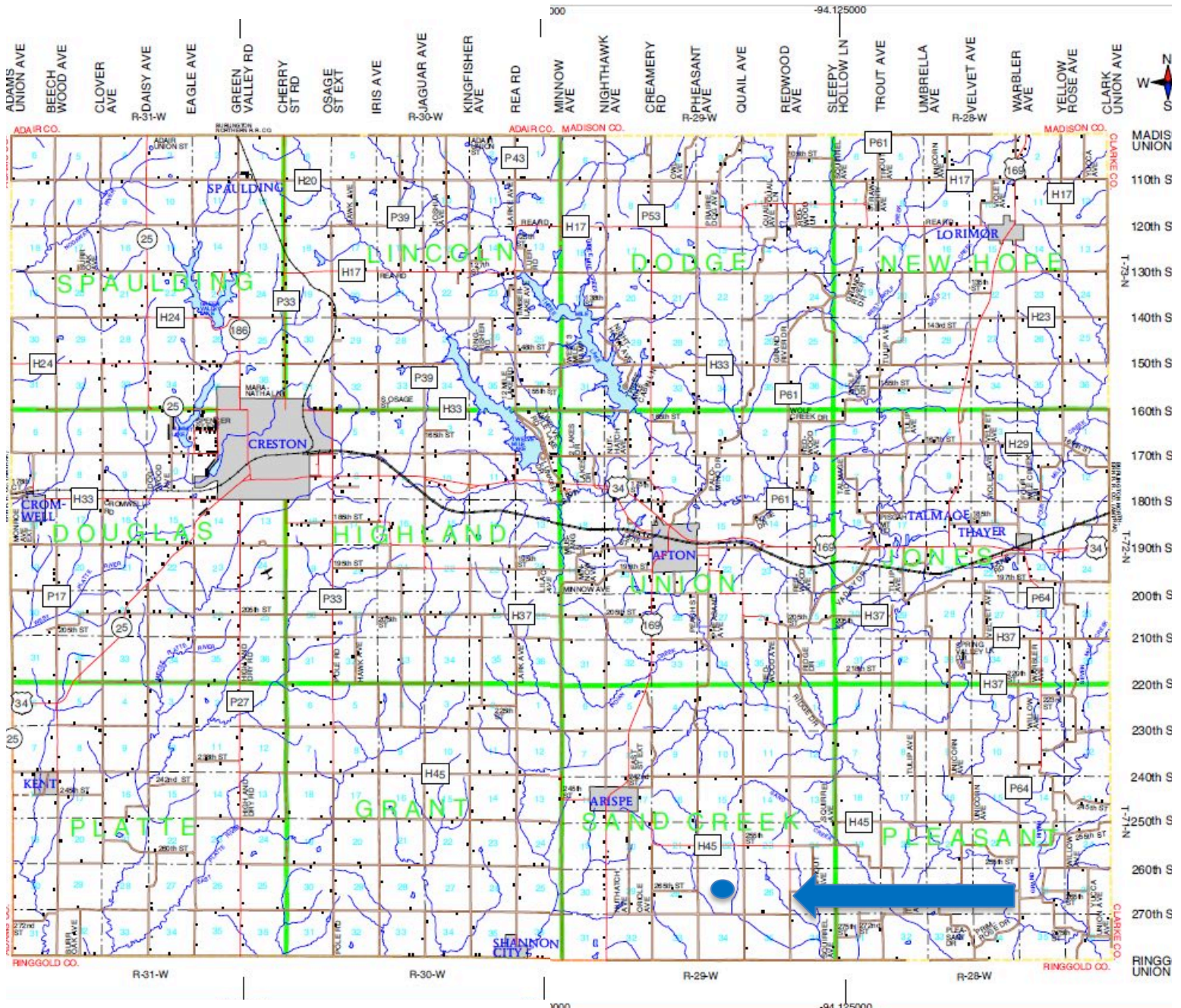
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