

# ***Prospectus***

## **Preferred Properties of Iowa, Inc.**



## **Brugmann Acres LLC Farm** **178.7 Taxable Acres More or Less** **Platte Twp.** **Taylor 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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## Brugmann Acres LLC Farm 178.7 Taxable Acres M/L – Taylor Co.

PROPERTY DETAILS											
PRICE:	\$839,890										
TAXES:	\$3,220/annually Taylor County Treasurer										
LAND USE:	FSA shows 174.34 acres of total farmland of which there are 168.8 acres of effective cropland Taylor County FSA										
CSR DATA:	CSR1– 53.7 CSR2- 60.4 Surety Maps Taylor County FSA										
FSA DATA:	<table><tr><td>Cmdty</td><td>Acres</td><td>PLCYId</td></tr><tr><td>Corn</td><td>-</td><td>-</td></tr><tr><td>Soybeans</td><td>-</td><td>-</td></tr></table> Taylor County FSA		Cmdty	Acres	PLCYId	Corn	-	-	Soybeans	-	-
Cmdty	Acres	PLCYId									
Corn	-	-									
Soybeans	-	-									
CRP DATA:											
POSSESSION:	Upon Closing										
TERMS:	Cash, payable at closing										
LOCATION:	Two miles south of Lenox, IA off of 140 <sup>th</sup> St.										
LEGAL DESCRIPTION:	Contact PPI										
AGENT:	Tom Miller -712-621-1281										



COMMENTS
<p>Preferred Properties of Iowa is proud to present the Brugmann Farm, a highly tillable and highly productive farm located just South of Lenox. This farm property’s location is a strong suit, as it is on highway 49 in a fantastic and very strong agriculture area. With very little non-productive acres and with some very strong soils in a great location; this farm will generate a lot of interest. Don’t wait, call PPI today!</p> <p>Contact Tom Miller at 712-621-1281 to view this property or to learn more.</p>



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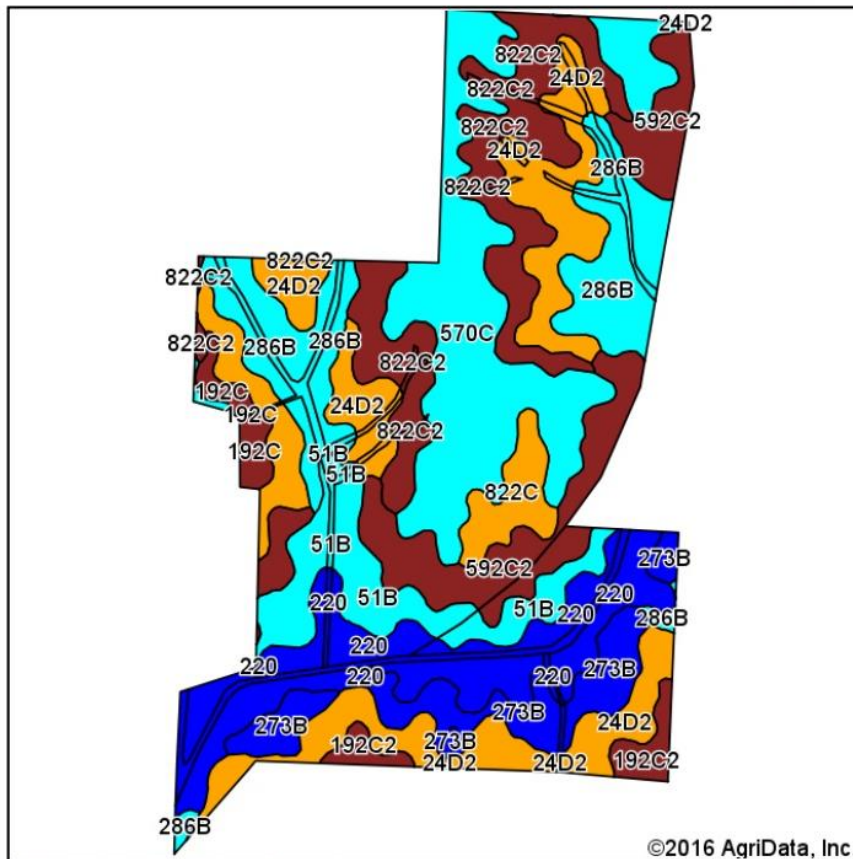
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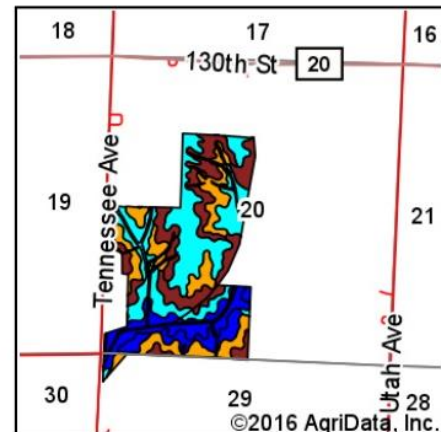
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## Brugmann Acres LLC Farm 178.7 Taxable Acres M/L – Taylor Co. Iowa



Soils data provided by USDA and NRCS.



State: Iowa  
County: Taylor  
Location: 20-70N-32W  
Township: Platte  
Acres: 174.34  
Date: 12/8/2016



Maps Provided By:



### Area Symbol: IA173, Soil Area Version: 26

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
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	31.53	18.1%		IIIe	168	4.7	48.7	3	5	48	48	67
570C	Nira silty clay loam, 5 to 9 percent slopes	29.69	17.0%		IIIe	192	5.4	55.7	3.5	5.8	72	69	95
220	Nodaway silt loam, 0 to 2 percent slopes	21.80	12.5%		IIw	211.2	5.9	61.2	3.8	6.3	82	85	93
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	20.03	11.5%		IIw	216	4.5	62.6	3.9	6.5	80	65	95
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	19.83	11.4%		IIIe	129.6	3.4	37.6	2.3	3.9	40	30	56
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	17.39	10.0%		IIIe	115.2	3	33.4	2.1	3.5	34	20	52
51B	Vesser silt loam, 2 to 5 percent slopes	12.62	7.2%		IIw	190.4	4	55.2	3.4	5.7	75	65	95
273B	Olmitz loam, 2 to 5 percent slopes	11.49	6.6%		IIe	224	6.3	65	4	6.7	89	72	96
822C	Lamoni silty clay loam, 5 to 9 percent slopes	4.38	2.5%		IIIe	134.4	3.5	39	2.4	4	43	35	68
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	3.04	1.7%		IIIe	137.6	3.6	39.9	2.5	4.1	36	30	60
192C	Adair clay loam, 5 to 9 percent slopes	2.54	1.5%		IIIe	142.4	3.7	41.3	2.6	4.3	39	35	73
Weighted Average						176.9	4.6	51.3	3.2	5.3	61.9	55.3	*n 79.4

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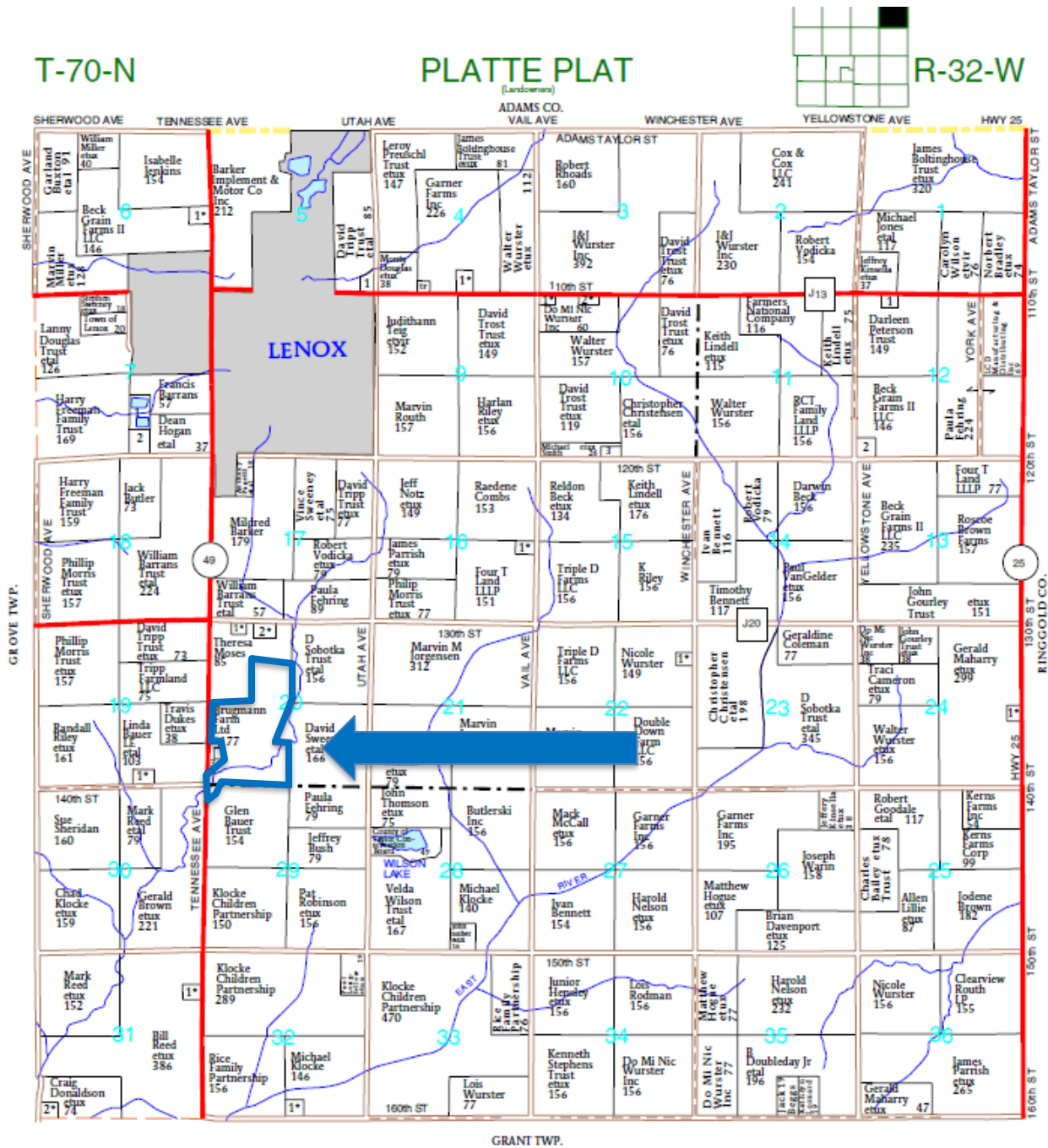
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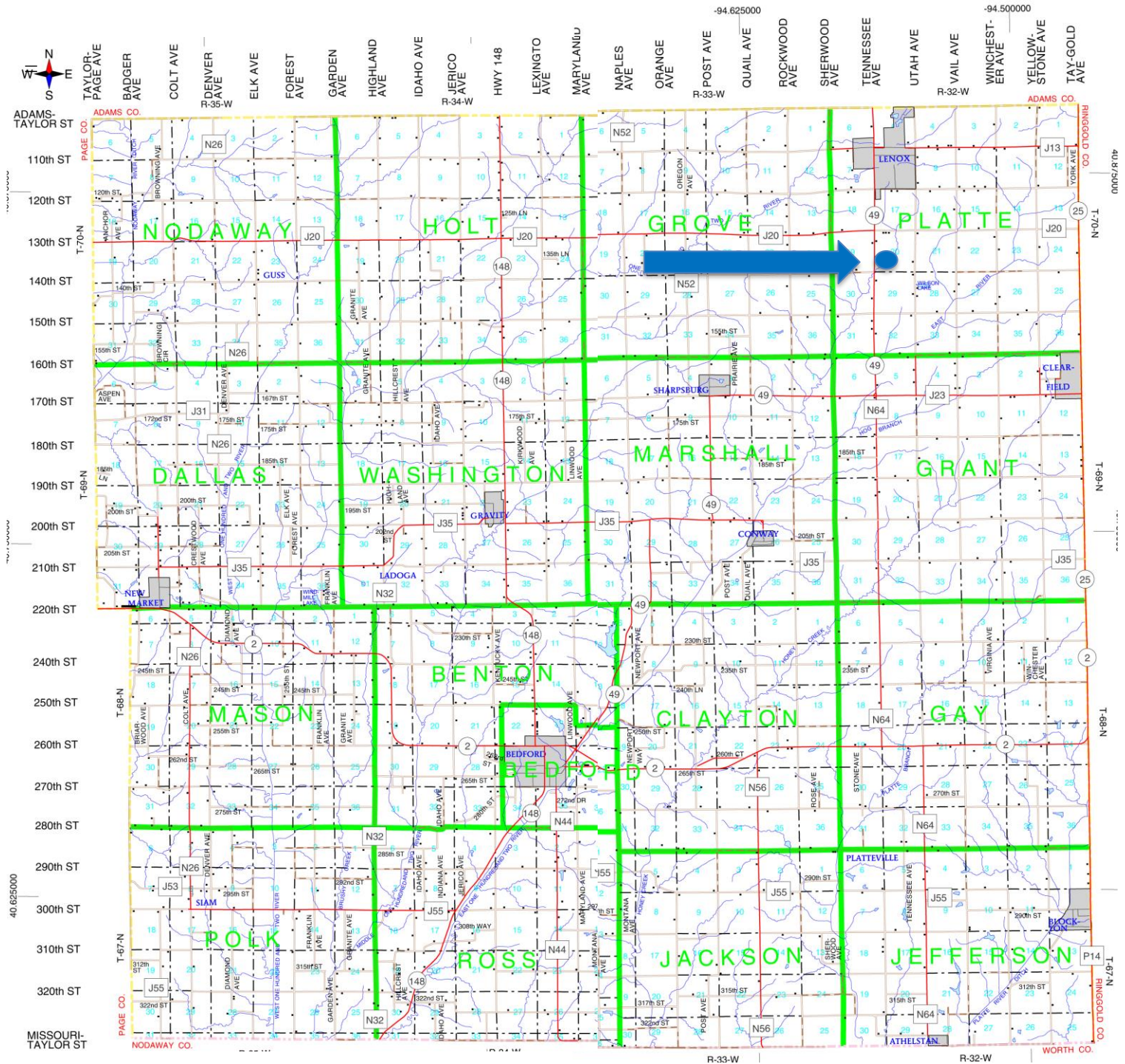
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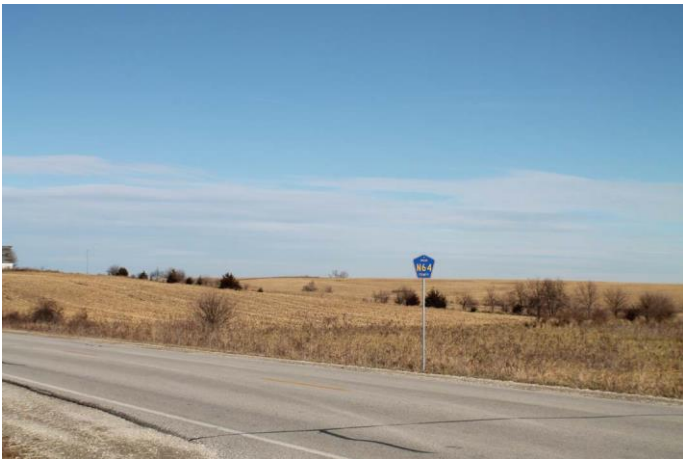
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