

Krejci Farm

114 Taxable Acres more or less

Jefferson Twp.

Harrison 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 us:	641-333-2705	Sales Agents:	Adalina Morales	Ed Drake
	Broker/Owner	Maury Moore 712-621-1455	712-621-1822	641-322-5145
Dan Zech	712-303-7085	Mark Pearson 641-344-2555	David Brown 641-344-5559	Ralph Neill 641-322-3481
Agent/Owner		Brennan Kester 515-450-6030	Craig Donaldson 641-333-2705	Curtis Kinker 641-333-2820
Tom Miller	712-621-1281	Ryan Frederick 641-745-7769	Tracy Cameron 641-344-3616	Ronald Holland 402-209-1097



Prospectus

Krejci Farm 114 Taxable Acres M/L – Harrison Co., Iowa

PRICE:	\$500,000.00
TAXES:	\$2,106/annually <i>Harrison County Treasurer</i>
LAND USE:	FSA shows 118.14 total acres of farmland of which there are 86.13 effective crop acres and 15.7 acres enrolled in the Conservation Reserve Program (CRP) <i>Harrison County FSA</i>
CSR:	CSR – 50.41 <i>Harrison Co. Assessor</i> CSR1 – 49.5 <i>Surety</i> CSR2 – 57.2 <i>Surety</i>
FSA DATA:	Cmdty Base Acres PLC Yld Corn 85.1 122 <i>Harrison County FSA</i>
CRP:	- 14.1 acres @ \$119/acre = \$1,678/yr exp. 2018 - 1.6 acres @ \$229/acre = \$367 exp. 2020 <i>Harrison County FSA</i>
POSSESSION:	Upon Closing, may be subject to farm tenancy
TERMS:	Cash, payable at closing
LOCATION:	Approx. 1.25 miles East of Logan, Iowa on 250th Street
LEGAL DESCRIPTION:	<i>Contact PPI</i>
AGENT:	<i>Tom Miller 712-621-1281</i>

COMMENTS

Presenting the Krejci Harrison County Farm Property, a good quality row crop farm located in a strong area. At nearly 87% tillable, this farm has some good income producing acres with some very strong soil types, along with the acres that are currently enrolled in the Conservation Reserve Program (CRP). This farm has excellent potential for a strong return on investment. Contact PPI to learn more today!

To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.

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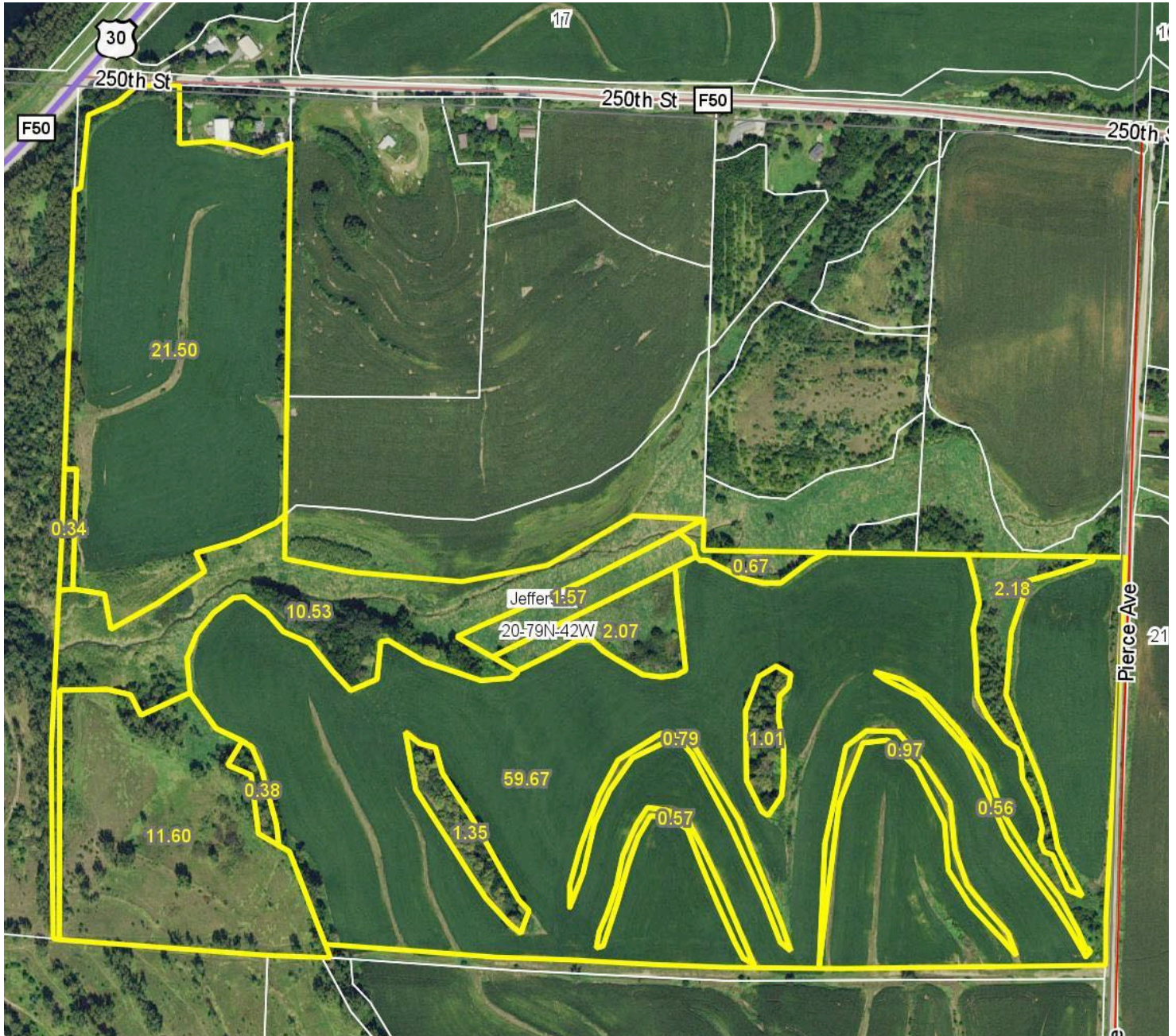
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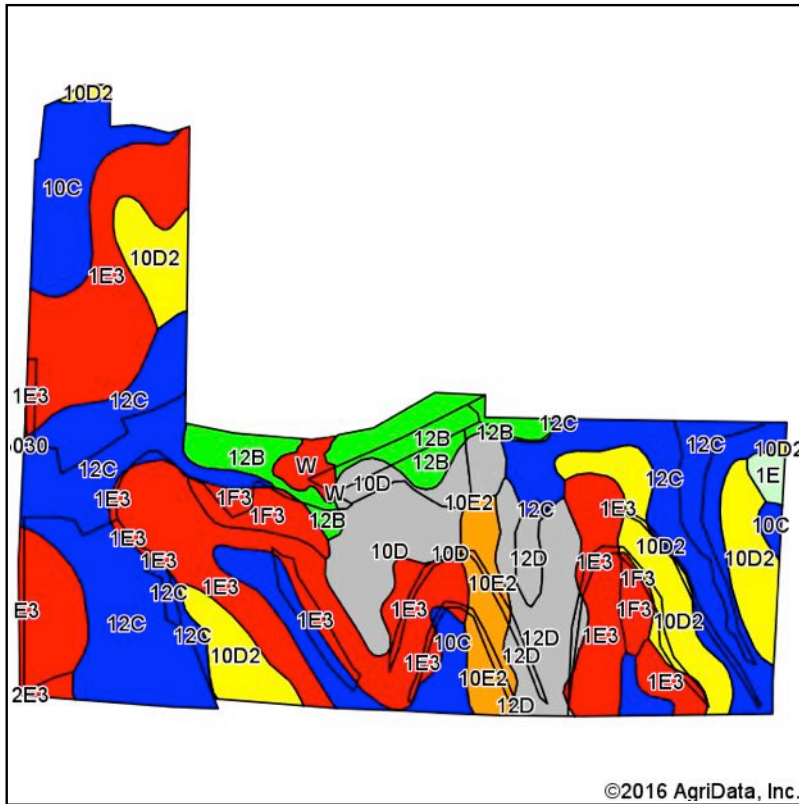
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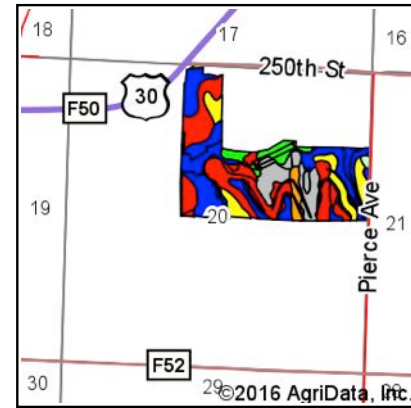
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Prospectus

Krejci Farm 114 Taxable Acres M/L – Harrison Co. Iowa Soils Map



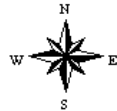
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Harrison**
Location: **20-79N-42W**
Township: **Jefferson**
Acres: **115.76**
Date: **6/29/2016**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA085, Soil Area Version: 22

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
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	32.69	28.2%		IVe	97.6	2.7	28.3	1.8	2.9	18	30	40
12C	Napier silt loam, 5 to 9 percent slopes	27.92	24.1%		IIIe	214.4	6	62.2	3.9	6.4	88	62	86
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	13.82	11.9%		IIIe	164.8	4.6	47.8	3	4.9	60	53	71
10C	Monona silt loam, 5 to 9 percent slopes	11.19	9.7%		IIIe	216	6	62.6	3.9	6.5	89	65	89
10D	Monona silt loam, 9 to 14 percent slopes	7.83	6.8%		IIIe	177.6	5	51.5	3.2	5.3	63	55	85
12B	Napier silt loam, 2 to 5 percent slopes	6.62	5.7%		Ile	230.4	6.5	66.8	4.1	6.9	93	77	87
12D	Napier silt loam, 9 to 14 percent slopes	6.62	5.7%		IIIe	177.6	5	51.5	3.2	5.3	65	60	82
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	3.72	3.2%		IVe	153.6	4.3	44.5	2.8	4.6	45	43	66
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	3.26	2.8%		VIe	88	2.5	25.5	1.6	2.6	8	10	11
W	Water	1.10	1.0%			0	0	0	0	0	0	0	0
1E	Ida silt loam, 14 to 20 percent slopes	0.63	0.5%		IVe	113.6	3.2	32.9	2	3.4	25	35	65
22E3	Dow-Monona silt loams, 14 to 20 percent slopes, severely eroded	0.36	0.3%		IVe	160	4.5	46.4	2.9	4.8	19	18	42
Weighted Average						163.7	4.6	47.5	3	4.9	57.2	49.5	*n 67.4

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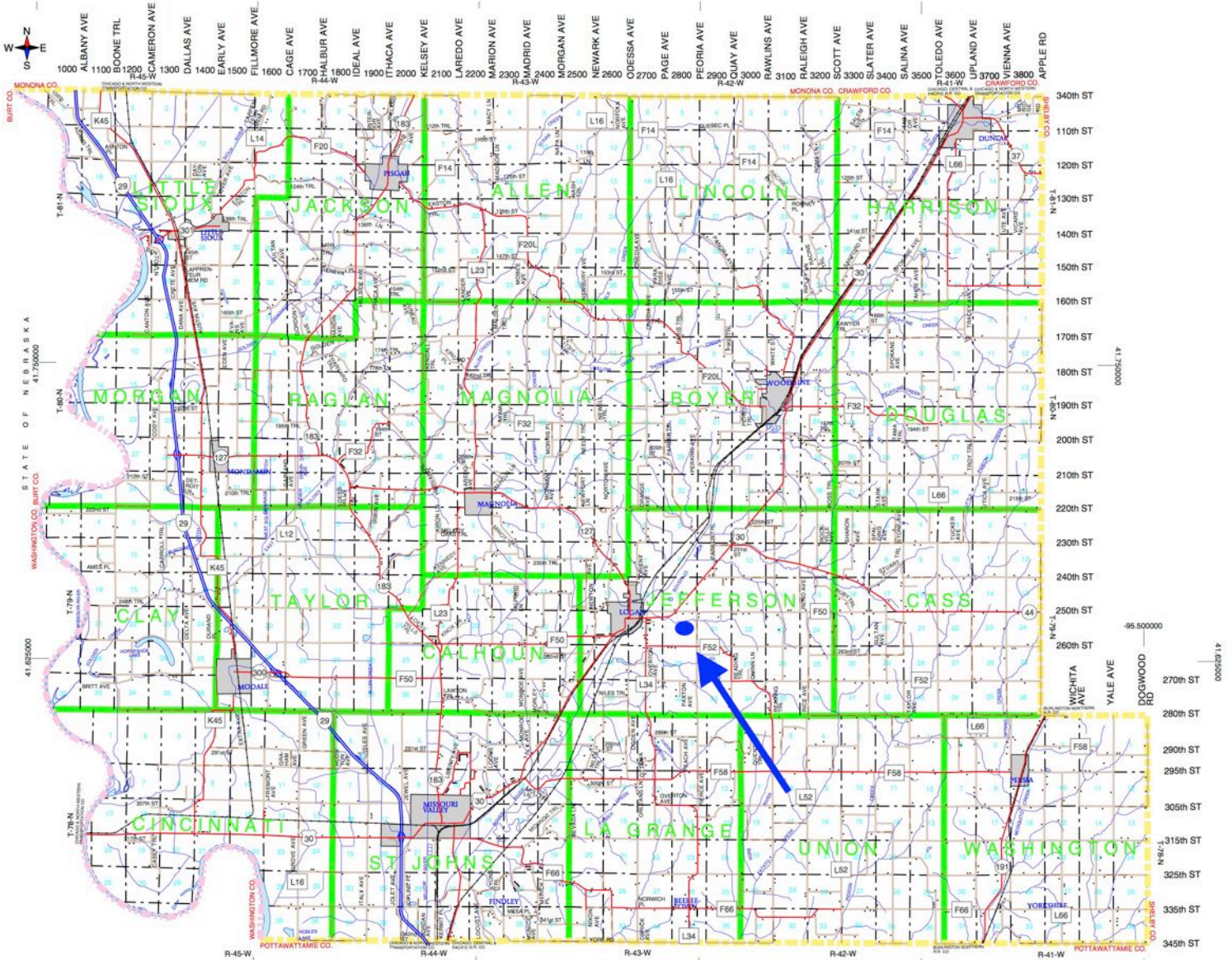
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