

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm

287.66 Taxable Acres more or less

Anderson Twp.

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

Adalina Morales
712-621-1822
David Brown
641-344-5559
Craig Donaldson
641-333-2705
Tracy Cameron
641-344-3616

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


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Rasmussen Farm 287.66 Taxable Acres M/L – Mills Co., Iowa

PRICE:	\$2,292,994.00	
TAXES:	\$7,536/annually <i>Mills County Treasurer</i>	
LAND USE:	FSA shows 291.95 total acres of farmland of which there are 269.96 effective crop acres <i>Mills County FSA</i>	
CSR:	CSR2 - 72.38 <i>Mills County Assessor</i> CSR1 - 69.70 <i>Surety</i> CSR2 - 76.50 <i>Surety</i>	
FSA DATA:	Cmdty Base Acres PLC Yld Corn 214.10 158 Beans 28.6 49 <i>Mills County FSA</i>	
POSSESSION:	Upon Closing, may be subject to farm tenancy	
TERMS:	Cash, payable at closing	
LOCATION:	Three miles Southeast of Henderson, Iowa on Hwy 59.	
LEGAL DESCRIPTION:	Contact PPI	
AGENT:	Tom Miller 712-621-1281	
COMMENTS		
Presenting the Rasmussen Mills County Farm Property, with highly tillable soils making for a good corn base. This farm won't last long. Definitely hard to beat those soils. Don't miss out. <i>To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.</i>		

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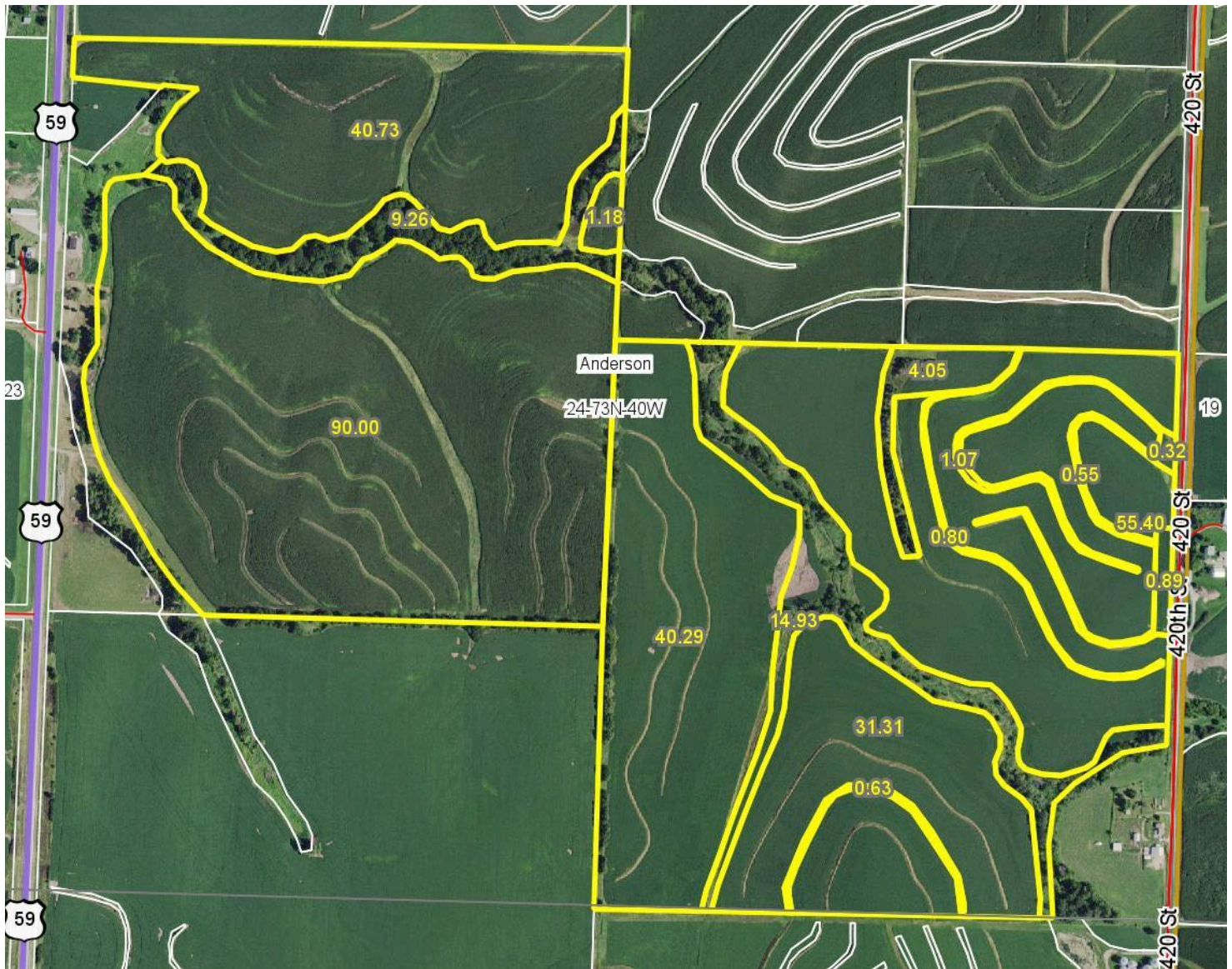
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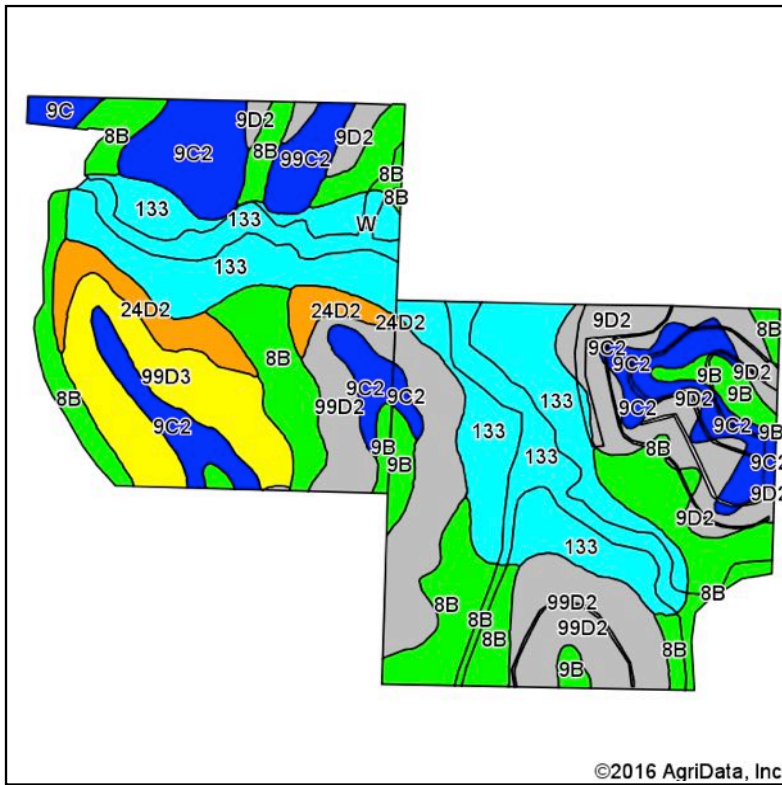
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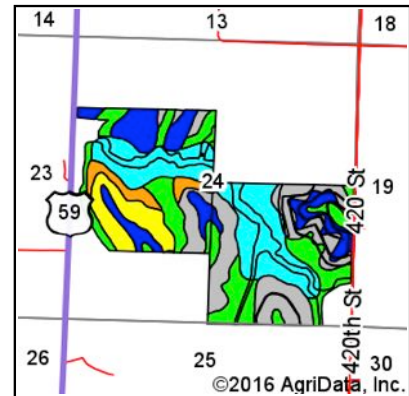
287.66 Taxable Acres M/L – Mills Co. Iowa

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Mills**
Location: **24-73N-40W**
Township: **Anderson**
Acres: **291.41**
Date: **6/23/2016**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA129, 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
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	77.20	26.5%		IIw	204.8	4.3	59.4	3.7	6.1	78	80	95
8B	Judson silty clay loam, 2 to 5 percent slopes	58.40	20.0%		Ile	230.4	6.5	66.8	4.1	6.9	92	84	96
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	42.61	14.6%		IIle	164.8	4.6	47.8	3	4.9	61	53	76
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	36.03	12.4%		IIle	211.2	5.9	61.2	3.8	6.3	87	66	80
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	25.11	8.6%		IIle	164.8	4.6	47.8	3	4.9	61	56	76
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	23.04	7.9%		IIle	171.2	4.8	49.6	3.1	5.1	54	50	55
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	11.90	4.1%		IIle	168	4.7	48.7	3	5	50	48	68
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.41	3.2%		Ile	232	6.5	67.3	4.2	7	95	83	83
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.77	2.0%		IIle	211.2	5.9	61.2	3.8	6.3	87	63	79
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.94	0.7%		IIle	216	6	62.6	3.9	6.5	89	68	94
Weighted Average						198.3	5.2	57.5	3.6	5.9	75.7	69.1	*n 84

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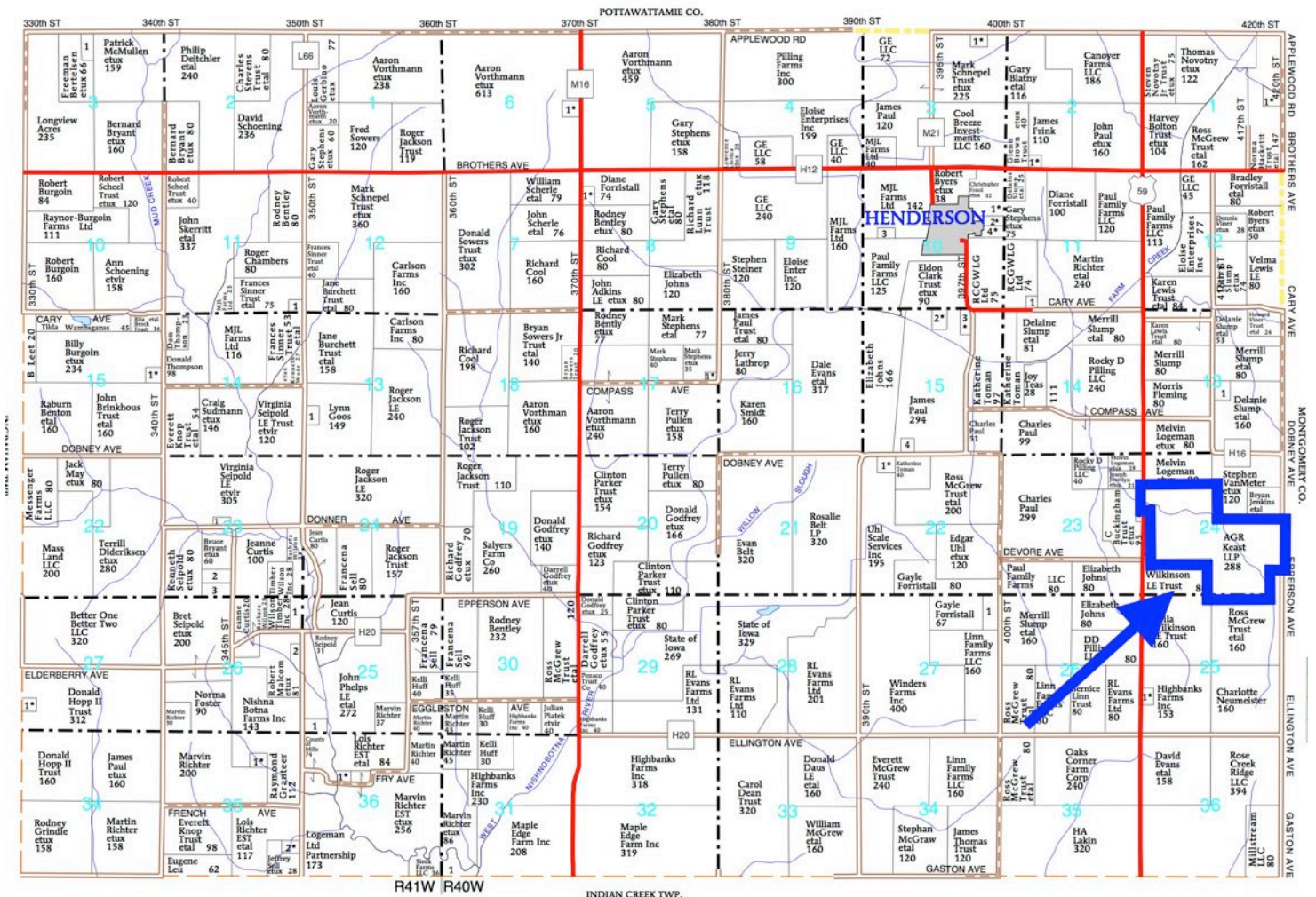
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T-73-N

ANDERSON PLAT
(Landowners)

R-40-41-W



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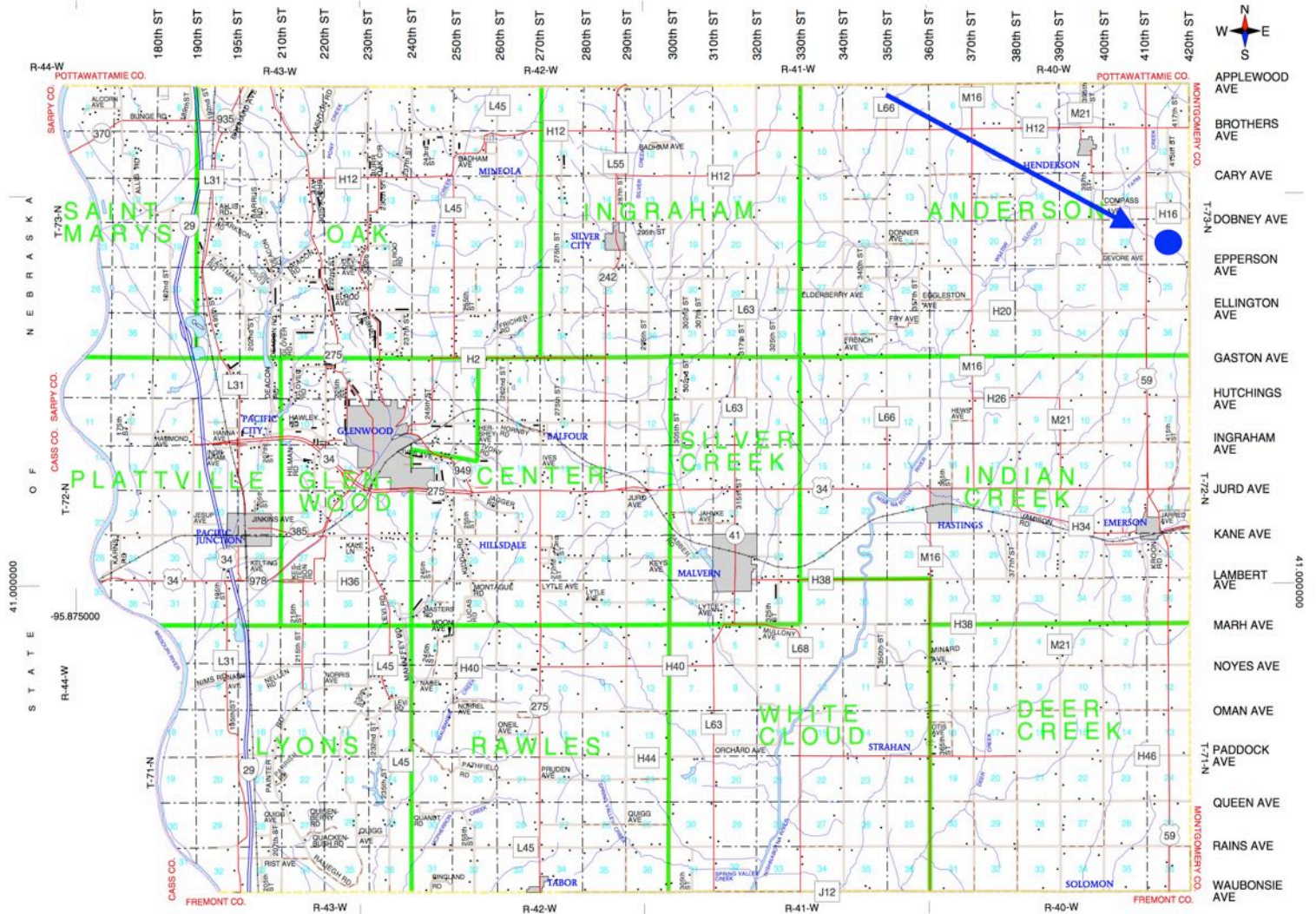
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Mills County, Iowa



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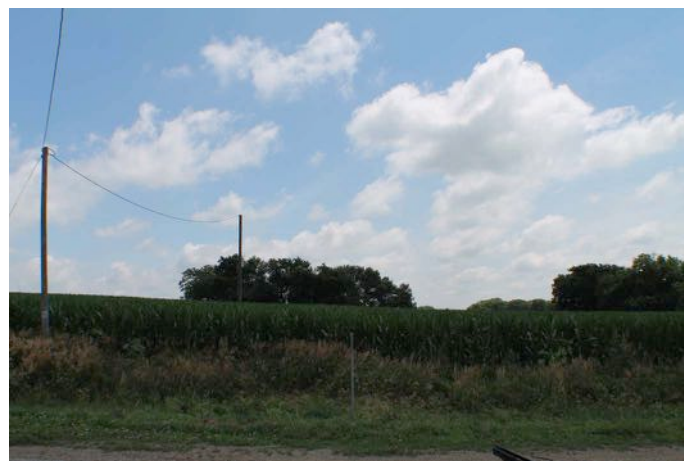
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