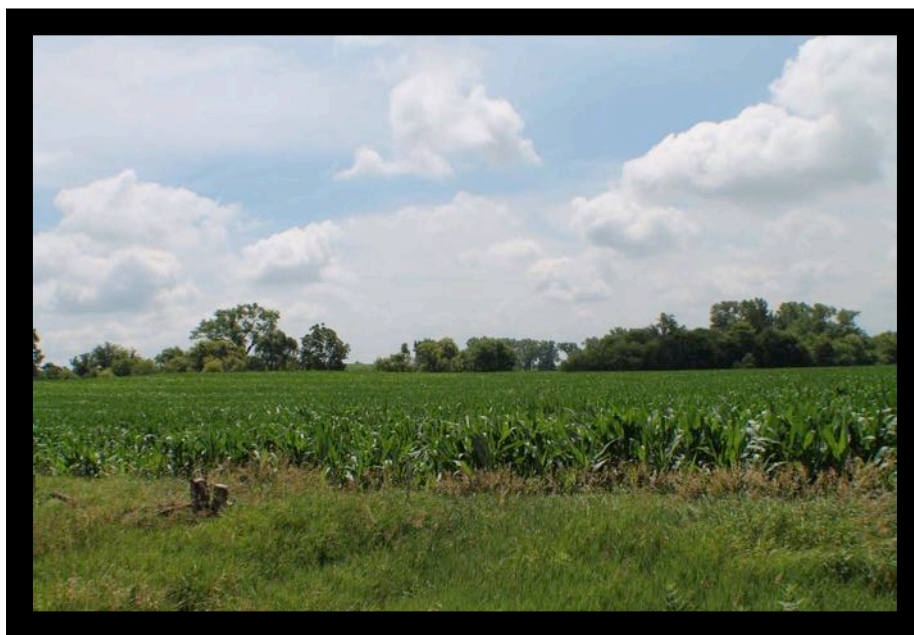


Prospectus

Preferred Properties of Iowa, Inc.



Krejci Farm

272.01 Taxable Acres more or less

Garfield Twp.

Montgomery County, Iowa

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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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Prospectus

Krejci Farm

272.01 Taxable Acres M/L – Montgomery Co., Iowa

PRICE:	\$1,700,000.00		
TAXES:	\$8,622/annually <i>Montgomery County Treasurer</i>		
LAND USE:	FSA shows 269.83 total acres of farmland of which there are 234.3 effective crop acres <i>Montgomery County FSA</i>		
CSR:	CSR2 – 76.70 <i>Mont. Co. Assessor</i> CSR1 – 69.80 <i>Surety</i> CSR2 – 76.9 <i>Surety</i>		
FSA DATA:	Cmdty	Base Acres	PLC Yld
	Corn	186.34	104
	Beans	0	0
	<i>Montgomery County FSA</i>		
CRP:	6.6 acres @ \$120/acre = \$792/yr exp. 2019 <i>Montgomery County FSA</i>		
POSSESSION:	Upon Closing, may be subject to farm tenancy		
TERMS:	Cash, payable at closing		
LOCATION:	Approx. 3 miles North of Emerson, Iowa on Hutchings Avenue.		
LEGAL DESCRIPTION:	<i>Contact PPI</i>		
AGENT:	Tom Miller 712-621-1281		



COMMENTS

Presenting the Krejci Montgomery County Farm Property, a highly desirable farm property that will exit the market quickly. With its very high quality soils with CSR's in the mid 70's at at nearly 90% tillable, this farm property will be targeted by landowners and farm operators. Further, this property's location on US Highway 34 very near to Red Oak, Iowa places it in a fantastic row crop neighborhood and makes a short trip for hauling grain and equipment for the many fantastic farm operators in the Red Oak area. Don't miss out on this opportunity to own high quality farmland in a high demand location. 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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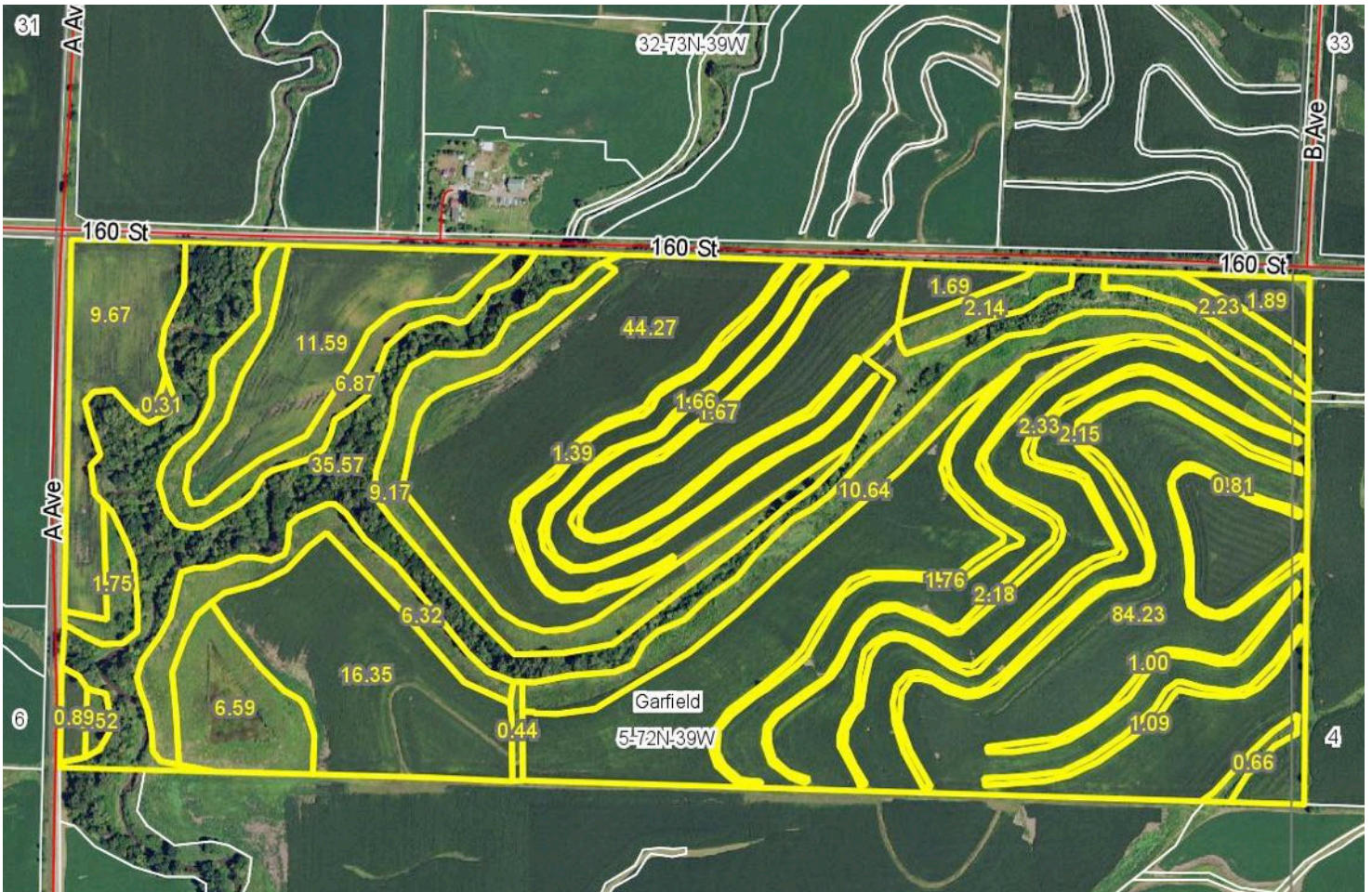
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Krejci Farm

272.01 Taxable Acres M/L – Montgomery Co. Iowa



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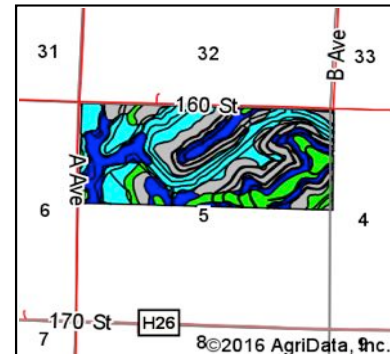
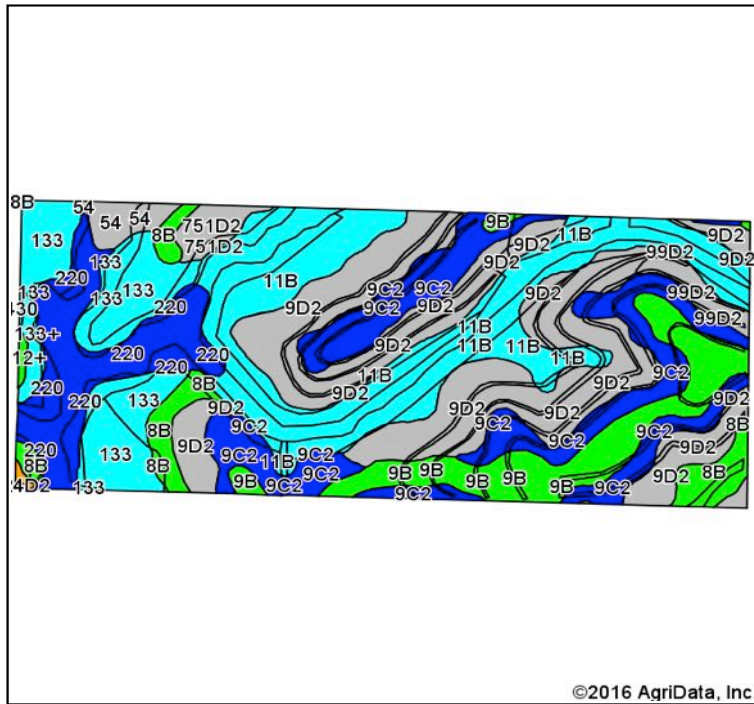
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Krejci Farm

272.01 Taxable Acres M/L – Montgomery Co. Iowa

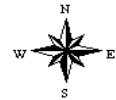
Soils Map



State: **Iowa**
 County: **Montgomery**
 Location: **5-72N-39W**
 Township: **Garfield**
 Acres: **269.83**
 Date: **6/29/2016**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Area Symbol: IA137, Soil Area Version: 23

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
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	70.58	26.2%		Ille	177.6	5	51.5	3.2	5.3	61	58	76
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	57.98	21.5%		Ilw	200	4.2	58	3.6	6	79	68	93
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	40.76	15.1%		Ille	211.2	5.9	61.2	3.8	6.3	87	68	80
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	26.94	10.0%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80	95
220	Nodaway silt loam, 0 to 2 percent slopes	24.17	9.0%		Ilw	211.2	5.9	61.2	3.8	6.3	82	85	94
9B	Marshall silty clay loam, 2 to 5 percent slopes	23.87	8.8%		Ille	232	6.5	67.3	4.2	7	95	85	83
8B	Judson silty clay loam, 2 to 5 percent slopes	10.94	4.1%		Ille	230.4	6.5	66.8	4.1	6.9	93	82	96
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	3.91	1.4%		Ille	164.8	4.6	47.8	3	4.9	61	55	76
54	Zook silty clay loam, 0 to 2 percent slopes	3.84	1.4%		Ilw	185.6	3.9	53.8	3.3	5.6	65	70	71
751D2	Northboro silty clay loam, 5 to 14 percent slopes, moderately eroded	3.72	1.4%		Ille	164.8	4.6	47.8	3	4.9	62	45	78
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	2.13	0.8%		Ilw	204.8	4.3	59.4	3.7	6.1	78	85	96
212+	Kennebec silt loam, overwash, 0 to 2 percent slopes	0.47	0.2%		Ilw	228.8	6.4	66.4	4.1	6.9	92	86	94
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.37	0.1%		Ille	168	4.7	48.7	3	5	48	48	71
430	Ackmore silt loam, 0 to 2 percent slopes	0.15	0.1%		Ilw	203.2	4.3	58.9	3.7	6.1	77	83	88
Weighted Average		200.2	5.1	58.1	3.6	6	76.9	69.8	*n 85.3				

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Krejci Farm

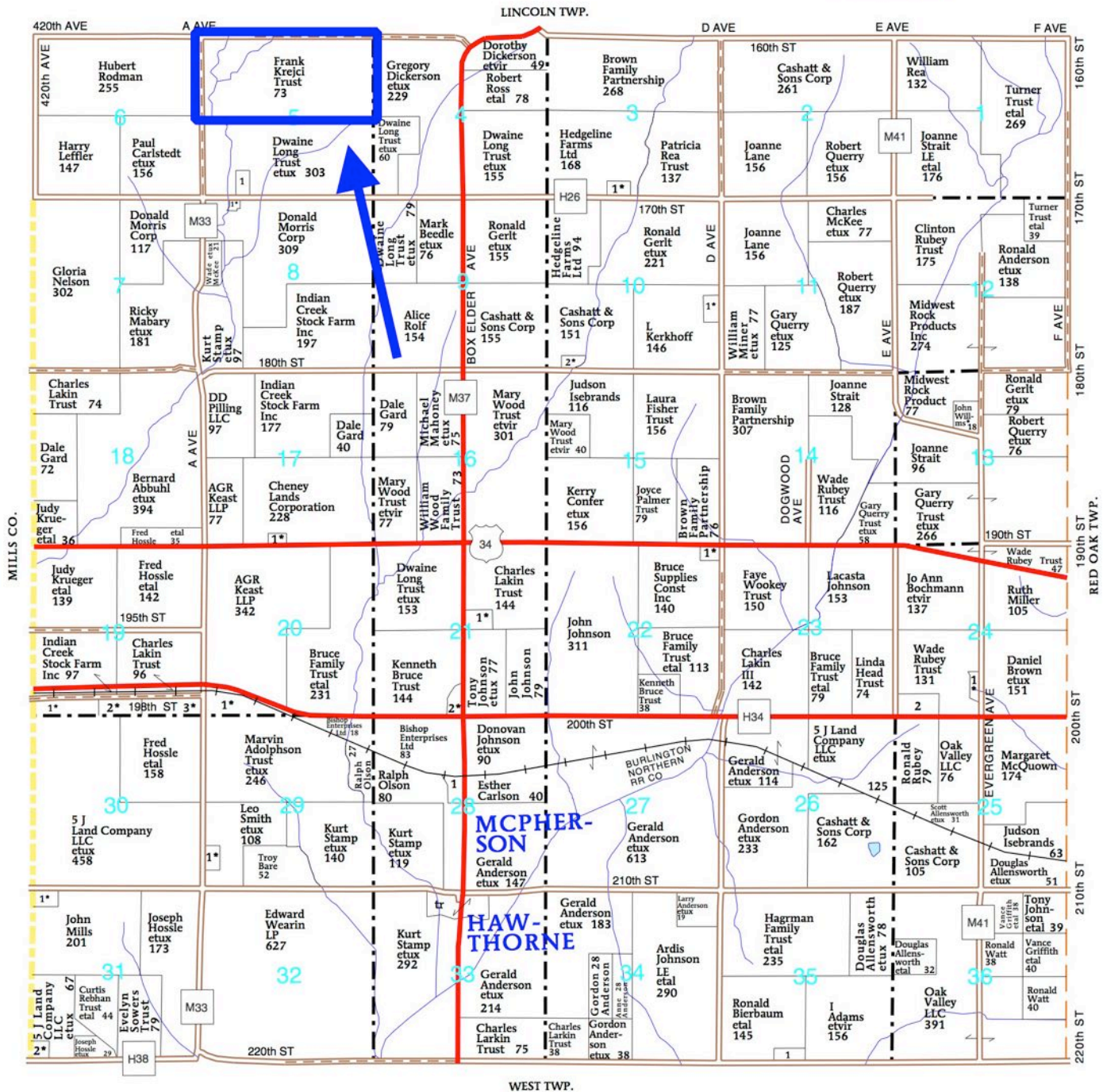
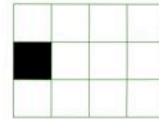
272.01 Taxable Acres M/L – Montgomery Co. Iowa

T-72-N

GARFIELD PLAT

(Landowners)

R-39-W



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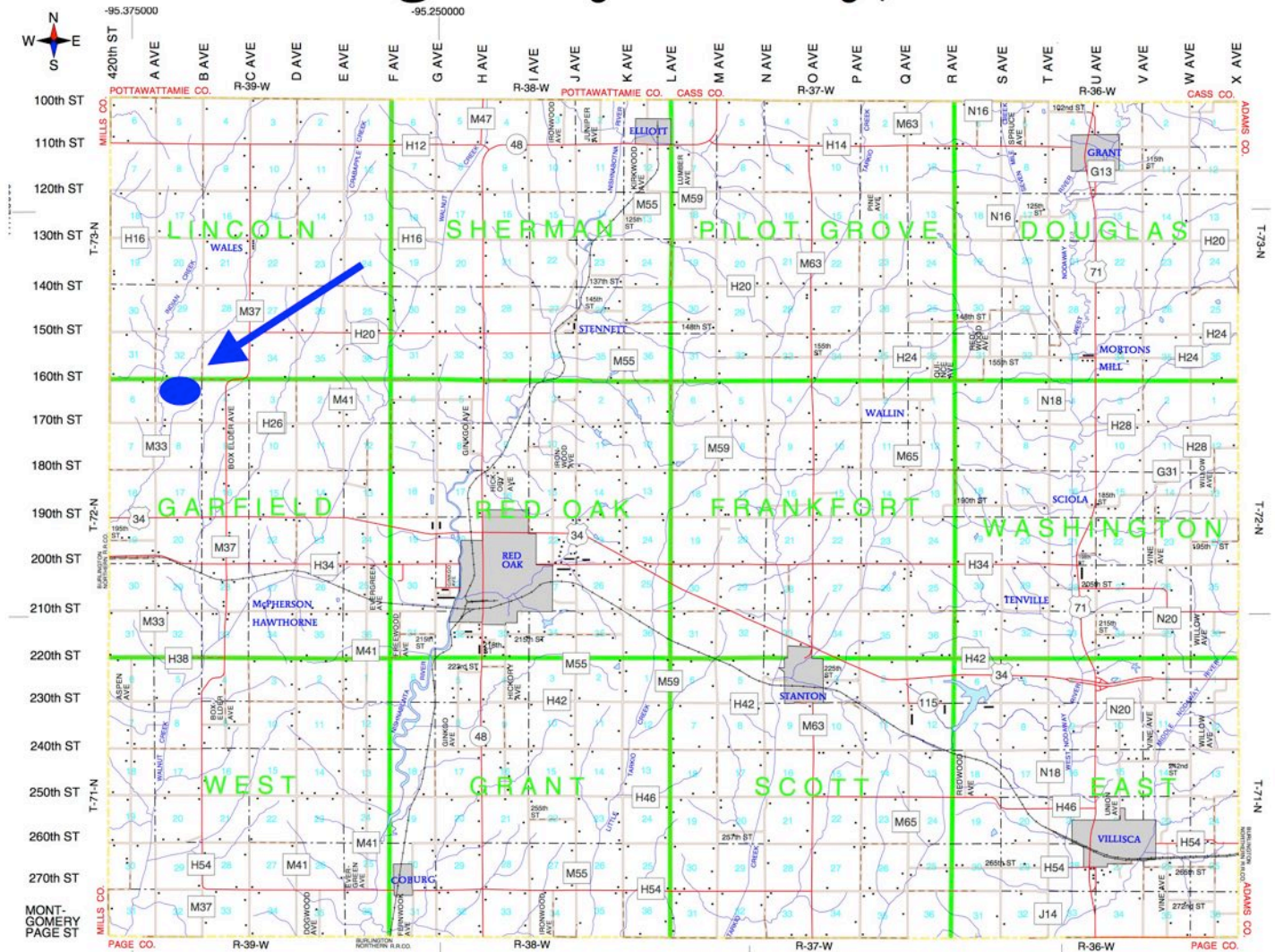
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Krejci Farm

272.01 Taxable Acres M/L – Montgomery Co. Iowa

Montgomery County, Iowa



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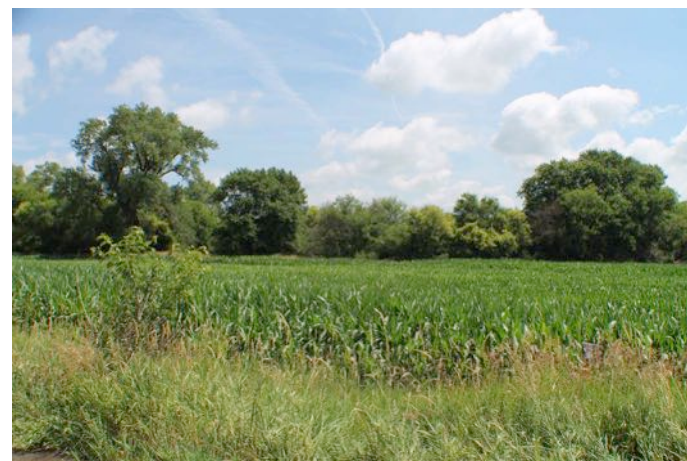
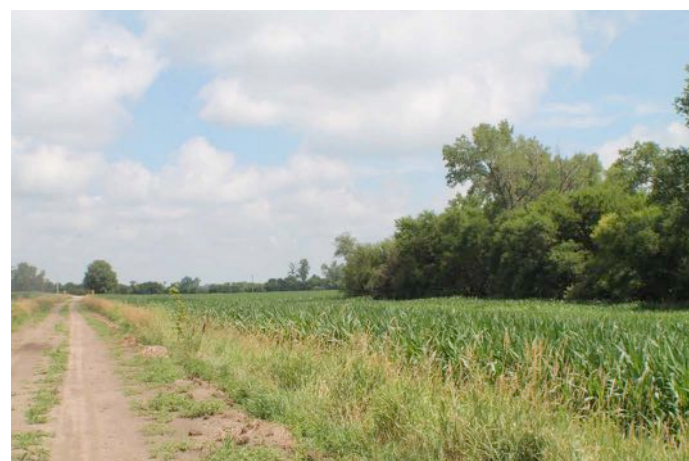
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