

Prospectus

Preferred Properties of Iowa, Inc.



Walters Farm

114 Taxable Acres more or less

Nodaway Twp.

Adams 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

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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Walters Farm 114 Taxable Acres M/L – Adams Co.

PROPERTY DETAILS			
PRICE:	\$ 590,000 \$490,000		
TAXES:	\$1,279/annually		
LAND USE:	FSA shows 115.68 acres of total farmland.		
CSR DATA:	CSR1– 39 CSR2-45.6 Surety Maps Assessor CSR-43.67 Adams County Assessor		
FSA DATA:	<u>Cmdty</u>	<u>Acres</u>	<u>PLCYld</u>
	Corn	35	97
CRP DATA:	91.36 acres enrolled in the Conservation Reserve Program with an annual payment of \$22,793 expiring 2025 and 2026		
POSSESSION:	Upon Closing		
TERMS:	Cash, payable at closing		
LOCATION:	Approximately 2.5 miles East of Nodaway on H54		
LEGAL DESCRIPTION:	The East half of the Southwest Quarter of Section 23, and the Northeast Quarter of the Northwest Quarter of Section 26, all in Township 71 North, Range 35 West of the 5 th P.M., Adams County, Iowa and more particularly described by the abstract		
AGENT:	Tom Miller -#712-621-1281		
COMMENTS			
<p>Presenting the Walters Farm. Very nice upland farm that has some nice pheasant hunting possibilities. Farm lays pretty well and the CRP bid is in for \$249.48 per acre. The owner will seed the farm this spring at his expense. Come take a look at this Adams County farm that is bringing in a very good CRP income.</p> <p><u>Contact Tom Miller at 712-621-1281 to view this property or to learn more.</u></p>			

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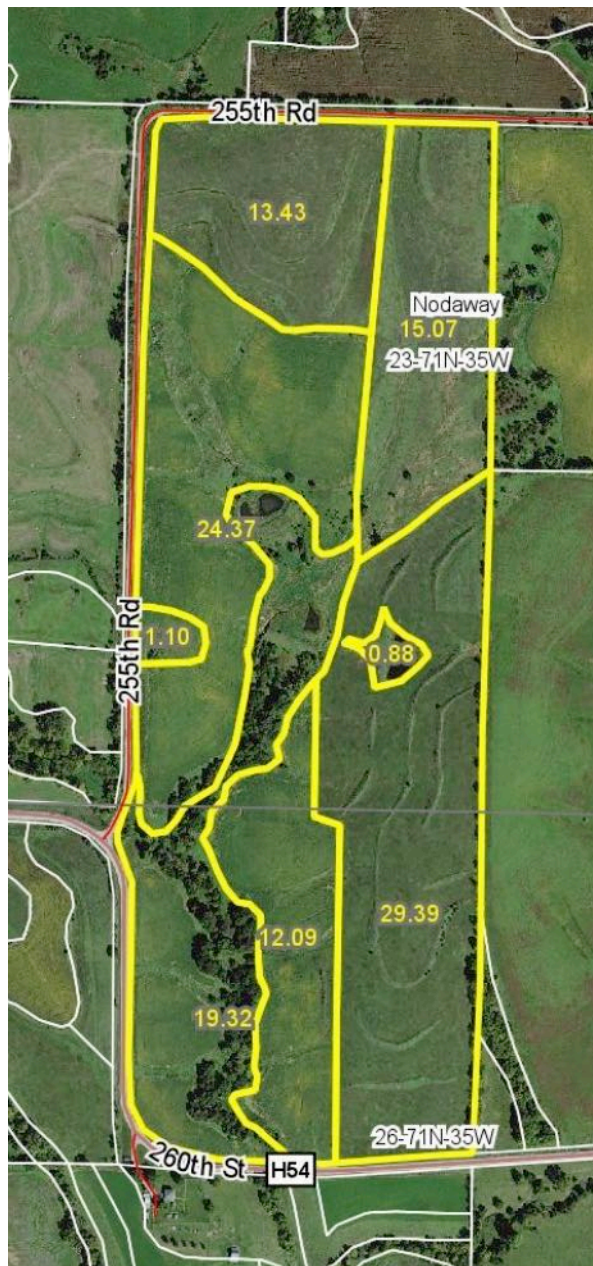
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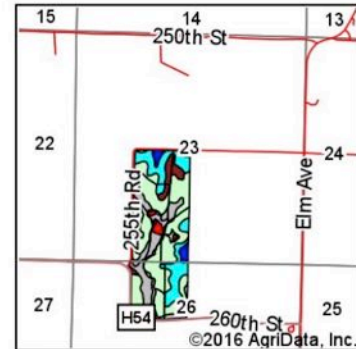
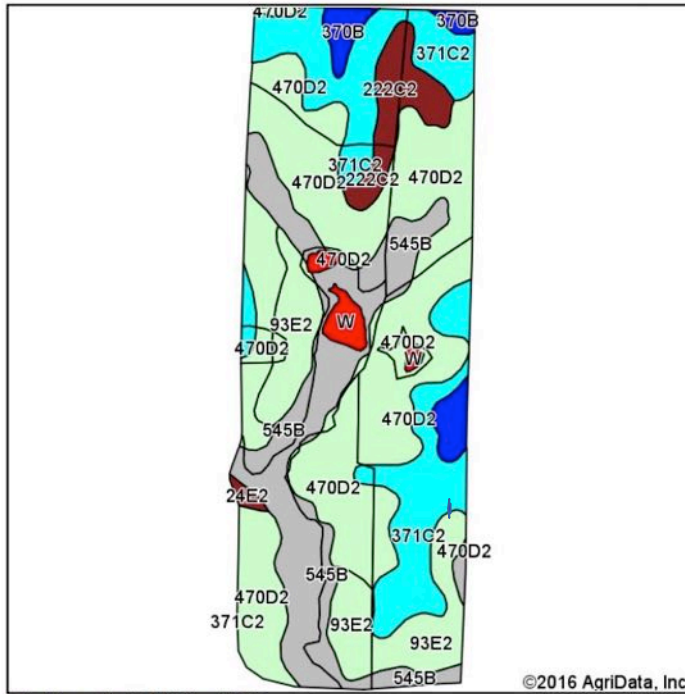
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Soils Map



State: Iowa
County: Adams
Location: 23-71N-35W
Township: Nodaway
Acres: 115.65
Date: 2/24/2016



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA003, Soil Area Version: 27													
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**	CS R	*n NCCPI Overall
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	47.00	40.6%		IVe	134.4	3.5	39	2.4	4	26	25	59
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	22.50	19.5%		IIle	168	4.7	48.7	3	5	79	64	74
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	21.76	18.8%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	24
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	13.25	11.5%		IVe	97.6	2.5	28.3	1.8	2.9	27	23	53
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.13	4.4%		IVw	140.8	3	40.8	2.5	4.2	40	25	46
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.61	3.1%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93
W	Water	1.97	1.7%			0	0	0	0	0	0	0	0
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.43	0.4%		IVe	144	4	41.8	2.6	4.3	35	38	60
Weighted Average						145.7	3.7	42.3	2.6	4.3	45.6	39	*n 54.1

Area Symbol: IA003, Soil Area Version: 27

**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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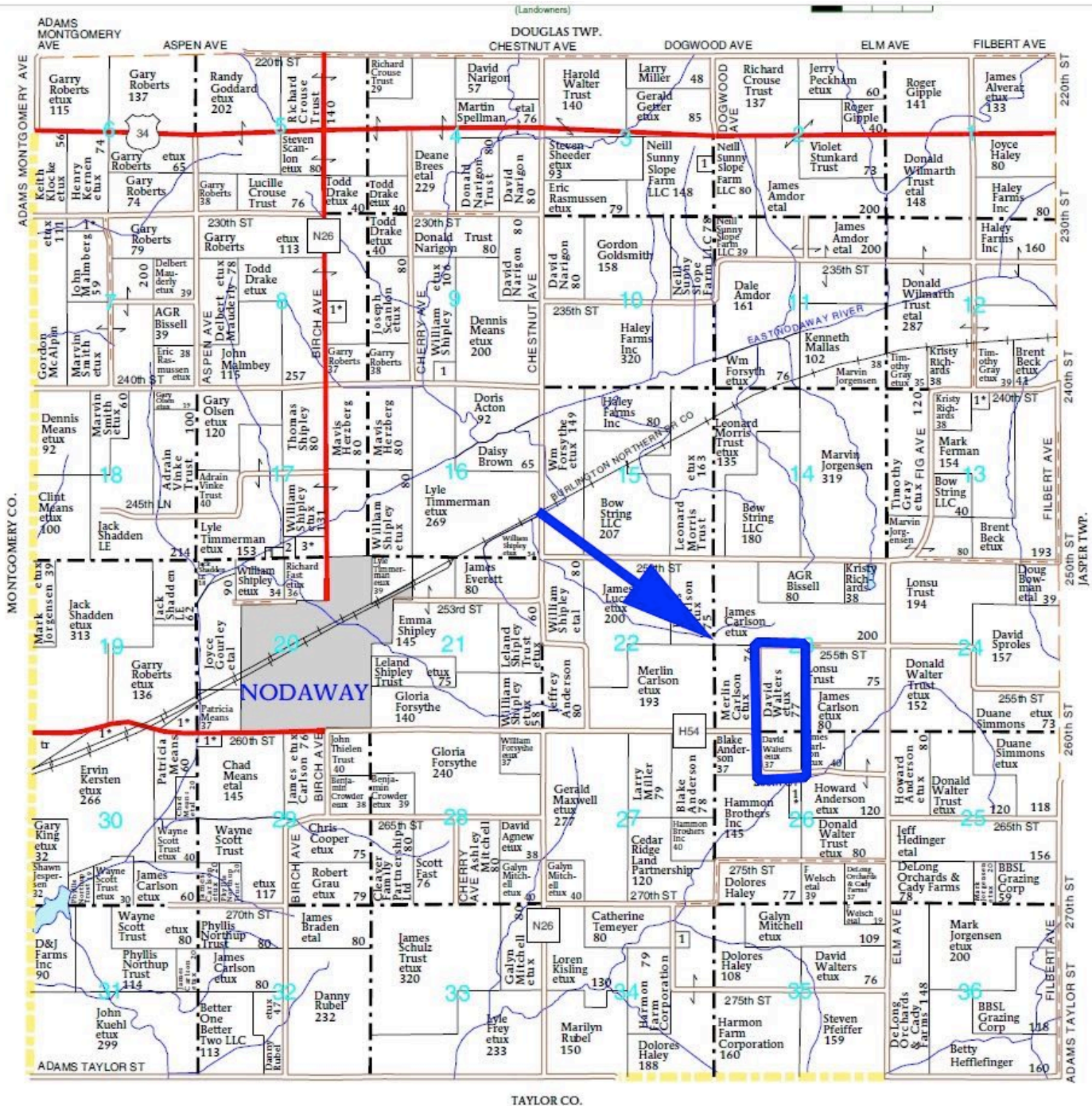
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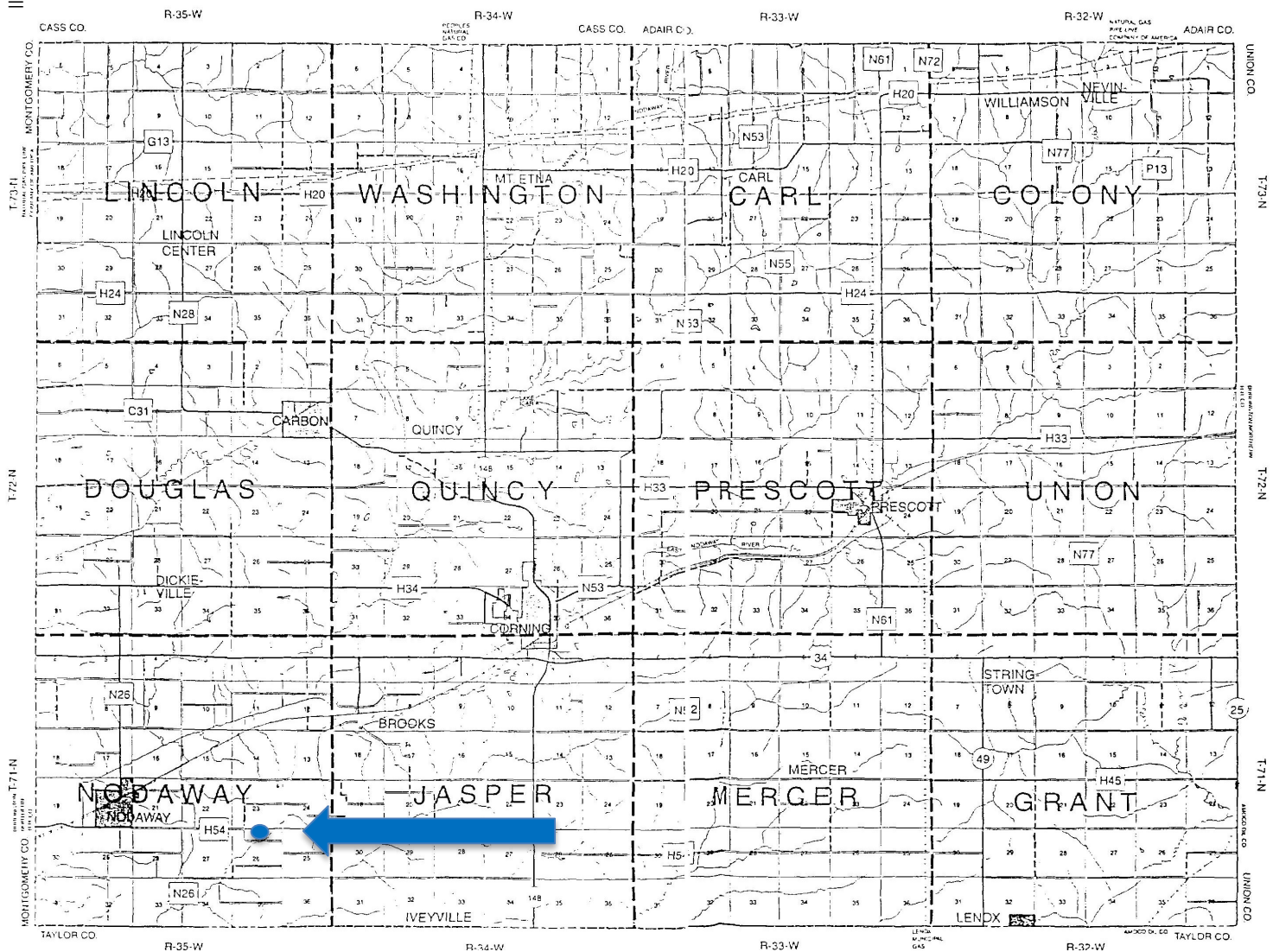
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