

Prospectus

Preferred Properties of Iowa, Inc.



Van Ee Land Co Farm

149.66 Taxable Acres M/L

Lake Prairie N Twp.

Marion 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

Brennan Kester
515-450-6030

Ryan Frederick
641-745-7769

Fletcher Sunderman
712-370-5241

Adalina Morales
712-621-1822

David Brown
641-344-5559

Craig Donaldson
641-333-2705

Cole Winther
712-621-0966

Ed Drake
641-322-5145

Mark Pearson
641-344-2555

Curtis Kinker
641-344-6329

Ronald Hollan
402-209-1097

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500 W. Temple Street Lenox, IA 50851

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149.66 Acres M/L – Marion Co.

PROPERTY DETAILS	
PRICE:	\$2,250,000.00
TAXES:	\$4,602/year <i>Marion Co. Treasurer</i>
LAND USE:	According to the FSA, this farm consists of 152.56 farmland acres, with approximately 152.56 effective tillable acres. <i>Marion Co. FSA</i>
CSR DATA:	CSR1 – 78.2 <i>Surety Maps</i> CSR2 – 80.8 <i>Surety Maps</i> CSR2 – 80.91 <i>Marion Co. Assessor</i>
FSA DATA:	CMDTY BASE ACRES PLCYLD Corn 75.6 151 Beans 74.3 54 <i>Marion Co. FSA</i>
POSSESSION:	Upon Closing
TERMS:	Cash, payable at closing
LOCATION:	Immediately West of Pella, IA
LEGAL DESCRIPTION:	<i>Contact PPI</i>
AGENT:	<i>Tom Miller – 712-621-1281</i>
 	
COMMENTS	
Presenting the Van Ee Land Co Farm, a rare opportunity to own excellent quality farm ground that comes with the added benefit of being located very close to Pella. This gives this farm the opportunity to be in line for development property, as well as a high demand farm for its location near to town. Don't miss out on this fantastic opportunity to own a farm that is such a fantastic investment. Contact Tom Miller at 712-621-1281 to schedule your showing today!	

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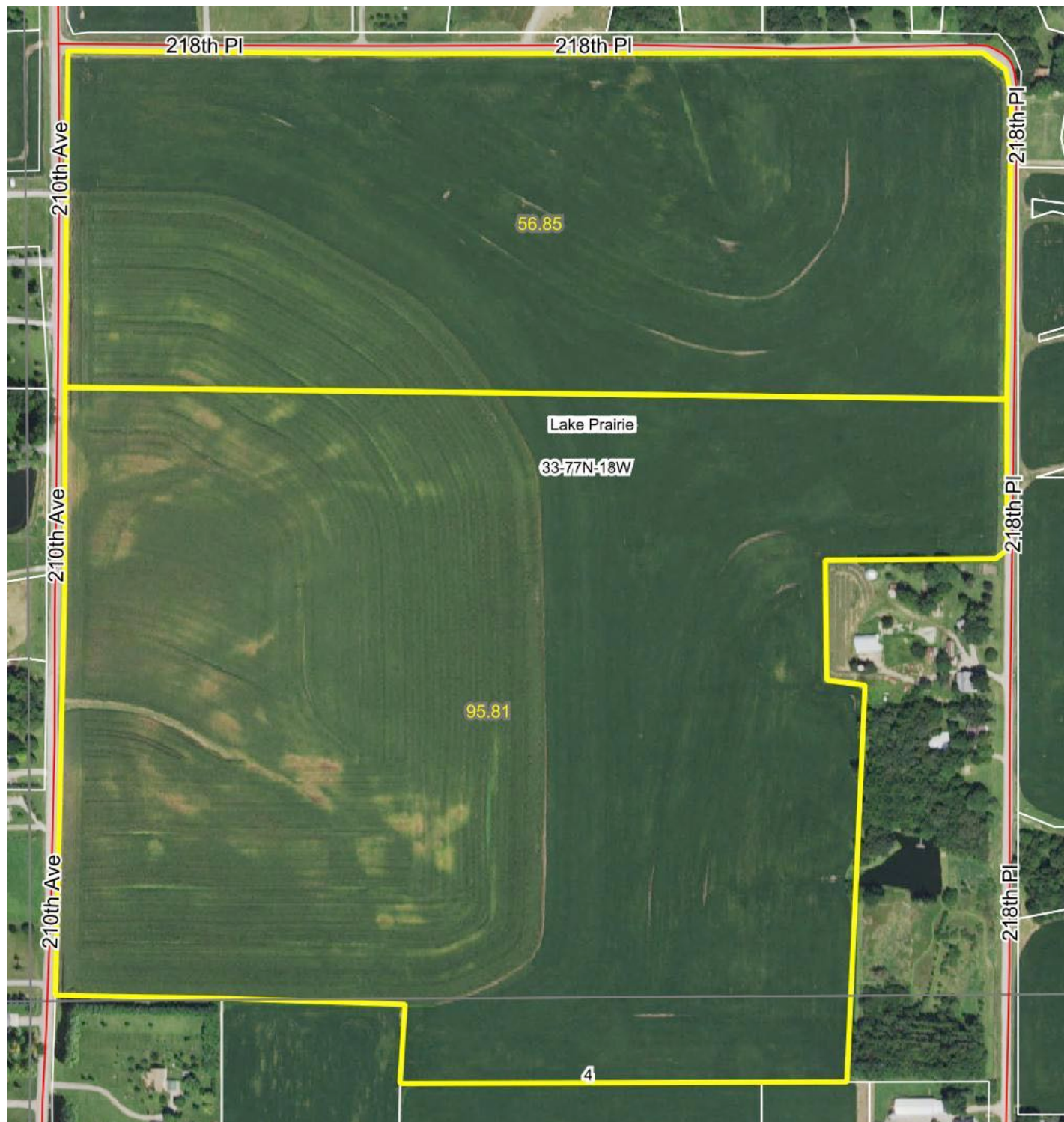
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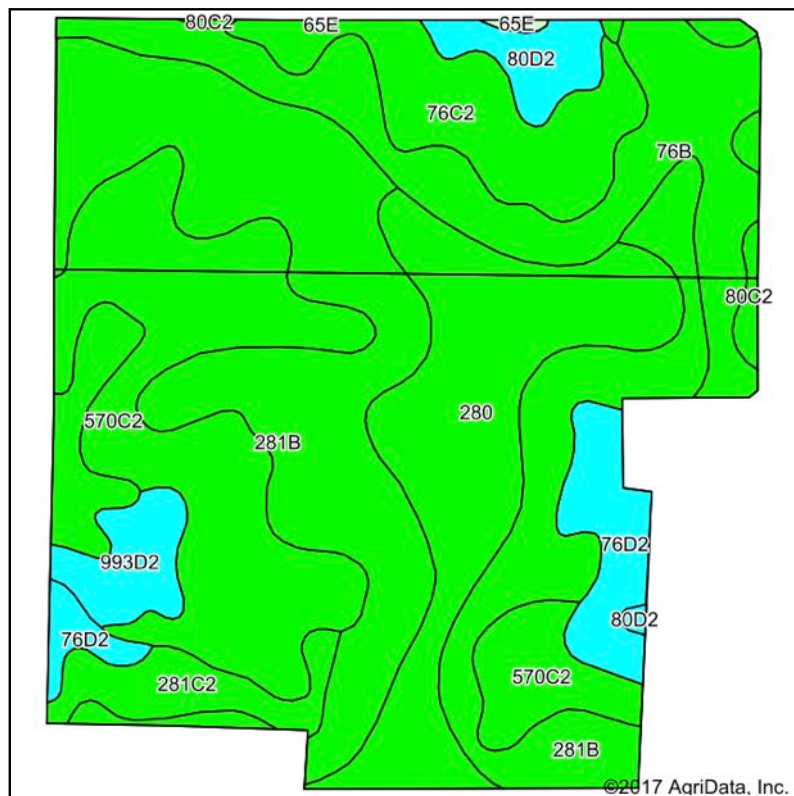
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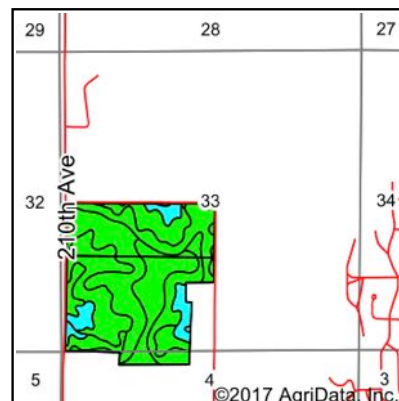
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Marion**
 Location: **33-77N-18W**
 Township: **Lake Prairie**
 Acres: **152.66**
 Date: **10/6/2017**



Maps Provided By:



Area Symbol: IA125, Soil Area Version: 25

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	NCCPI Overall
281B	Otley silty clay loam, 2 to 5 percent slopes	47.59	31.2%		Ile	225.6	6.3	65.4	4.1	6.8	91	90	84
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	29.76	19.5%		IIle	187.2	5.2	54.3	3.4	5.6	72	67	80
280	Mahaska silty clay loam, 0 to 2 percent slopes	21.84	14.3%		Iw	230.4	6	66.8	4.1	6.9	94	95	84
76B	Ladoga silt loam, 2 to 5 percent slopes	18.22	11.9%		Ile	212.8	6	61.7	3.8	6.4	86	85	90
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	10.69	7.0%		IIle	192	5.4	55.7	3.5	5.8	75	65	76
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	6.77	4.4%		IIle	163.2	4.6	47.3	2.9	4.9	49	55	72
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	4.66	3.1%		IIle	204.8	5.7	59.4	3.7	6.1	82	70	70
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	3.84	2.5%		IVe	123.2	3.2	35.7	2.2	3.7	34	27	64
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	3.80	2.5%		IIw						80		96
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	3.44	2.3%		IIle	158.4	4.4	45.9	2.9	4.8	46	50	58
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	1.79	1.2%		IIle	187.2	5.2	54.3	3.4	5.6	69	60	60
65E	Lindley loam, 14 to 18 percent slopes	0.26	0.2%		Vle	139.2	3.9	40.4	2.5	4.2	24	28	72
Weighted Average						201.2	5.6	58.3	3.6	6	80.8	*-	81.3

**IA has updated the CSR values for each county to CSR2.

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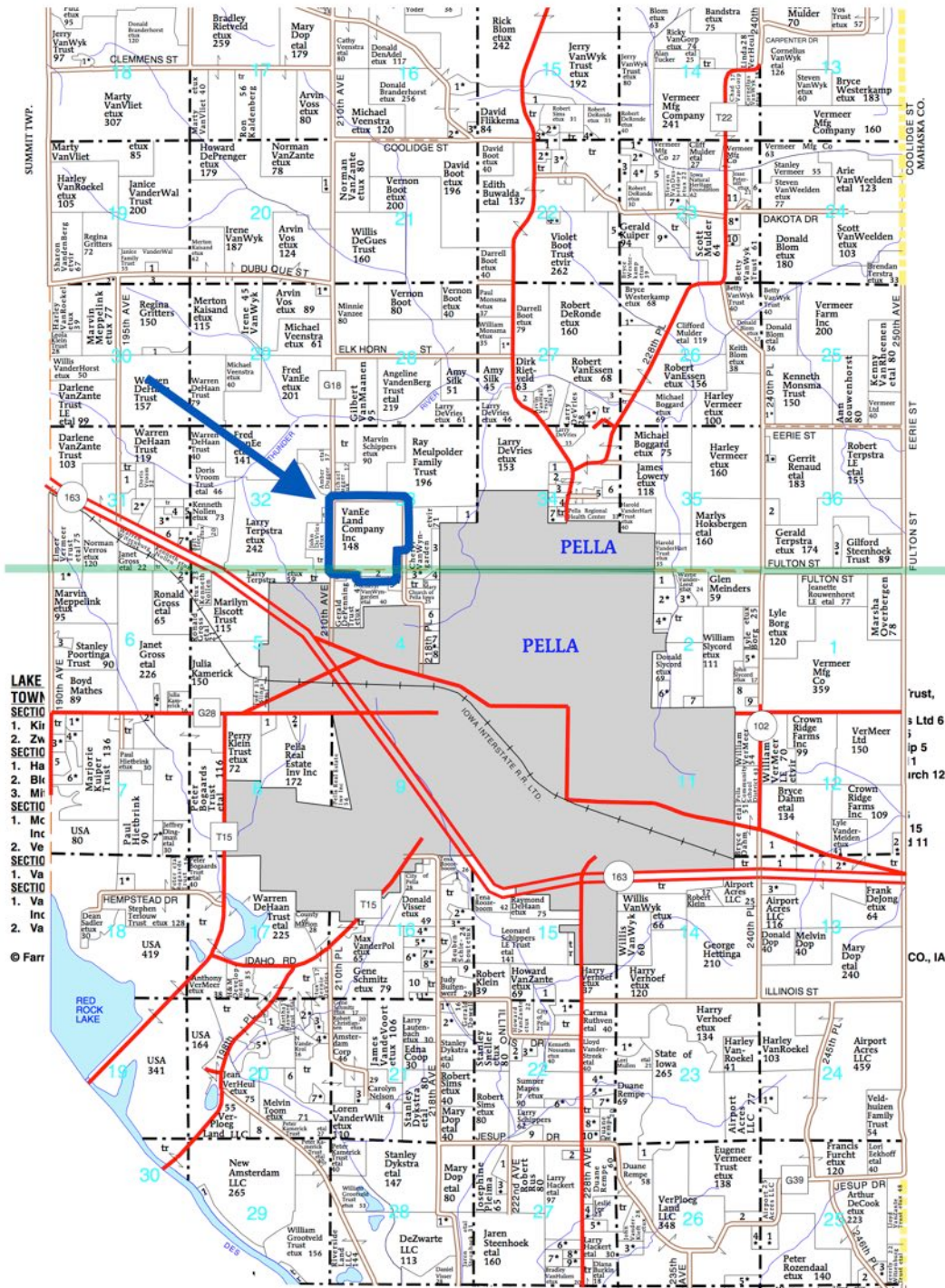
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T-77-N

LAKE PRAIRIE 'N' PLAT

R-18-W



T-75-76-N

LAKE PRAIRIE 'S' PLAT

R-18-W

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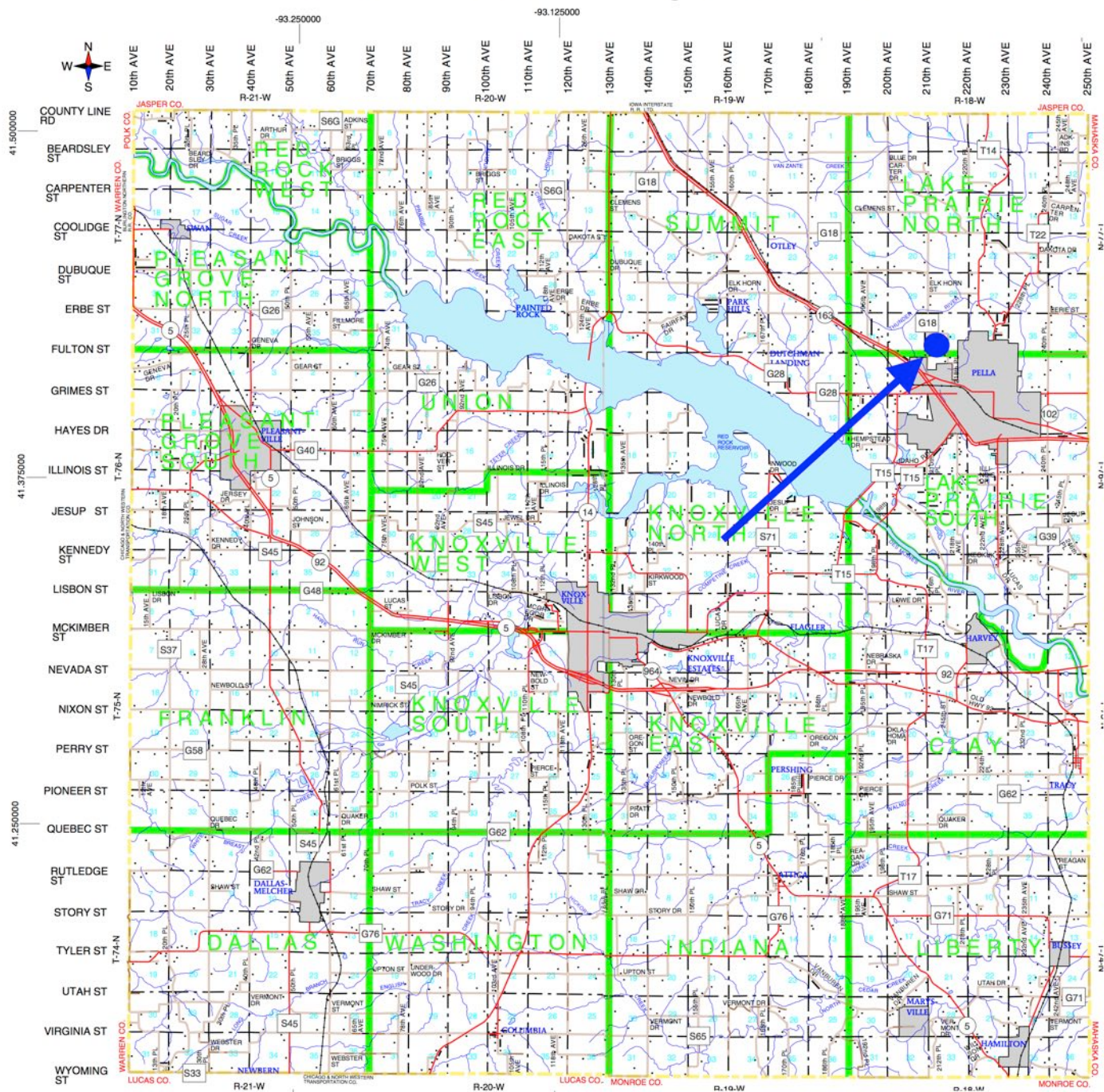
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Marion County, Iowa



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