

Prospectus

Preferred Properties of Iowa, Inc.



BD 152 Farm

152 Acres More or Less

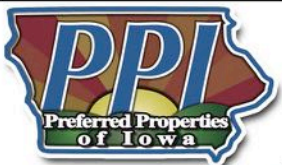
Grant Twp.

Union 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:	
		Maury Moore 712-621-1455	Adalina Morales 712-621-1822
	Broker/Owner	Brennan Kester 515-450-6030	Ed Drake 641-322-5145
	Dan Zech 712-303-7085	Ryan Frederick 641-745-7769	Mark Pearson 641-344-2555
	Agent/Owner	Fletcher Sunderman 712-370-5241	Curtis Kinker 641-344-6329
	Tom Miller 712-621-1281	Cole Winther 712-621-0966	Ronald Holland 402-209-1097



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500 W. Taylor Street, Ames, IA 50014

Prospectus

BD 152 Farm
152 Acres M/L – Union Co.

PROPERTY DETAILS	
PRICE:	\$730,000.00
TAXES:	\$2,540/year <i>Union Co. Treasurer</i>
LAND USE:	Approx. 132.11 tillable acres of which 125.88 acres are enrolled in the Conservation Reserve Program. <i>Ringgold Co. FSA</i>
CSR DATA:	CSR1 – 57.1 <i>Surety Maps</i> CSR2 – 62.1 <i>Surety Maps</i> CSR2 – 62.2 <i>Union Co. Assessor</i>
FSA DATA:	CMDTY BASE ACRES PLCYLD Corn 104.7 91 Beans 9.5 36 <i>Ringgold Co. FSA</i>
CRP DATA:	\$32,708 annual CRP income as follows: - 111.87 Acres @ \$271.74/acre = \$30,400/year exp. 2027 - CP38 - 14.01 Acres @ \$164.77/acre = \$2,308/year exp. 2020 <i>Ringgold County FSA</i>
POSSESSION:	Upon Closing
TERMS:	Cash, payable at closing
LOCATION:	Approx. 7 miles SE of Creston on 240 th Street.
LEGAL DESCRIPTION:	<i>The SE1/4, EXCEPT TRACT, of Sec. 11, T-71-N, R-30-W of the 5th P.M., Union Co. Iowa and more particularly described by abstract.</i>
AGENT:	<i>Brennan Kester – 515-450-6030</i>
COMMENTS	
<p>Presenting the BD 152 Farm, a fantastic income producer located Northwest of Arispe in Union County; a very strong area. This farm supports a 62 CSR2 that is well above the county averages. With a new 10 year CRP contract in place to go along with another CRP contract that is already in place, this farm produces great income with a 4.25% gross return on investment at this list price! Don't wait too long on this great investment! Contact Brennan Kester at 515-450-6030 to schedule your showing today!</p>	



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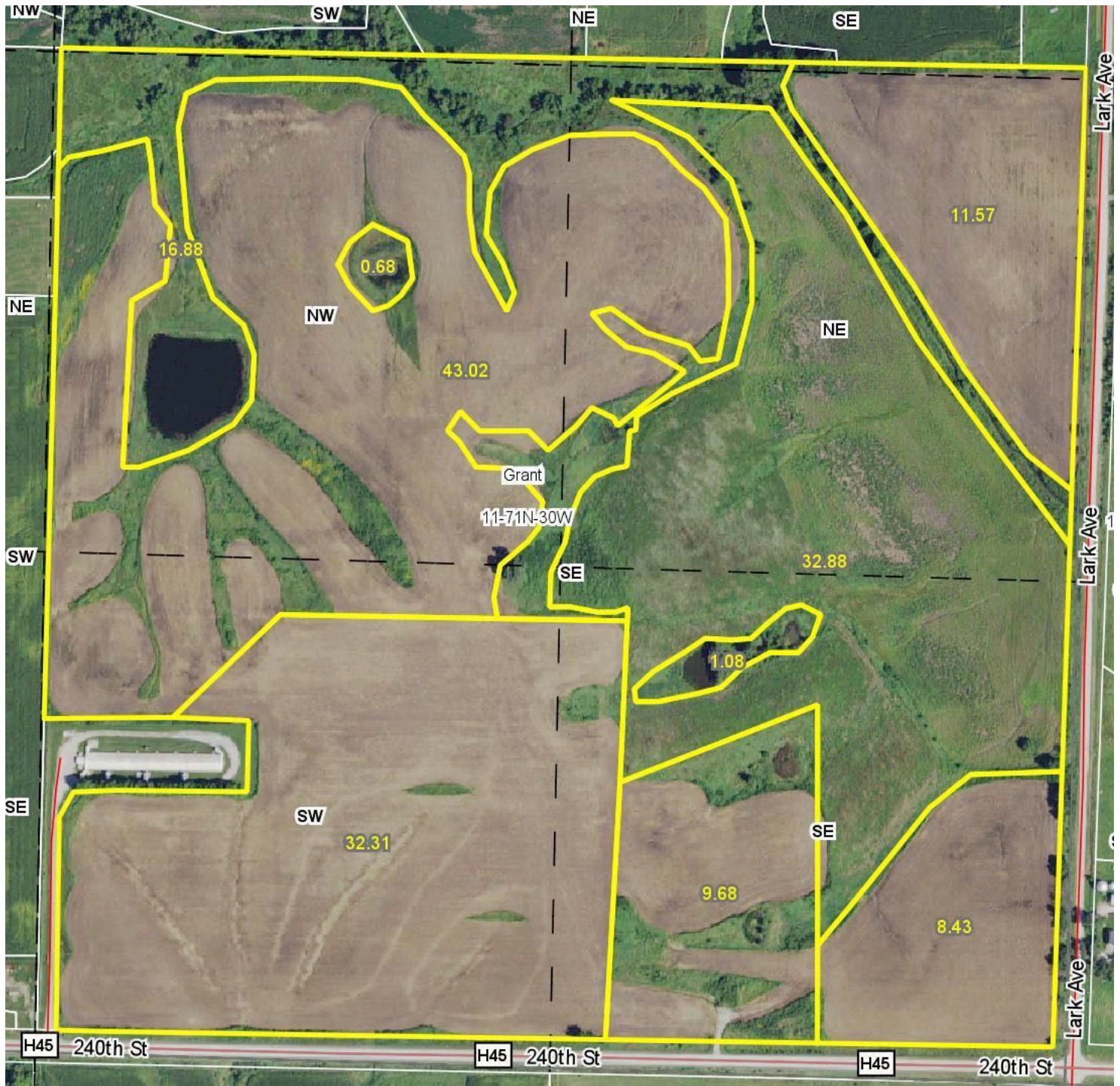
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BD 152 Farm
152 Acres M/L – Union Co. Iowa

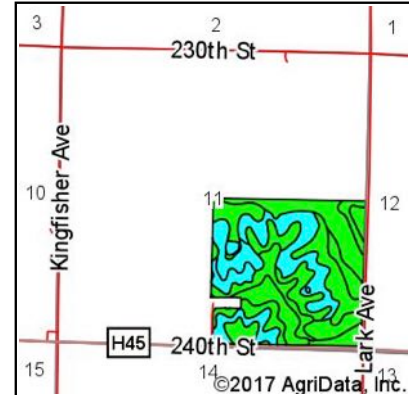
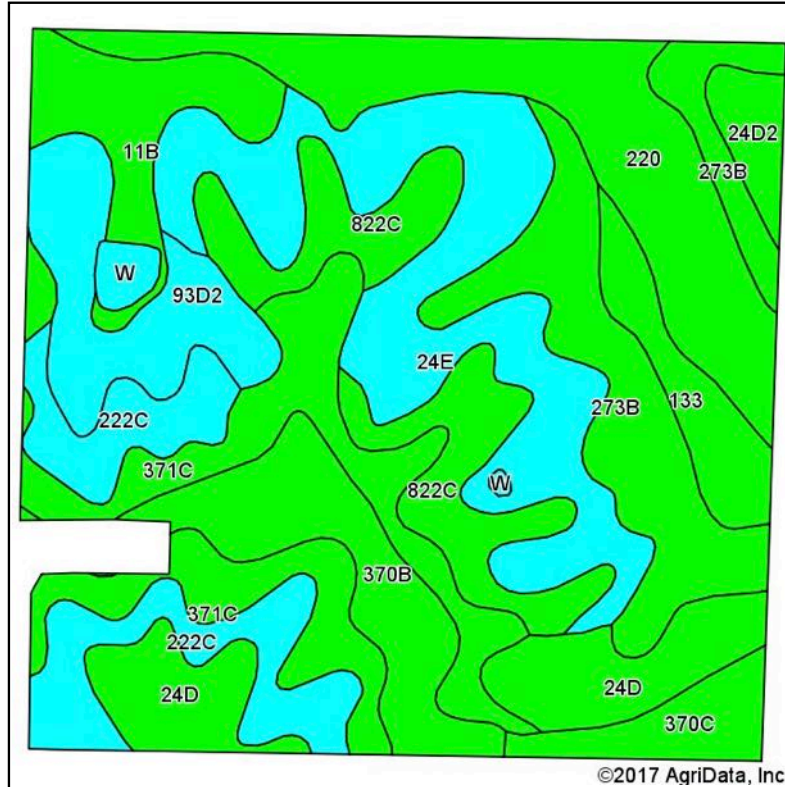


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BD 152 Farm
152 Acres M/L – Union Co. Iowa

Soils Map



State: **Iowa**
 County: **Union**
 Location: **11-71N-30W**
 Township: **Grant**
 Acres: **156.53**
 Date: **7/20/2017**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Archived Soils Ending 12/19/2016

Area Symbol: IA175, Soil Area Version: 17

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
24E	Shelby clay loam, 14 to 18 percent slopes	24.56	15.7%		IVe	148.8	4.2	43.2	2.7	4.5	39	40	78
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	18.56	11.9%		IIle	209.6	5.9	60.8	3.8	6.3	79	69	94
220	Nodaway silt loam, 0 to 2 percent slopes	18.01	11.5%		IIlw	211.2	5.9	61.2	3.8	6.3	82	85	93
273B	Olmits loam, 2 to 5 percent slopes	16.83	10.8%		IIle	224	6.3	65	4	6.7	89	72	93
822C	Lamoni silty clay loam, 5 to 9 percent slopes	13.68	8.7%		IIle	134.4	3.5	39	2.4	4	41	35	68
222C	Clarinda silty clay loam, 5 to 9 percent slopes	12.72	8.1%		IVw	145.6	3.1	42.2	2.6	4.4	37	30	53
24D	Shelby clay loam, 9 to 14 percent slopes	11.34	7.2%		IIle	172.8	4.8	50.1	3.1	5.2	49	50	82
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	10.48	6.7%		IIle	225.6	6.3	65.4	4.1	6.8	90	87	93
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	9.66	6.2%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	64
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	7.68	4.9%		IIle	204.8	4.3	59.4	3.7	6.1	82	68	95
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.21	3.3%		IIlw	204.8	4.3	59.4	3.7	6.1	78	80	95
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.08	2.6%		IIle	209.6	5.9	60.8	3.8	6.3	82	72	92
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.50	1.6%		IIle	168	4.7	48.7	3	5	46	48	68
W	Water	1.22	0.8%			0	0	0	0	0	0	0	0
Weighted Average						181.4	4.8	52.6	3.3	5.4	62.1	57.1	*n 81.8

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

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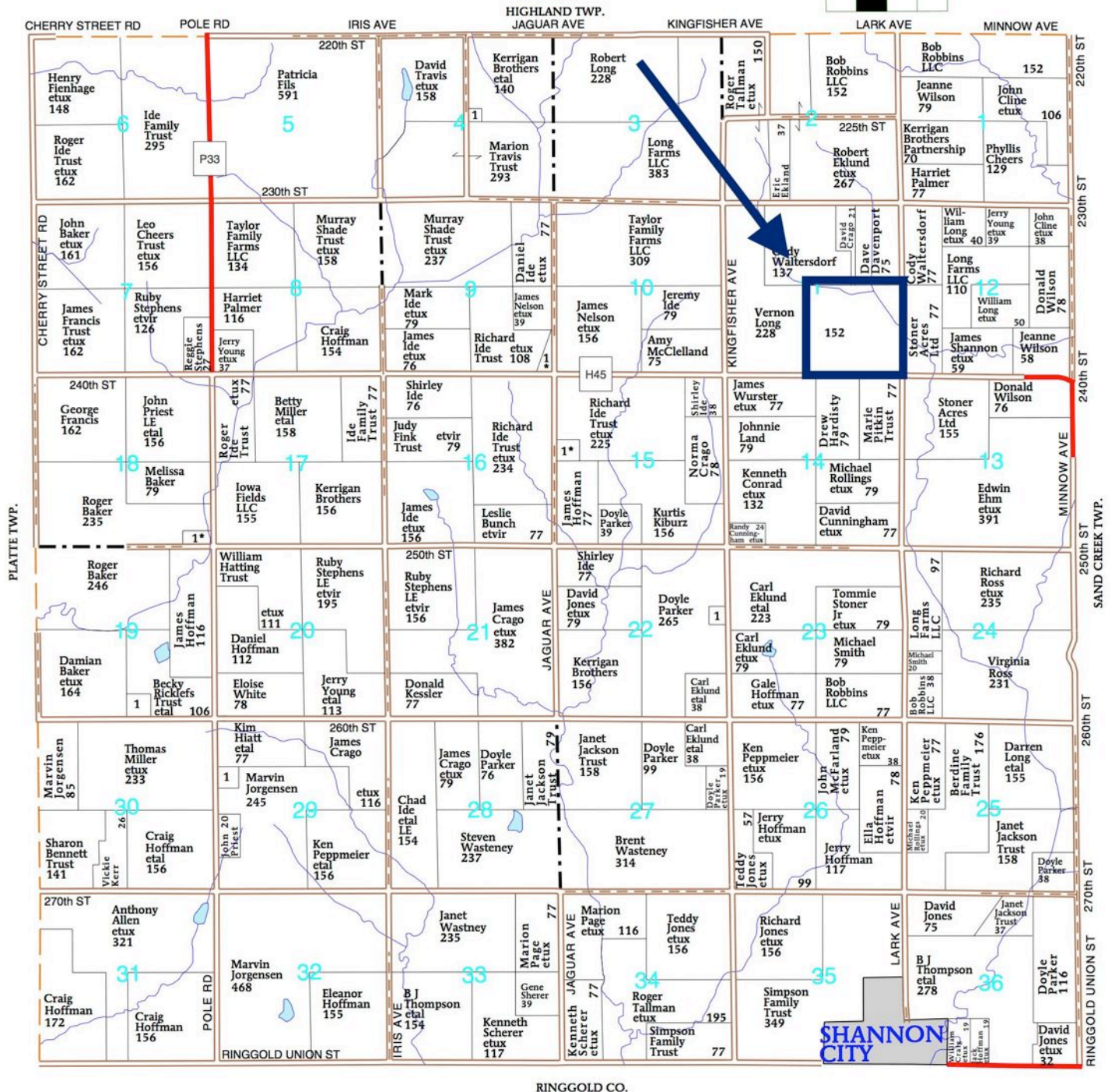
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T-71-N

GRANT PLAT

R-30-W

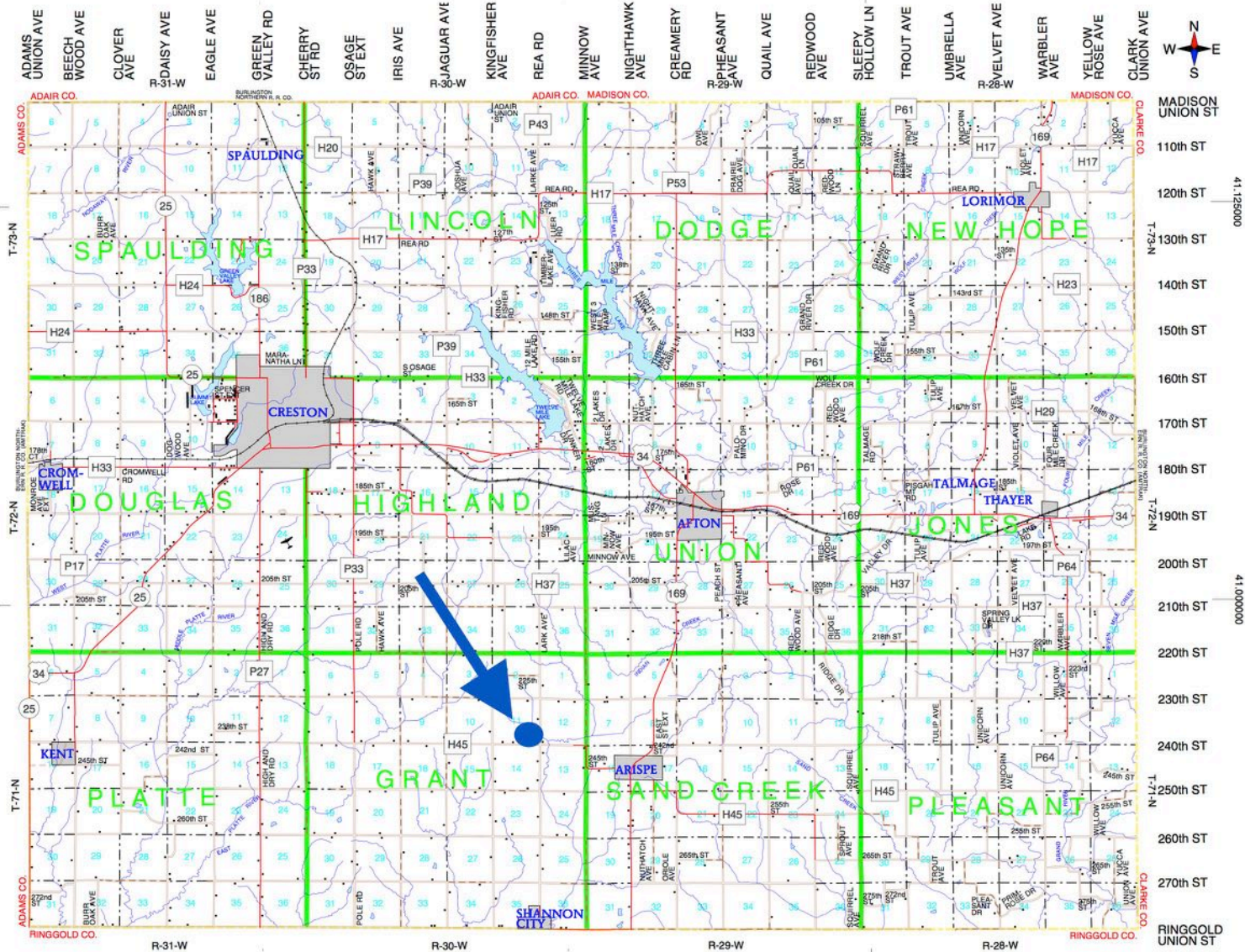


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Union County, Iowa



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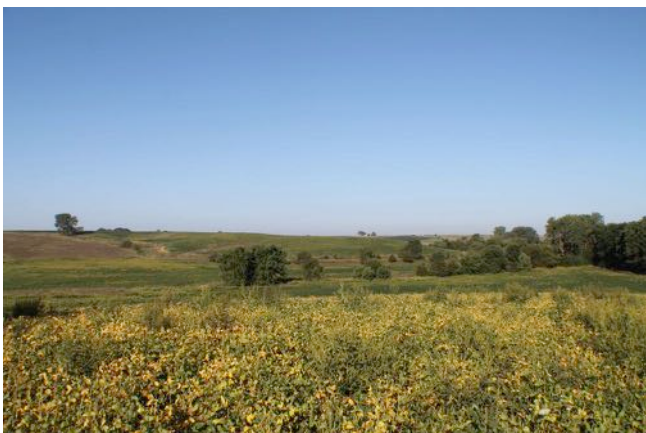


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