

# **Prospectus**

## **Preferred Properties of Iowa, Inc.**



### **Hurst Farm**

### **Approx. 30 Acres M/L**

### **Polk Twp.**

### **Taylor 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 Holland**  
402-209-1097



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Approx. 30 Acres M/L – Taylor Co.

PROPERTY DETAILS															
PRICE:	\$125,000.00														
TAXES:	\$522/year    Taylor Co. Treasurer														
LAND USE:	According to the Surety, this farm consists of an estimated 30 Total Acres, with an estimated 28.66 effective tillable acres (all acre figures subject to survey) <div>Surety</div>														
CSR DATA:	CSR1 – 44.6                      Surety Maps CSR2 – 47                        Surety Maps CSR2 – 36.02 Taylor Co. Assessor														
FSA DATA:	<table><tr><td>CMDTY</td><td>B. ACRE</td><td>PLCYLD</td></tr><tr><td>Wheat</td><td>0.1</td><td>32</td></tr><tr><td>Corn</td><td>1.71</td><td>89</td></tr><tr><td>Soybeans</td><td>0.21</td><td>35</td></tr></table> <div>Taylor Co. FSA</div>			CMDTY	B. ACRE	PLCYLD	Wheat	0.1	32	Corn	1.71	89	Soybeans	0.21	35
CMDTY	B. ACRE	PLCYLD													
Wheat	0.1	32													
Corn	1.71	89													
Soybeans	0.21	35													
POSSESSION:	Upon Closing														
TERMS:	Cash, payable at closing														
LOCATION:	Near 320 <sup>th</sup> Street & Garden Avenue in Taylor County														
LEGAL DESCRIPTION:	See PPI														
AGENT:	Cole Winther – 712-621-0966														
COMMENTS															
<p>Presenting the Hurst recreation combo farm. This unique property is right in the middle of big buck country in southern Taylor County, Iowa. Access this property through a gated private drive, then drive into the beautiful hardwood timber and you will enter the old homestead area. This area would be perfect for your own home, cabin, or campsite. There are some great locations to put in food plots to help keep the deer and turkey on the farm. The timber consists mainly of mature oaks, hickory, and maple trees. This property also boasts a nice pond. Lastly, this property also provides income to the buyer with approximately 7 acres of row crop at \$875 income annually that more than covers the annual taxes. The crop acres would also be a great spot to leave an acre or two of standing grain for the deer, pheasant, and turkeys to utilize for a winter food source next to the timber. This is the perfect combo farm for the recreational enthusiast. With its affordable size of 30 acres at a listing price of \$125,000 this one will not be on the market long. Contact Cole at PPI for a showing at 712-621-0966.</p>															

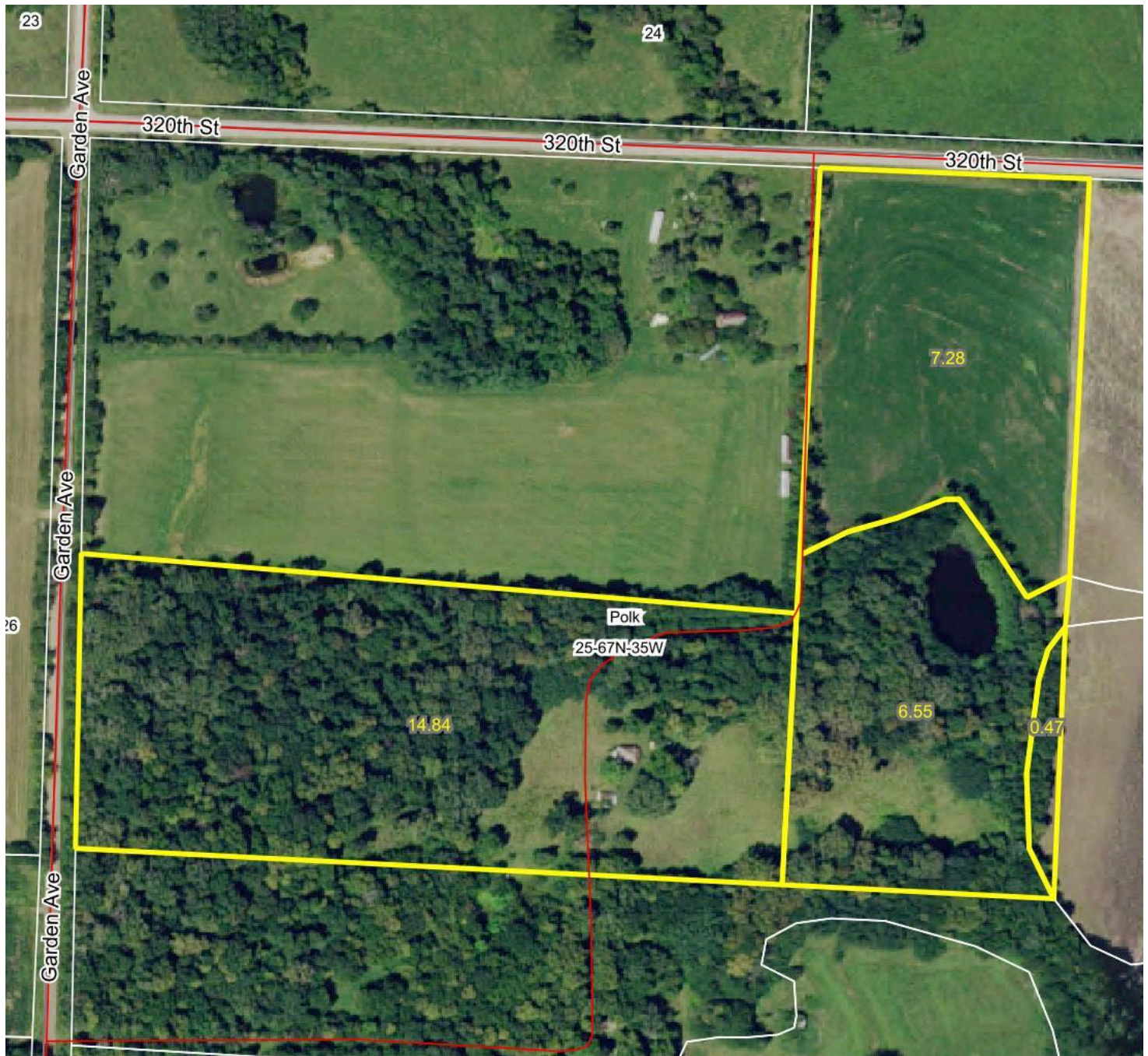




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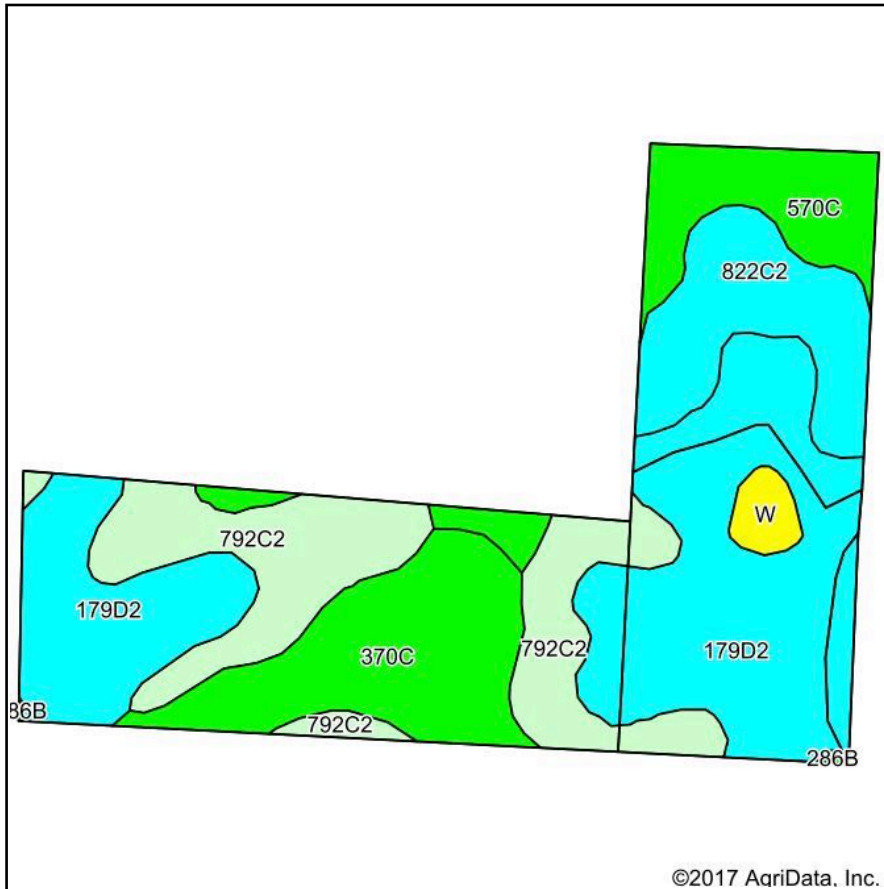


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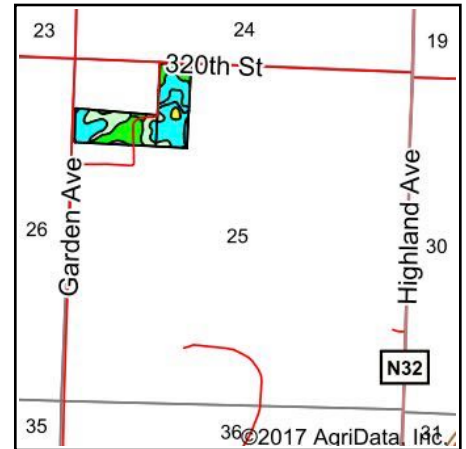
## Hurst Farm

Approx. 30 Acres M/L – Taylor Co. Iowa

### Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Taylor**  
 Location: **25-67N-35W**  
 Township: **Polk**  
 Acres: **29.14**  
 Date: **10/18/2017**



Maps Provided By:



Area Symbol: IA173, 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**	CSR	NCCPI Overall
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	11.58	39.7%		IVe	163.2	4.6	47.3	2.9	4.9	43	43	68
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	6.17	21.2%		IIle	123.2	3.2	35.7	2.2	3.7	24	27	55
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.60	15.8%		IIle	209.6	5.9	60.8	3.8	6.3	82	72	92
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	3.34	11.5%		IIle	129.6	3.4	37.6	2.3	3.9	40	30	56
570C	Nira silty clay loam, 5 to 9 percent slopes	2.97	10.2%		IIle	192	5.4	55.7	3.5	5.8	72	69	95
W	Water	0.48	1.6%			0	0	0	0	0	0	0	0
Weighted Average						158.5	4.4	45.9	2.8	4.8	47	44.6	69.3

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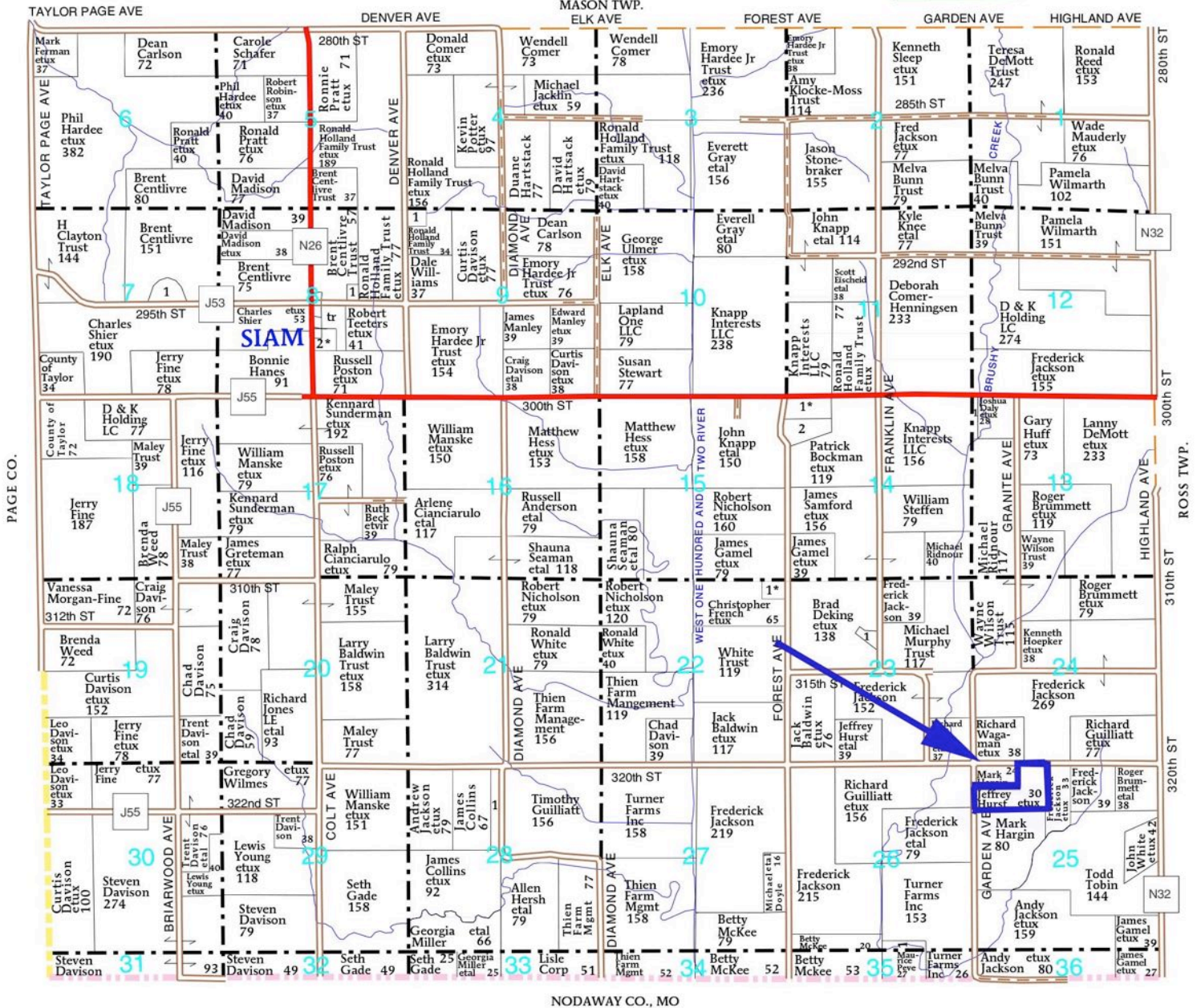
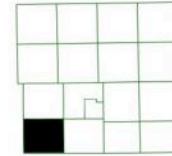
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T-67-N

POLK PLAT

(Landowners)

R-35-W



NODAWAY CO., MO

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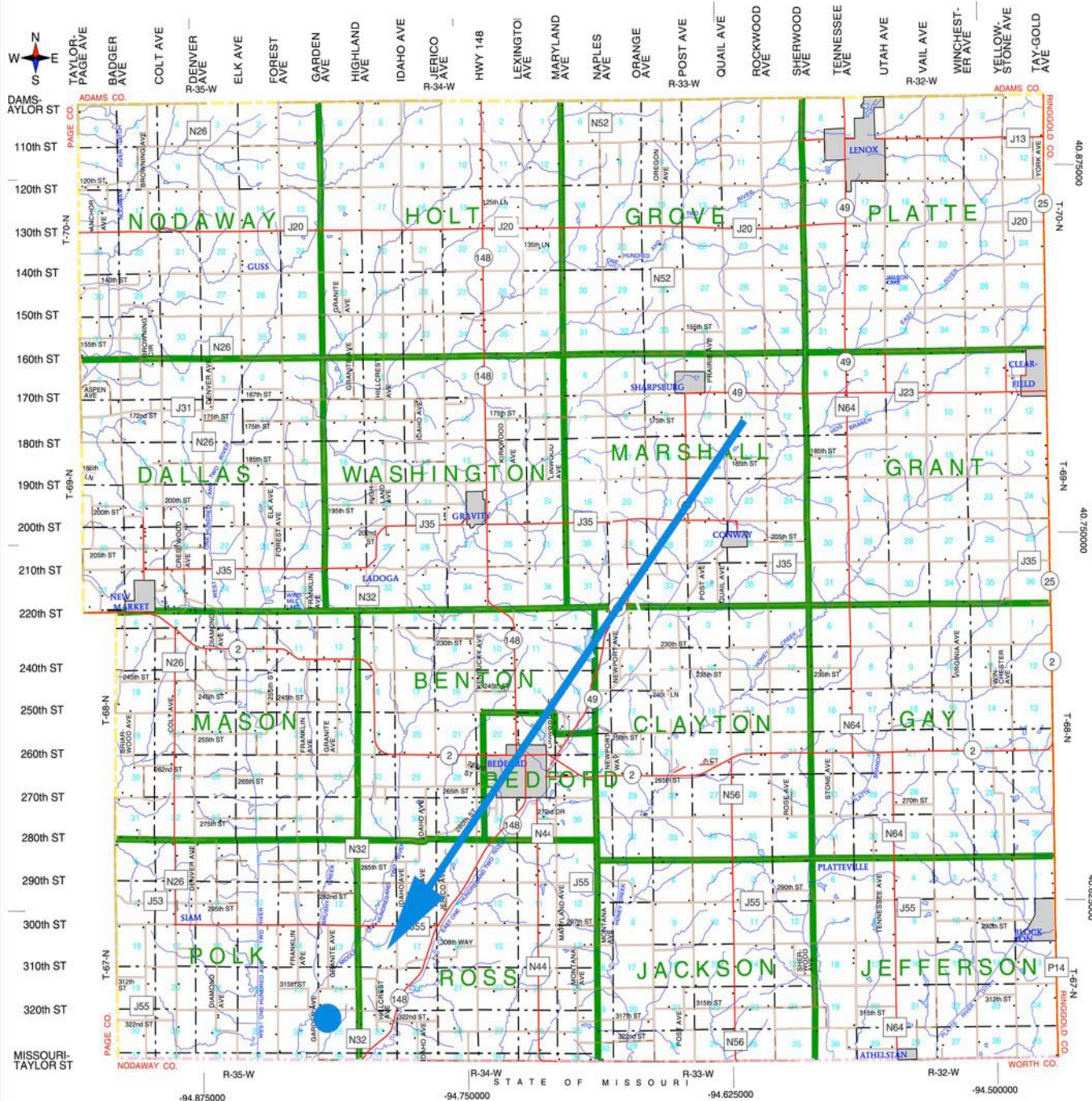
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## Taylor County, Iowa



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EQUAL HOUSING  
OPPORTUNITY