

Prospectus

Preferred Properties of Iowa, Inc.



Lehrman 200 Farm 200 Acres More or Less Hopkins Twp. Nodaway County, Missouri

The information contained in this prospectus was gathered from sources believed to be reliable. We do not warrant 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:

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Ronald Holland

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500 W. Temple Street Lenox, IA 50851

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Lehrman 200 Farm 200 Acres M/L – Nodaway Co.

PROPERTY DETAILS		
PRICE:	\$850,000.00	
TAXES:	\$808.23/year <i>Nodaway Co. Treasurer</i>	
LAND USE:	Approx. 160.32 effective tillable acres <i>Nodaway Co. FSA</i>	
SOILS:	77 Average NCCPI Rating <i>Surety Maps</i>	
FSA DATA:	CMDTY BASE ACRES PLCYLD Corn 77.5 81 <i>Nodaway Co. FSA</i>	
POSSESSION:	Upon Closing, may be subject to farm tenancy	
TERMS:	Cash, payable at closing	
LOCATION:	Approx. 2 miles SE of Hopkins at Mahogany and 130 th St.	
LEGAL DESCRIPTION:	Contact PPI for legal description	
AGENT:	Dan Zech – 712-303-7085	
COMMENTS		
Presenting the Lehrman 200 Farm, a fantastic income producer located Southeast of Hopkins in Nodaway County. This farm supports a nice 77 NCCPI soil rating that is well-above the county average! This farm property is located in a fantastic area and should be in great demand for cash rent. In addition, this farm property has a few nice timber acres that would be great for the outdoorsmen or for recreation rental income potential. Don't wait too long on this great investment! Contact Dan Zech at 712-303-7085 to schedule your showing today!		

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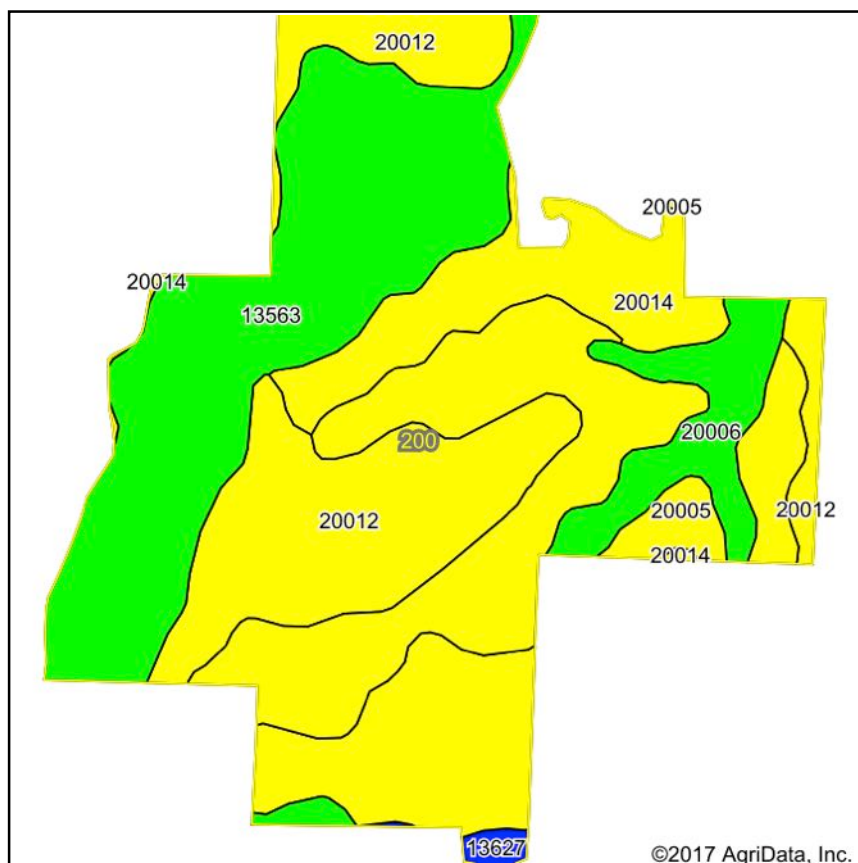
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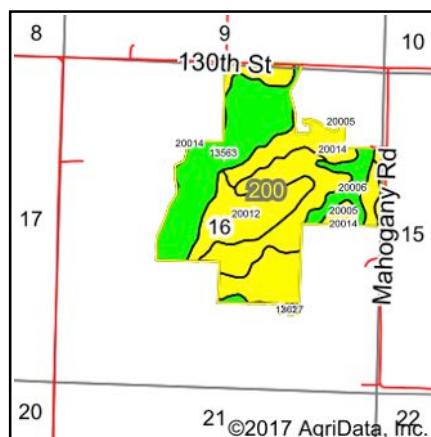
Lehrman 200 Farm 200 Acres M/L – Nodaway Co. Missouri

Soils Map



Soils data provided by USDA and NRCS.

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State: **Missouri**
County: **Nodaway**
Location: **16-66N-34W**
Township: **Hopkins**
Acres: **200**
Date: **8/30/2017**

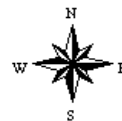


Maps Provided By:



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Area Symbol: MO147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	NCCPI Overall
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	63.10	31.6%		IIIe							70
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	58.64	29.3%		IIw							96
20005	Lamoni clay loam, 5 to 9 percent slopes	44.45	22.2%		IIIe	7	8	8	5	8	7	61
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	19.70	9.8%		IIIe							68
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.86	6.4%		Ile							93
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	1.25	0.6%		IIw							81
Weighted Average						1.6	1.8	1.8	1.1	1.8	1.6	77

*c: Using Capabilities Class Dominant Condition Aggregation Method

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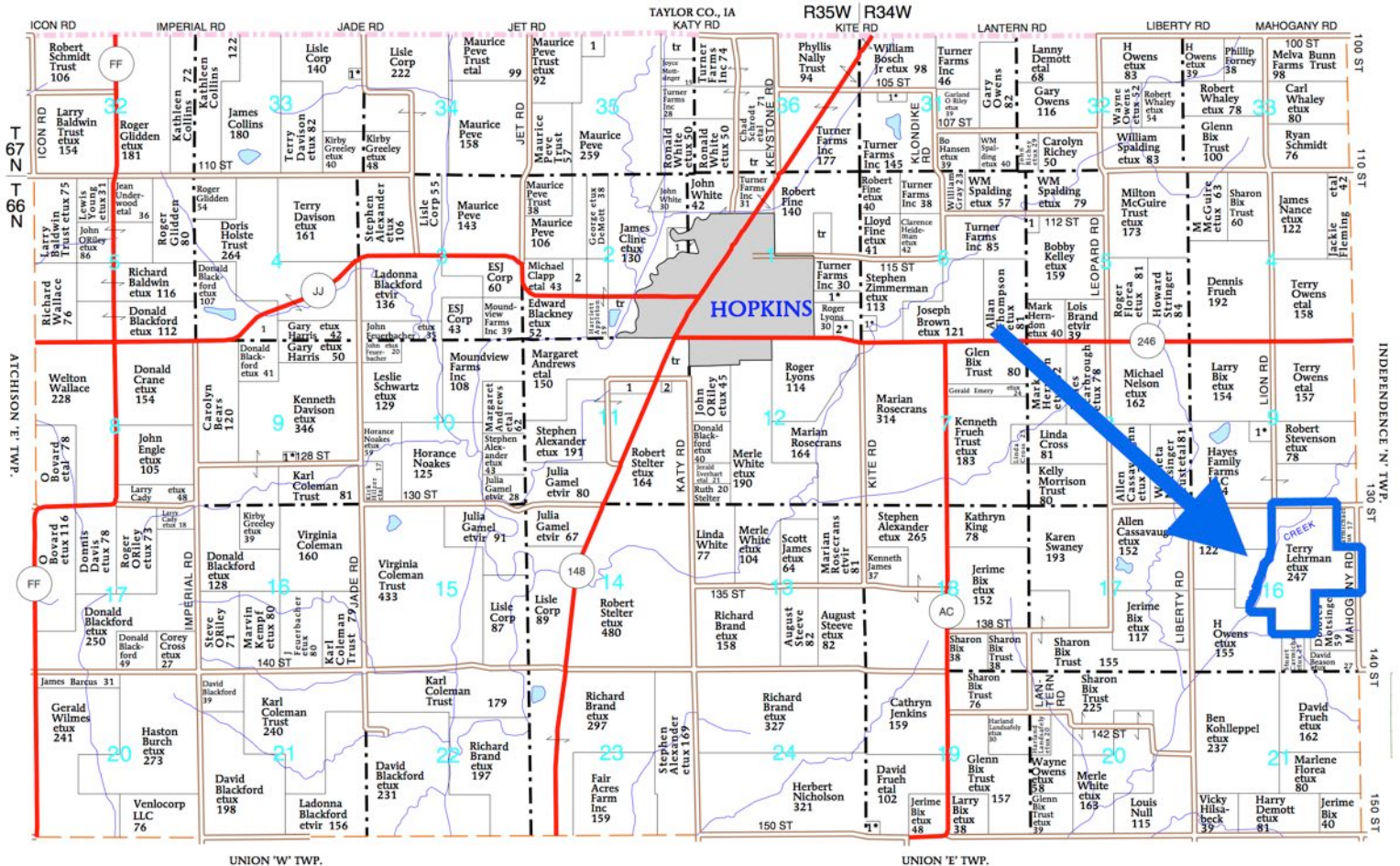
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T-66-67-N

HOPKINS PLAT

(Landowners)

R-34-35-W



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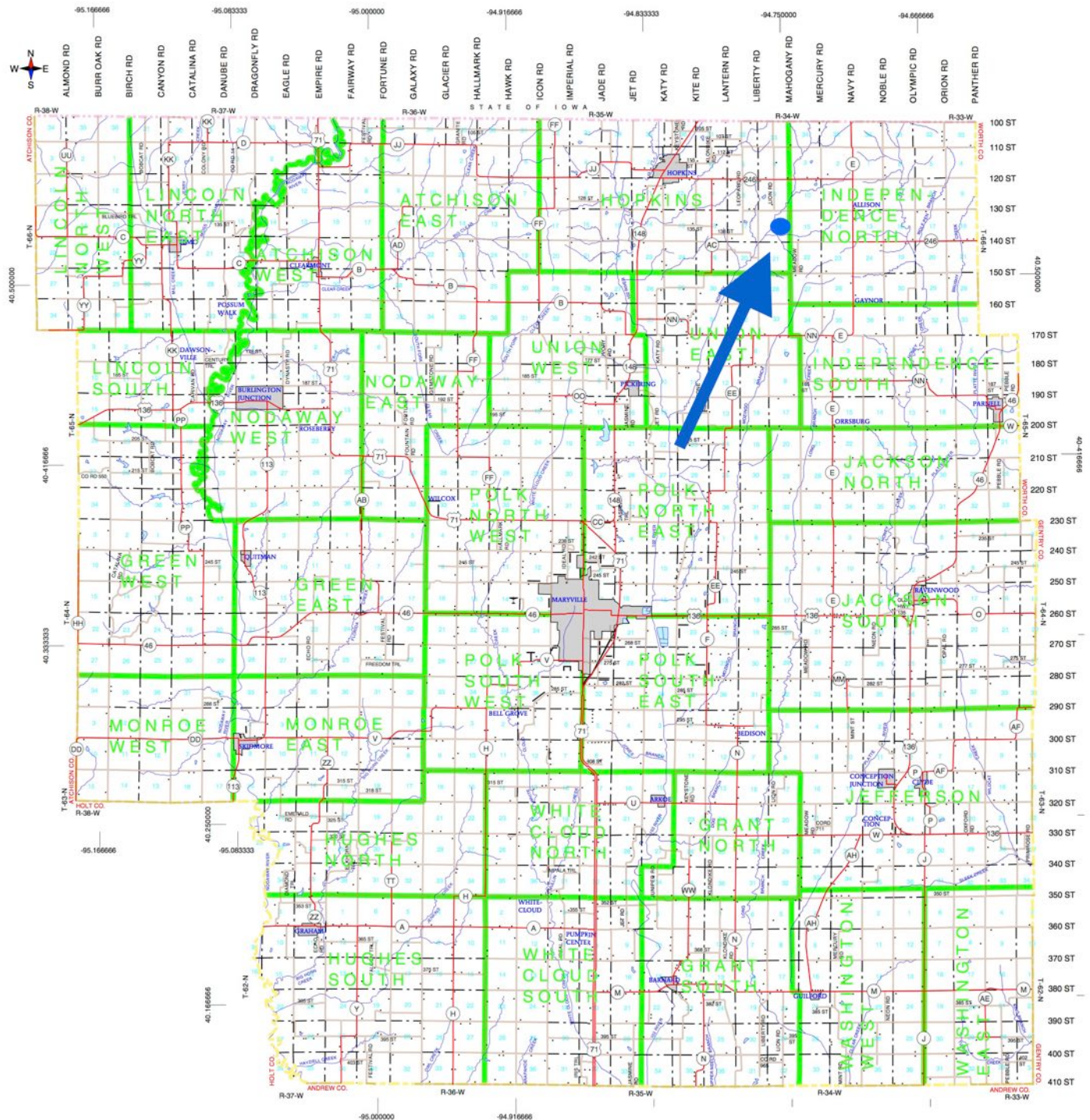
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200 Acres M/L – Nodaway Co. Missouri

Nodaway County, Missouri



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