

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm & Home

209 Acres more or less

Dallas Twp.

Harrison County, Missouri

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:

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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Rasmussen Farm & Home 209 Acres M/L – Harrison Co.

PROPERTY DETAILS		
PRICE:	\$390,000	
YEAR BUILT:	1960	
BEDROOMS:	3	
BATH:	1	
SQUARE FEET:	1680 sq. ft. gross living area Harrison County Assessor	
BASEMENT:	None	
ROOF / SIDING:	Asphalt / Vinyl	
OUTBUILDINGS:	Detached garage 20'x24', machine shed 52'x80', utility building 10'x12', utility building 18'x24', pole barn 12'x24', shed 10'x12', grain bin	
TAXES:	\$820.87/annually Harrison County Treasurer	
POSSESSION:	Upon Closing	
TERMS:	Cash, payable at closing	
LOCATION:	11676 W. 240 th Pl, Martinsville MO	
LEGAL DESCRIPTION:	See Addendum	
AGENT:	Dan Zech - 712-303-7085	
COMMENTS		
Presenting the Rasmussen Farm & Home & Home. Very livable home with steel building and a pasture with great holding capacity for several cow-calf pairs. This is a great starter farm down a dead end road with peace and quiet. Farm also offers excellent timber, hunting, decent fences and good water sources. Very good add on farm as well. <i>To schedule a showing give Dan Zech of Preferred Properties a call at 712-303-7085.</i>		

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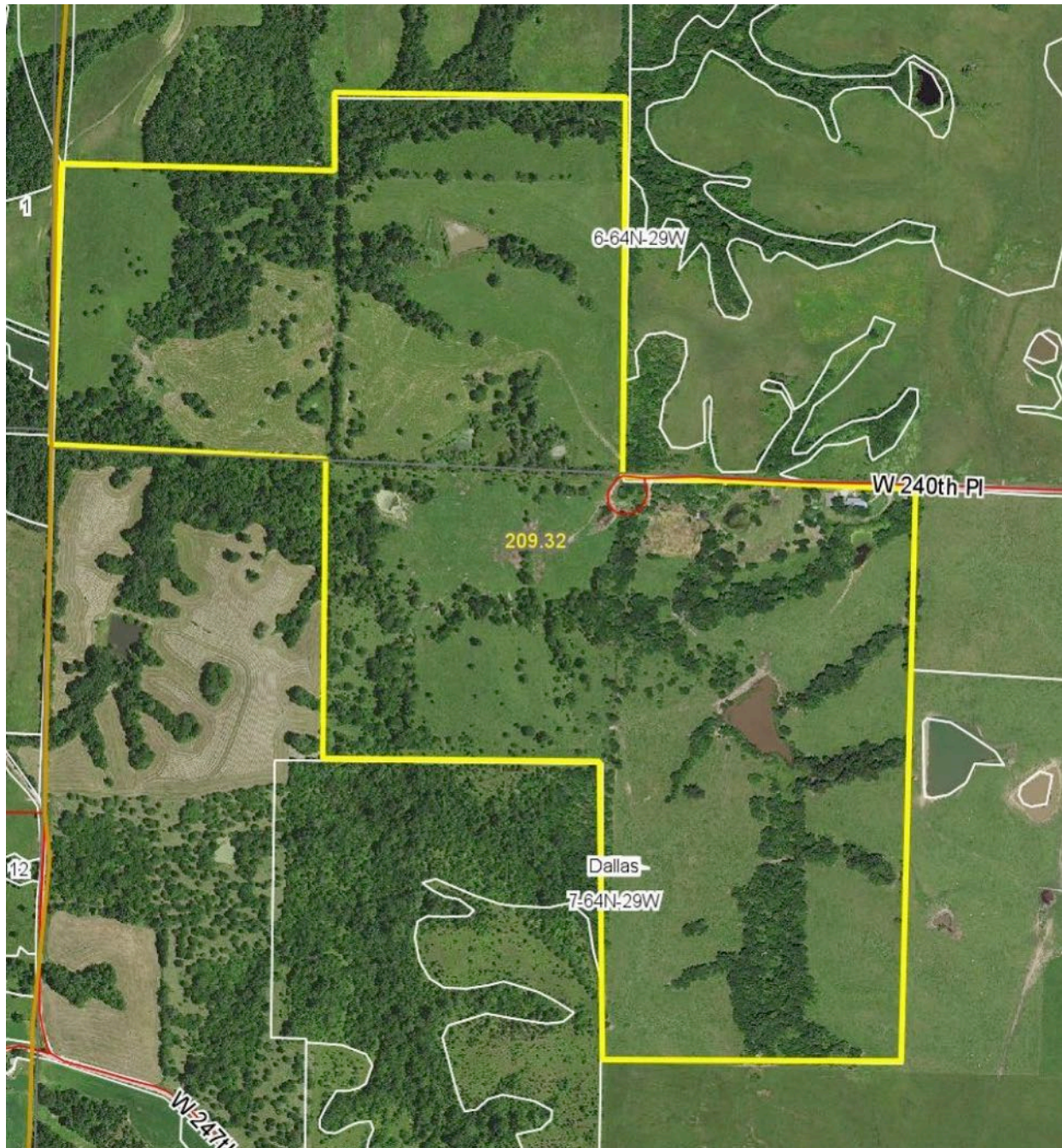
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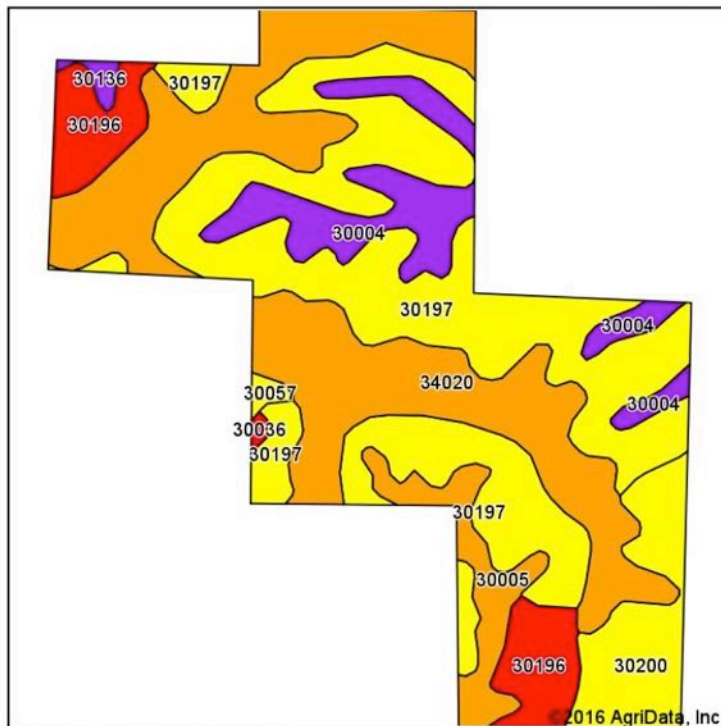
500 W. Temple Street, Iowa, IA 50254



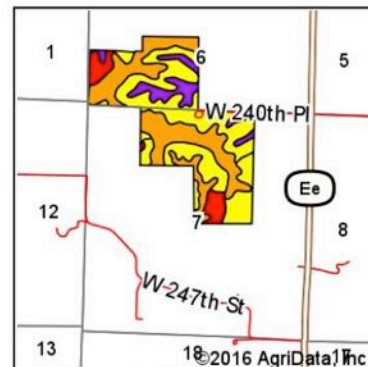
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Rasmussen Farm & Home 209 Acres M/L – Harrison Co. Missouri

Soils Map



Soils data provided by USDA and NRCS.



State: Missouri
County: Harrison
Location: 7-64N-29W
Township: Dallas
Acres: 209.32
Date: 5/18/2016



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO081, 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	*n NCCPI Overall
30197	Shelby loam, 14 to 18 percent slopes	81.33	38.9%		IVe							64
34020	Colo silty clay loam, 2 to 5 percent slopes, frequently flooded	65.66	31.4%		IIw		8	10			7	74
30004	Adair clay loam, 5 to 9 percent slopes, eroded	18.64	8.9%		IIle	7	8	8	5		8	57
30200	Shelby loam, 9 to 14 percent slopes	15.74	7.5%		IIle							68
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	15.11	7.2%		IVe							46
30005	Adair loam, 3 to 9 percent slopes	9.92	4.7%		IIle	7	8	8	5		8	71
30057	Gara loam, 14 to 18 percent slopes	1.46	0.7%		VIe							68
30136	Lamoni loam, 5 to 9 percent slopes	1.06	0.5%		IIle	7	8	8	5		8	52
30036	Armstrong loam, 5 to 9 percent slopes	0.40	0.2%		IIle	7	8	8	5		8	49
Weighted Average						3.5	1.1	4.3	0.7	3.3	3.5	*n 65.8

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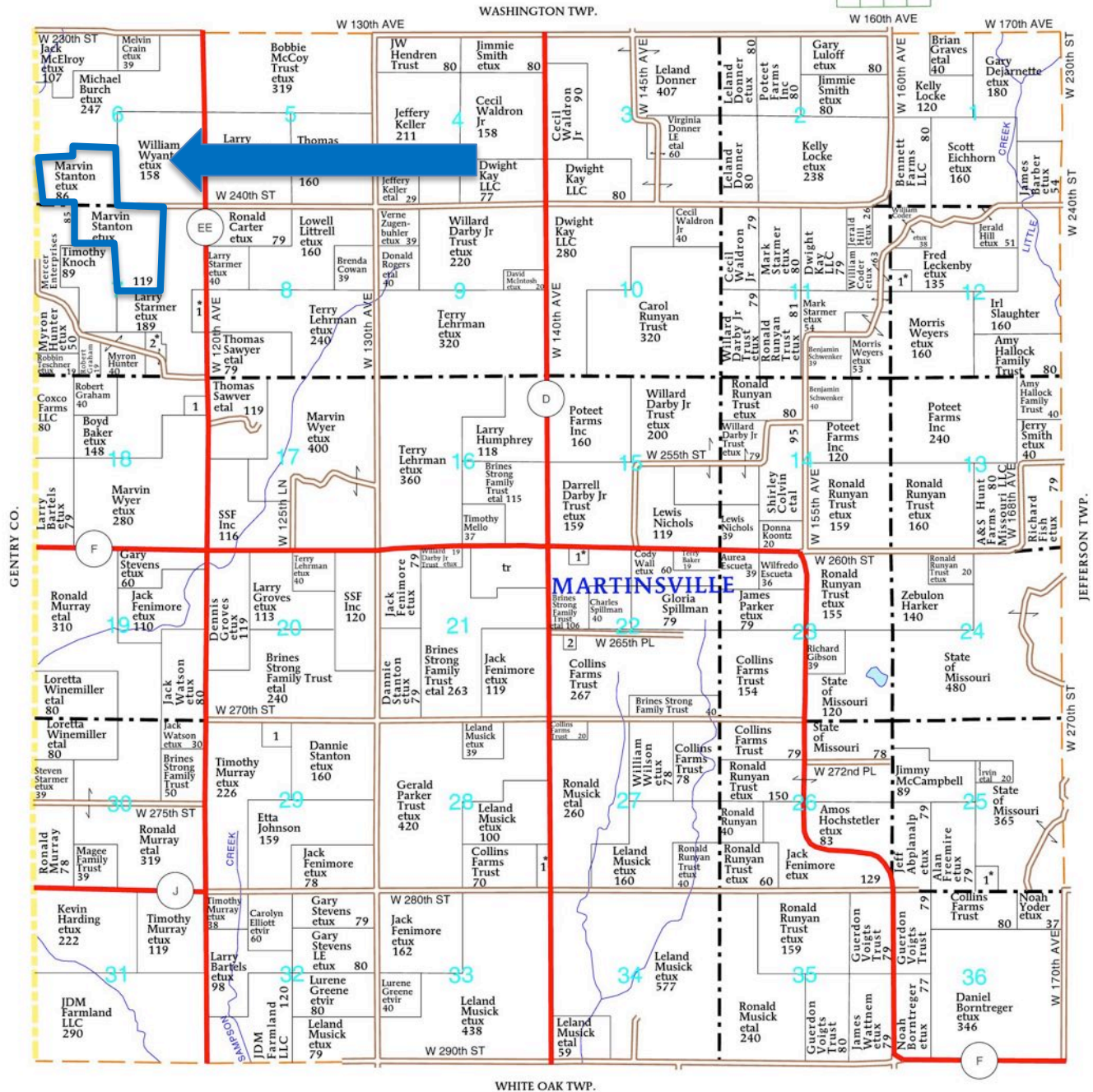
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R-29-W

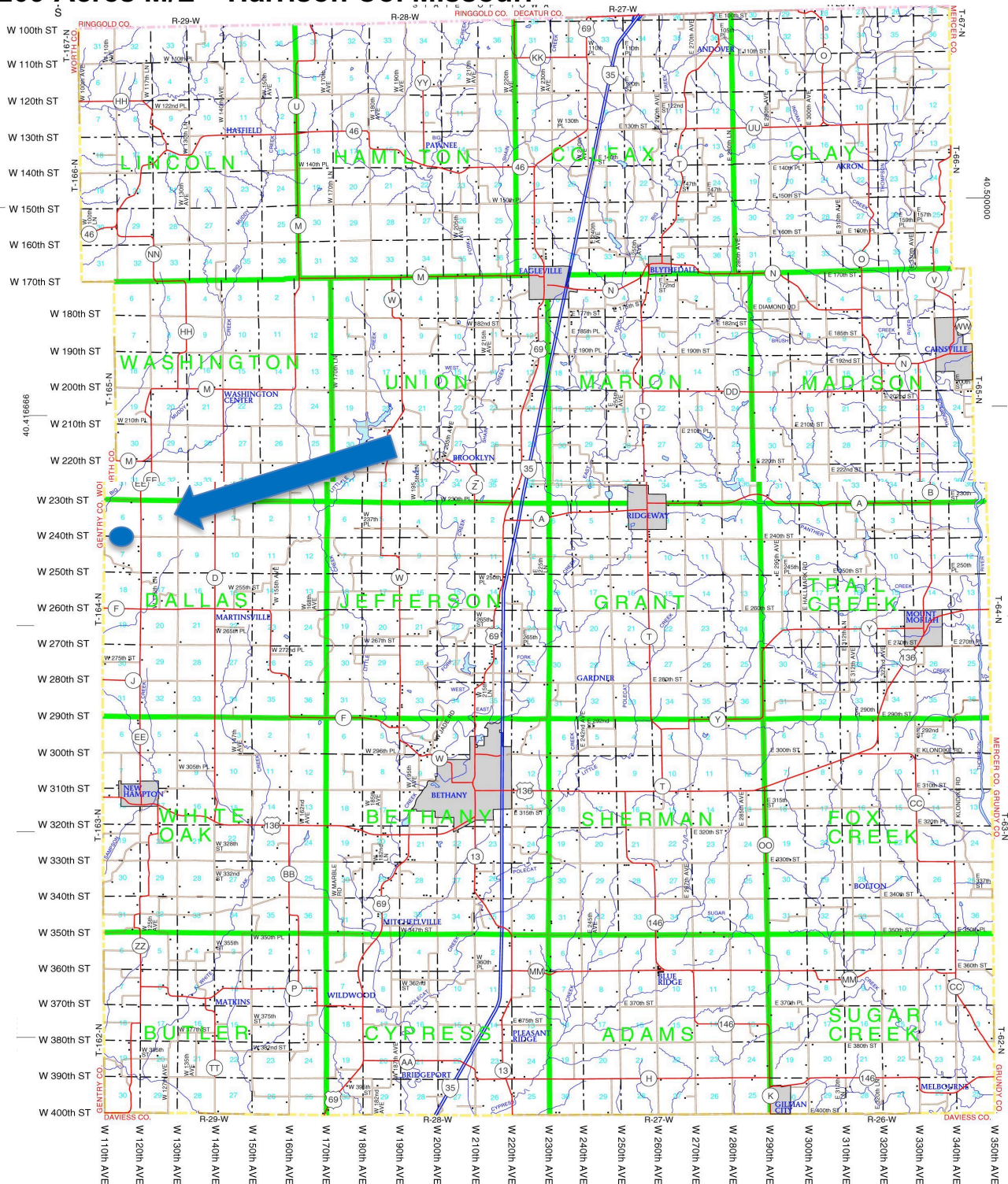


EQUAL HOUSING
OPPORTUNITY

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500 W. Temple Street, Des Moines, IA 50314

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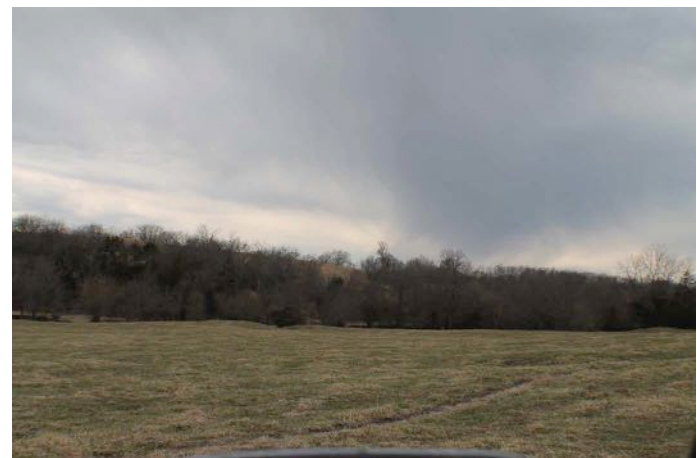
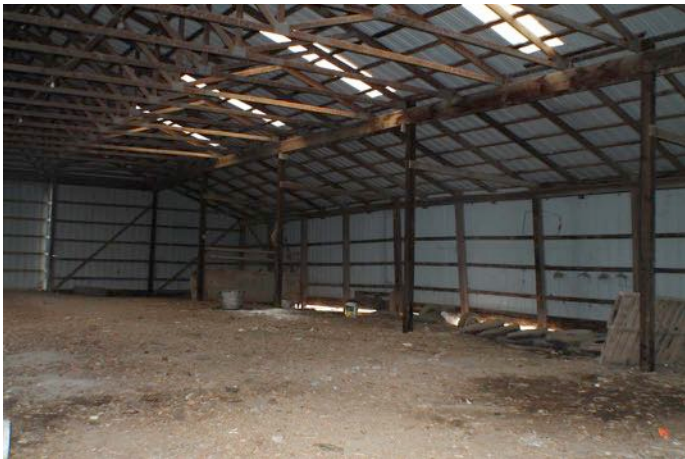
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