

# **Prospectus**

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



### **Morales Farm**

### **461 Taxable Acres More or Less**

### **Clayton 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:  
**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**  
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**Curtis Kinker**  
641-333-2820  
**Ronald Holland**  
402-209-1097

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**500 W. Temple Street Lenox, IA 50851**

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# Prospectus

## Morales Farm 461 Taxable Acres M/L – Taylor Co.

PROPERTY DETAILS		<b>PROPERTY HIGHLIGHTS</b> <ul style="list-style-type: none"> <li>• Turn-key combination farm.</li> <li>• Great return on investment potential with possibility of adding more income. <ul style="list-style-type: none"> <li>○ 32 acres tillable rented @ \$175 per acre for \$5,600 annually.</li> <li>○ 240 acres pasture rented @ \$108 per acre for \$25,920 annually.</li> <li>○ \$21,781 CRP Income</li> <li>○ 7 acres of food plots – strong row crop conversion potential</li> <li>○ Possibility for recreational/hunt lease and machine shed rental.</li> </ul> </li> <li>• Excellent deer hunting, turkey hunting, fishing, waterfowl, and upland bird hunting potential.</li> <li>• Several building sites.</li> <li>• Utilities available on site.</li> <li>• Rare opportunity for a large tract of land.</li> </ul> <p><b>This farm is located just east of Bedford Iowa, or 1 hour and 45 minutes from Omaha, and 2 hours from Des Moines. Don't miss your opportunity to own this once in a lifetime property.</b></p>
<b>PRICE:</b>	<b>\$1,798,446</b>	
<b>TAXES:</b>	\$6,177/annually <i>Taylor Co. Treasurer</i>	
<b>LAND USE:</b>	FSA shows 457.93 acres of total farmland of which there are 318.74 acres of total cropland or which there are 198.76 effective crop acres and 119.98 acres enrolled in the Conservation Reserve Program. <i>Taylor County FSA</i>	
<b>CSR DATA:</b>	CSR1 – 47.5 CSR2 – 50.9 <i>Surety Maps</i>	
<b>FSA DATA:</b>	Corn Base Acres <b>194.6</b> , PLCY Yield <b>86</b> <i>Taylor County FSA</i>	
<b>CRP DATA:</b>	<b>Total CRP Income: \$21,781.</b> - 15.67 acres @ \$248.00 per acre annual payment of \$3,886 expiring 2021. - 21.74 acres @ \$221.00 per acre annual payment of \$4,805 expiring 2027. - 82.54 acres @ \$158.59 per acre annual payment of \$13,090 expiring 2022. <i>Taylor County FSA</i>	
<b>OUTBUILDING:</b>	Steel Utility Shed – 40 x 80 built in 1970 <i>Taylor Co. Assessor</i>	
<b>POSSESSION:</b>	Upon Closing	
<b>TERMS:</b>	Cash, payable at closing	
<b>AGENT:</b>	<i>Cole Winther -712-621-0966</i>	

Preferred Properties of Iowa, Inc. is proud to present the Morales Farm, a rare opportunity to own a very large tract of high quality Iowa land. Not only does this farm have great income from row crop, with potential to be nearly 87% tillable, CRP, and pasture, but it also provides excellent deer hunting and recreation qualities. The current owner's recreation management on this farm is second to none in order to maximize deer and turkey potential, as well as all other wildlife potential, especially managing for big mature whitetails in an already high producing big buck area. According to the owner, the neighbors allow little hunting, only adding to large buck potential. This farm also offers several ponds and warm season grasses to provide great fishing, waterfowl hunting potential, and pheasant and quail hunting potential. You could have everything you ever need at one spot. Contact Listing Agent Cole Winther at 712-621-0966 to learn more!

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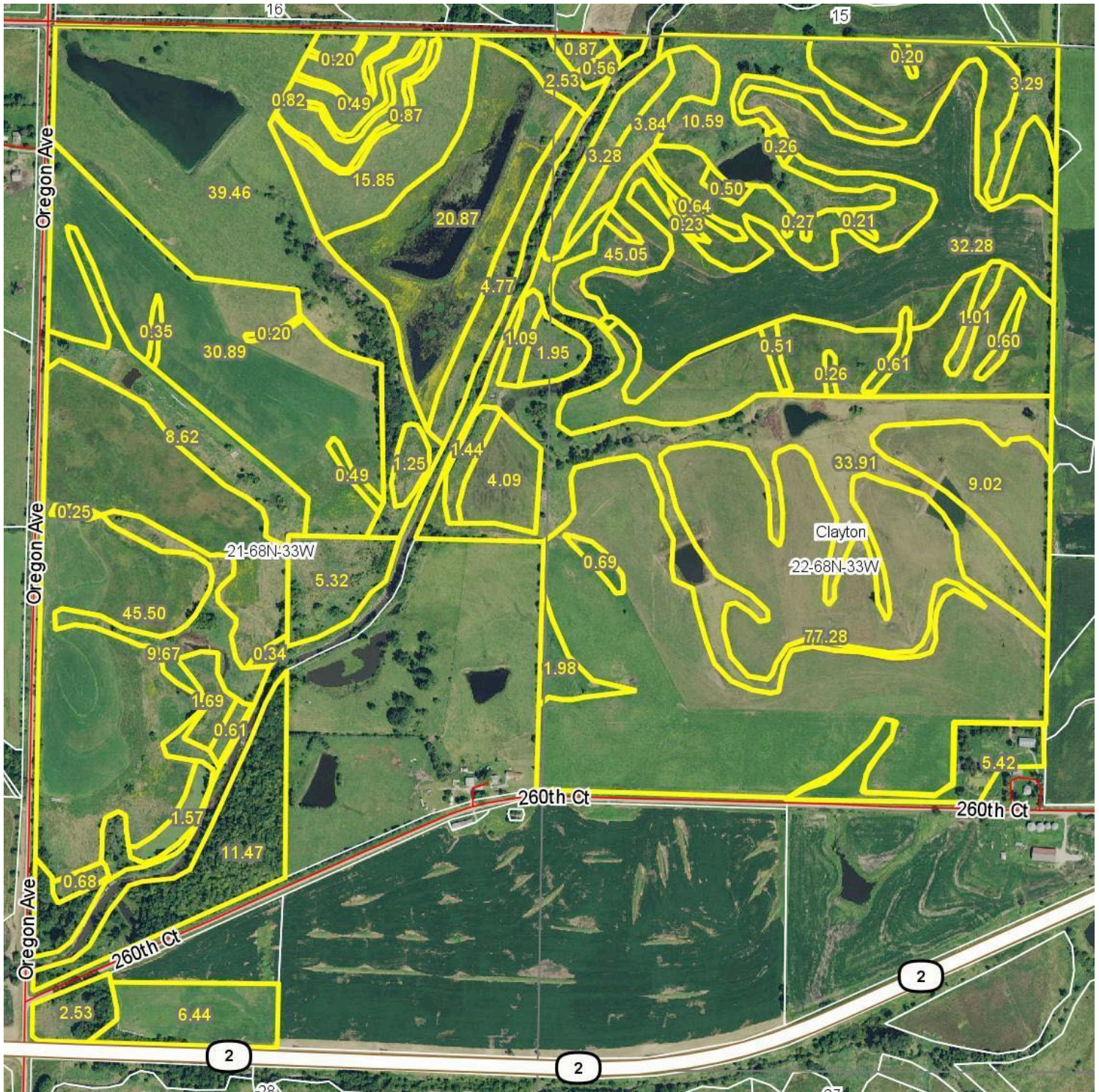
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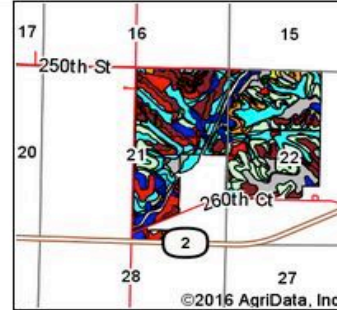
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**Morales Farm**  
**461 Taxable Acres M/L – Taylor Co. Iowa**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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### 461 Taxable Acres M/L – Taylor Co. Iowa

570C	Nira silty clay loam, 5 to 9 percent slopes	15.75	3.5%		Ille	192	5.4	55.7	3.5	5.8	72	69	95
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	15.71	3.5%		Ille	139.2	3.6	40.4	2.5	4.2	36	33	64
5B	Colo-Ackmore complex, 0 to 5 percent slopes	14.94	3.3%		Ilw	196.8	4.1	57.1	3.5	5.9	75	63	94
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, moderately eroded	10.88	2.4%		Ille	163.2	4.6	47.3	2.9	4.9	48	52	69
248	Wabash silty clay loam, 0 to 1 percent slopes	10.76	2.4%		Illw	177.6	3.7	51.5	3.2	5.3	37	60	65
269	Humeston silty clay loam, 0 to 2 percent slopes	8.45	1.9%		Illw	176	3.7	51	3.2	5.3	68	58	76
133B+	Colo silt loam, overwash, 2 to 5 percent slopes	8.25	1.8%		Ilw	196.8	4.1	57.1	3.5	5.9	69	81	95
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	7.91	1.8%		Vle	139.2	3.9	40.4	2.5	4.2	32	33	64
W	Water	7.50	1.7%			0	0	0	0	0	0	0	0
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.54	1.5%		Ive	100.8	2.6	29.2	1.8	3	14	15	53
179F	Gara loam, 18 to 25 percent slopes	5.52	1.2%		Vle	120	3.4	34.8	2.2	3.6	20	15	66
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	5.35	1.2%		Ive	144	4	41.8	2.6	4.3	37	38	64
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	5.21	1.2%		Ille	123.2	3.2	35.7	2.2	3.7	24	27	55
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	4.77	1.1%		Ille	126.4	3.3	36.7	2.3	3.8	34	27	66
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	4.70	1.1%		Ille	137.6	3.6	39.9	2.5	4.1	36	30	60
51B+	Vesser silt loam, overwash, 2 to 5 percent slopes	3.70	0.8%		Ilw	190.4	4	55.2	3.4	5.7	69	66	91
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	3.47	0.8%		Ille	164.8	4.6	47.8	3	4.9	59	62	85
76C	Ladoga silt loam, 5 to 9 percent slopes	3.42	0.8%		Ille	196.8	5.5	57.1	3.5	5.9	81	67	87
51+	Vesser silt loam, overwash, 0 to 2 percent slopes	3.31	0.7%		Ilw	198.4	4.2	57.5	3.6	6	74	71	94
172	Wabash silty clay, 0 to 1 percent slopes	3.16	0.7%		Illw	177.6	3.7	51.5	3.2	5.3	39	45	60
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.70	0.6%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	2.67	0.6%		Ille	209.6	5.9	60.8	3.8	6.3	82	72	92
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.39	0.5%		Ive	163.2	4.6	47.3	2.9	4.9	43	43	68



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273C	Olmitz loam, 5 to 9 percent slopes	2.35	0.5%		lle	208	5.8	60.3	3.7	6.2	85	57	95
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	1.82	0.4%		lle	156.8	4.1	45.5	2.8	4.7	66	31	72
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.01	0.2%		lle	168	4.7	48.7	3	5	48	48	67
133B	Colo silty clay loam, 2 to 5 percent slopes	0.16	0.0%		llw	196.8	4.1	57.1	3.5	5.9	74	75	96
Weighted Average						159.8	4	46.3	2.9	4.8	50.9	47.5	*n 71.7

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*n: NCCPI updated on 1-25-2016

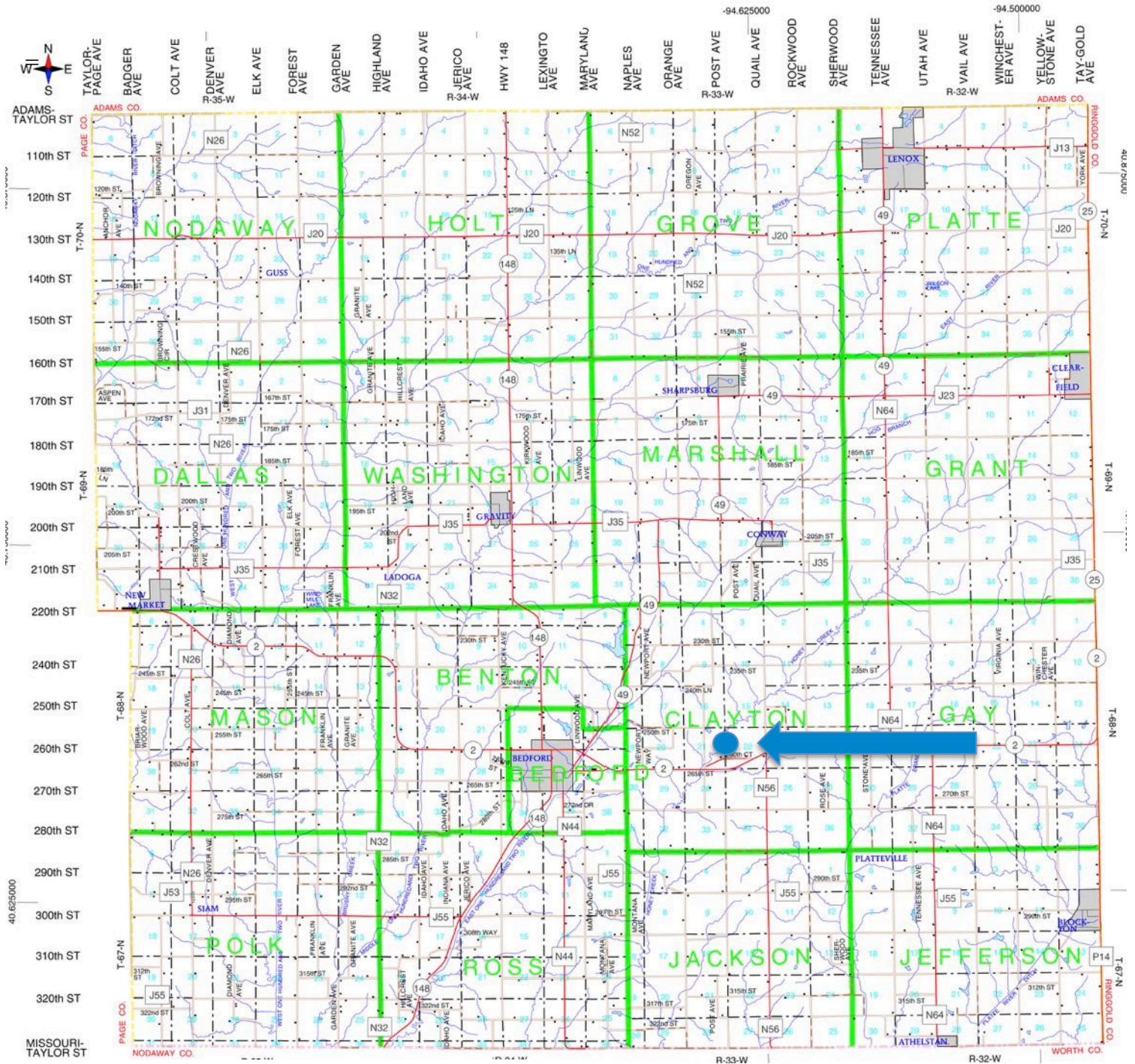
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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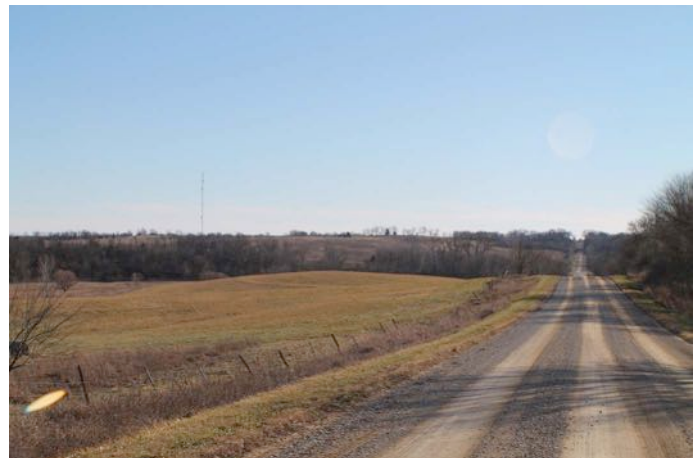
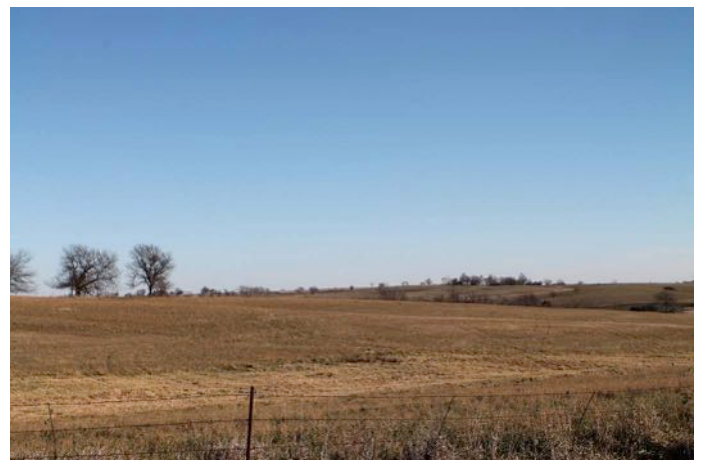
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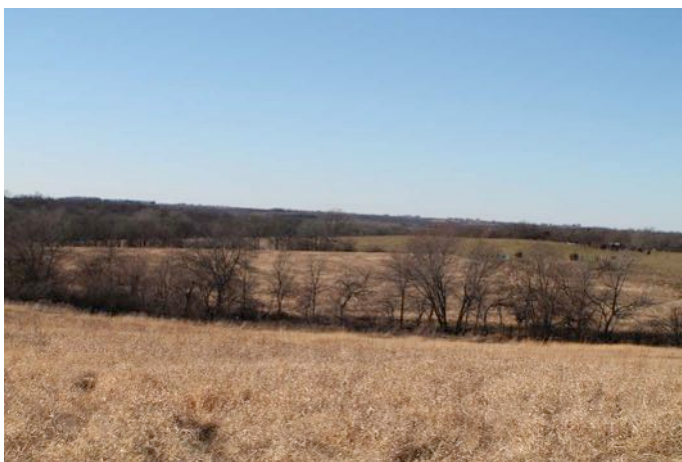
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