

Prospectus

Preferred Properties of Iowa, Inc.



Martin Farm

77.68 Taxable Acres M/L

Holt 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
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David Brown
641-344-5559

Craig Donaldson
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Cole Winther
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Ed Drake
641-322-5145

Mark Pearson
641-344-2555

Curtis Kinker
641-344-6329

Ronald Holland
402-209-1097



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77.68 Acres M/L – Taylor Co.

PROPERTY DETAILS	
PRICE:	\$272,000.00
TAXES:	\$1,108/yr. <i>Taylor Co. Treasurer</i>
LAND USE:	According to the FSA, this farm consists of 77.67 farmland acres, with approx. 53.57 tillable acres which are currently enrolled in the Conservation Reserve Program (CRP). <i>Taylor Co. FSA</i>
CSR DATA:	CSR1 – 40.7 <i>Surety Maps</i> CSR2 – 50.8 <i>Surety Maps</i> CSR2 – 39.67 <i>Taylor Co. Assessor</i>
FSA DATA:	CMDTY BASE ACRES PLCYLD Corn 0.0 0 Beans 0.0 0 <i>Taylor Co. FSA</i>
CRP:	\$7,504 annual CRP income 53.6 acres @ \$140/acre, expiring 2020 <i>Taylor Co. FSA</i>
POSSESSION:	Upon Closing
TERMS:	Cash, payable at closing
LOCATION:	160 th & Hillcrest Avenue in Taylor County
LEGAL DESCRIPTION:	<i>Contact PPI</i>
AGENT:	Tom Miller – 712-621-1281
COMMENTS	
<p>Preferred Properties of Iowa, Inc., is proud to present the Martin Farm! Enjoy the hunting potential from this nice parcel and reap the income as you experience great deer, turkey and pheasant hunting potential. This parcel is in a remote part of Taylor County where there have been several nice deer taken. The CRP income is \$7,406 annually with 53.6 acres enrolled, expiring in the Fall of 2020. Come experience this beautiful farm here in Taylor County. Give Listing Agent Tom Miller a call at 712-621-1281 to schedule your personal showing today!</p>	



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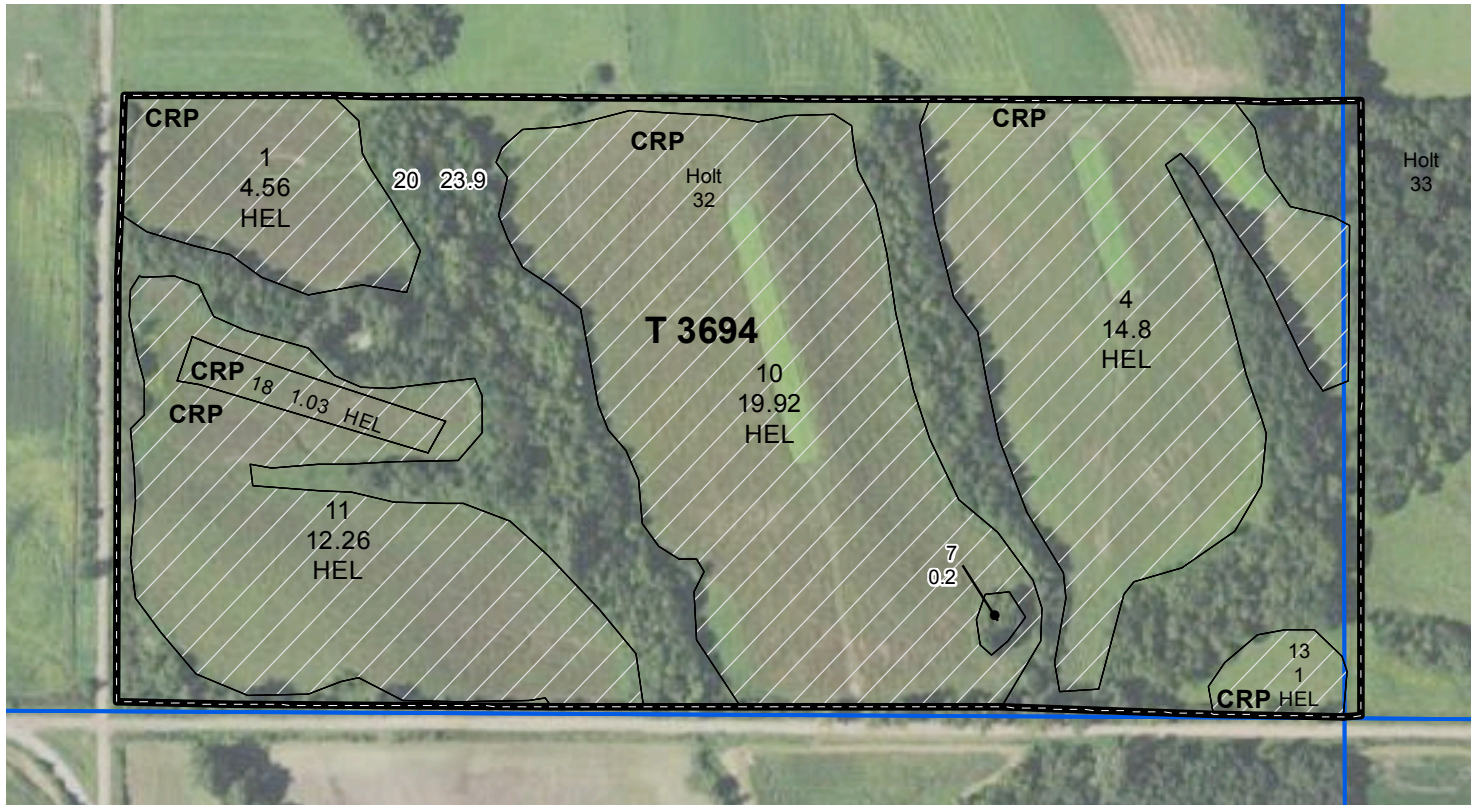
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FSA Aerial Map



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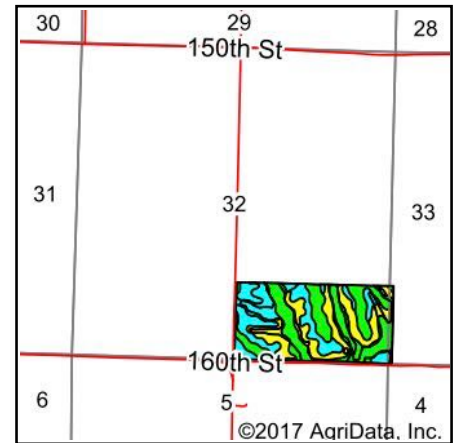
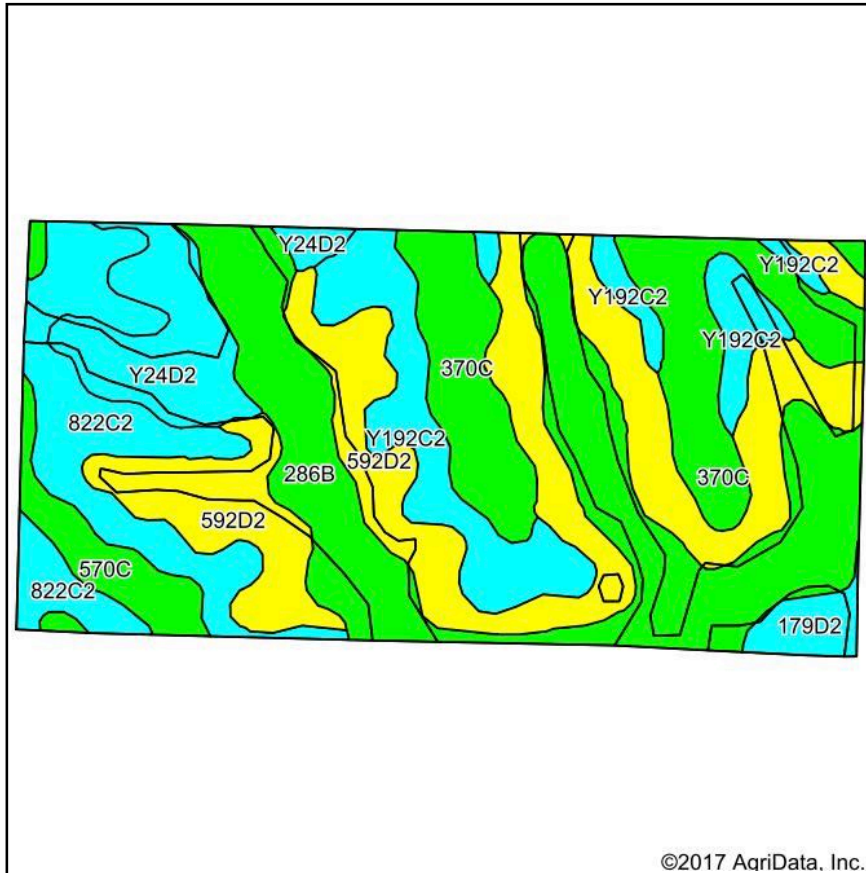
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Soils Map



State: **Iowa**
 County: **Taylor**
 Location: **32-70N-34W**
 Township: **Holt**
 Acres: **77.68**
 Date: **10/9/2017**



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

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
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	20.25	26.1%		IVe	88	2.3	25.5	1.6	2.6	10	5	49
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	18.80	24.2%		IIw	216	4.5	62.6	3.9	6.5	80	65	93
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	10.81	13.9%		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	9.39	12.1%		IIle	129.6	3.4	37.6	2.3	3.9	40	30	56
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	8.77	11.3%		IIle						51		55
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.45	7.0%		IIle						49		68
570C	Nira silty clay loam, 5 to 9 percent slopes	2.83	3.6%		IIle	192	5.4	55.7	3.5	5.8	72	69	95
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.38	1.8%		IVe	163.2	4.6	47.3	2.9	4.9	43	43	68
Weighted Average						129.9	3.2	37.7	2.3	3.9	50.8	*-	70.5

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

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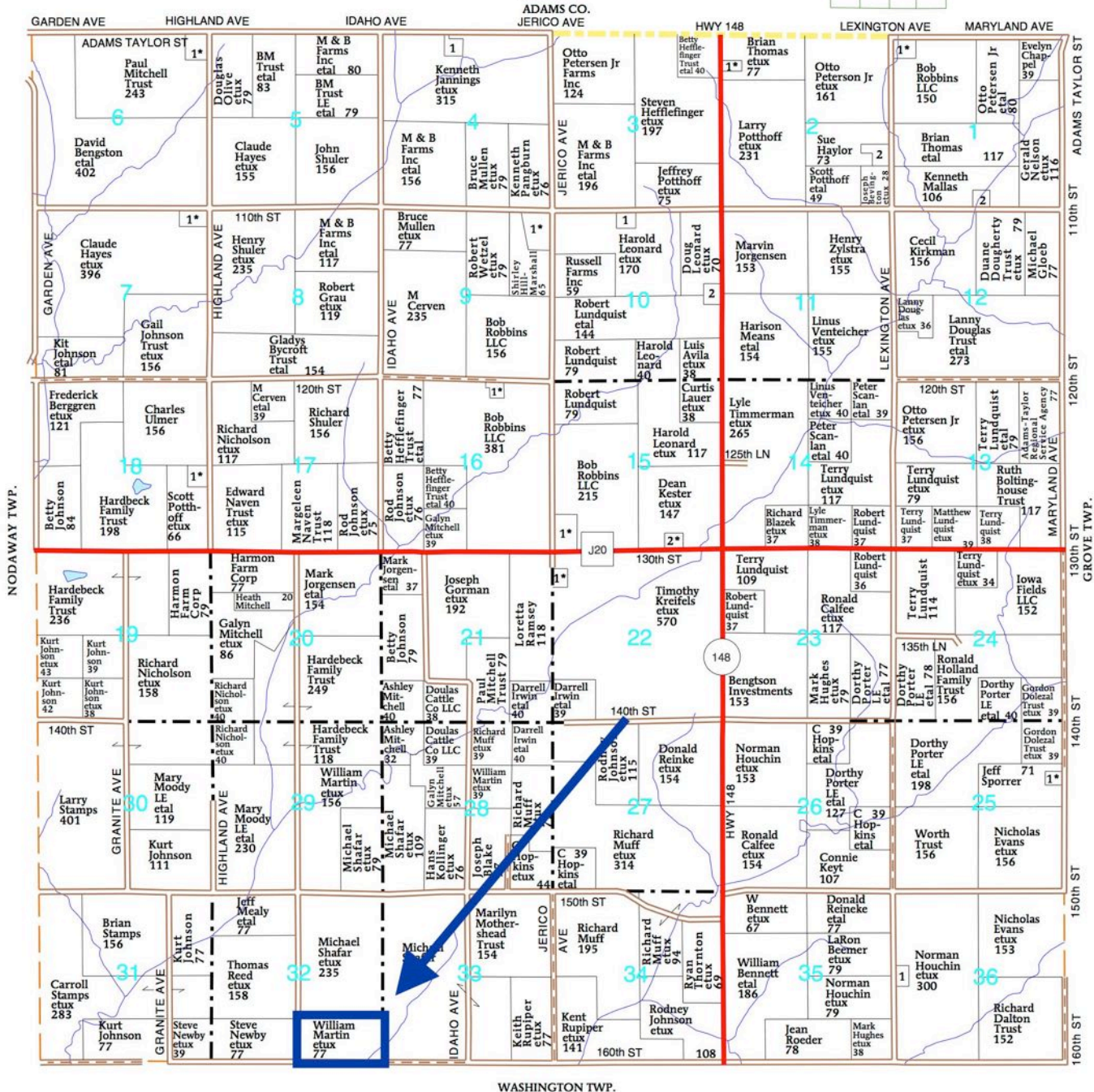
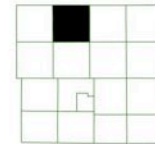
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T-70-N

HOLT PLAT

R-34-W



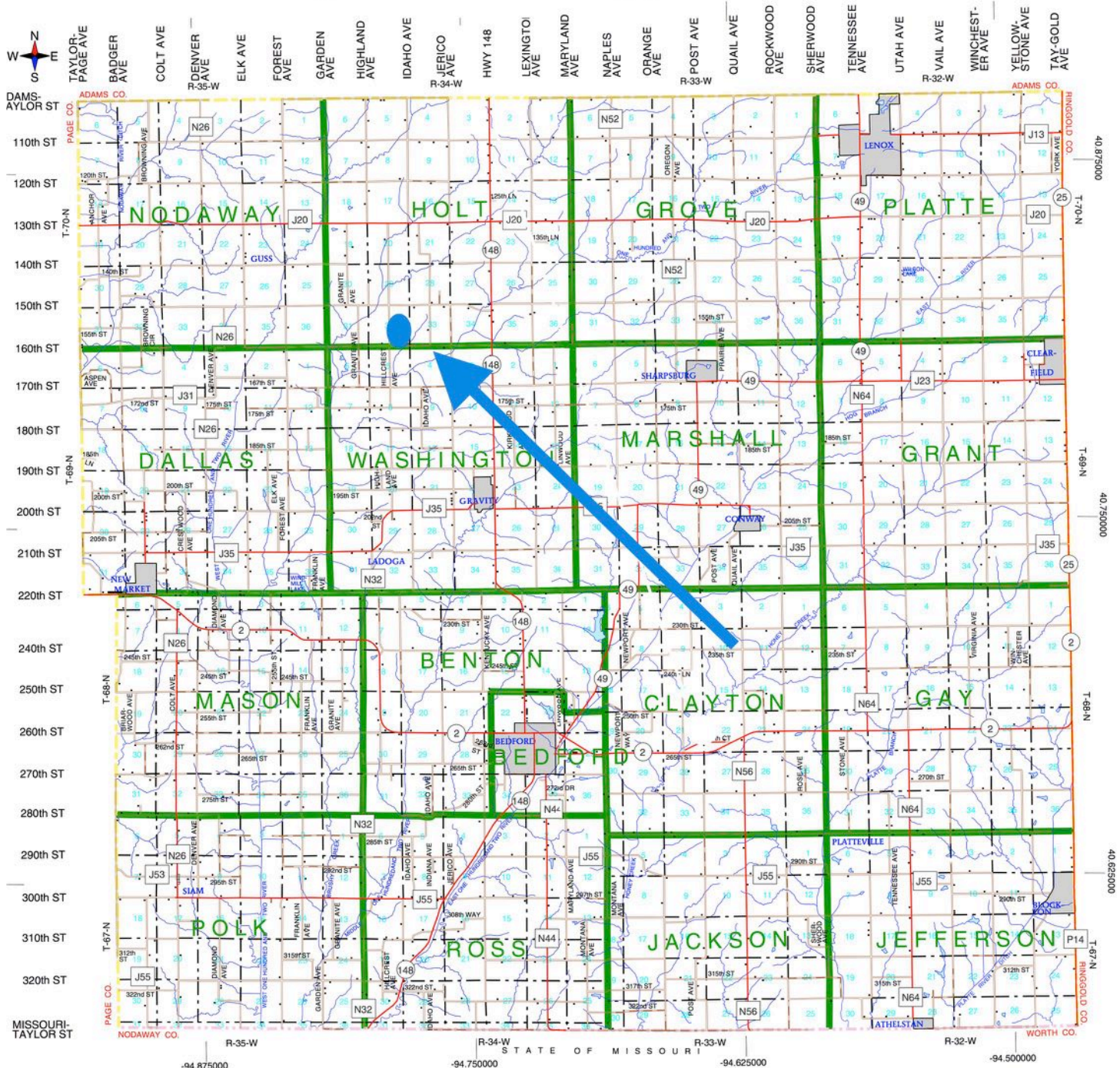
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EQUAL HOUSING
OPPORTUNITY