

Prospectus

Preferred Properties of Iowa, Inc.



Bumsted Farm

77.9 Taxable Acres More or Less

Lincoln Twp.

Cass 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
641-322-3481

Curtis Kinker
641-333-2820

Ronald Holland
402-209-1097



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77.9 Taxable Acres M/L – Cass Co.

PROPERTY DETAILS	
PRICE:	\$600,000
TAXES:	\$1,998/annually <i>Cass Co. Treasurer</i>
LAND USE:	FSA shows 76.57 acres of total farmland of which there are 72.17 acres of total cropland, with 72.17 acres enrolled in the Conservation Reserve Program. <i>Cass County FSA</i>
CSR DATA:	CSR1 – 62.3 CSR2 – 69.7 <i>Surety Maps</i>
CRP DATA:	Total CRP Income: \$20,402. - 34.35 acres @ \$269.09 per acre annual payment of \$9,243 expiring 2026. - 23.25 acres @ \$318.02 per acre annual payment of \$7,404 expiring 2025. - 14.54 acres @ \$258.28 per acre annual payment of \$3,755 expiring 2026. <i>Cass County FSA</i>
LEGAL DESCRIPTION:	<i>The SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 31, Township 76 North, Range 34, West of 5th P.M. Cass County, Iowa more particularly described by the abstract.</i>
POSSESSION:	Upon Closing
TERMS:	Cash, payable at closing
AGENT:	<i>Brennan Kester 515-450-6030</i>



Preferred Properties of Iowa, Inc. is proud to present the Bumsted Farm. This highly tillable and highly productive farm (CSR2 69.7) is located north of Massena in Cass County. The farm supports strong soils and is currently enrolled in CRP to lock in income for years to come. Whether you're an investor or a farmer looking to add acres, don't let this farm get away. It won't last long.

Contact Listing Agent Brennan Kester at 515-450-6030 for a showing.

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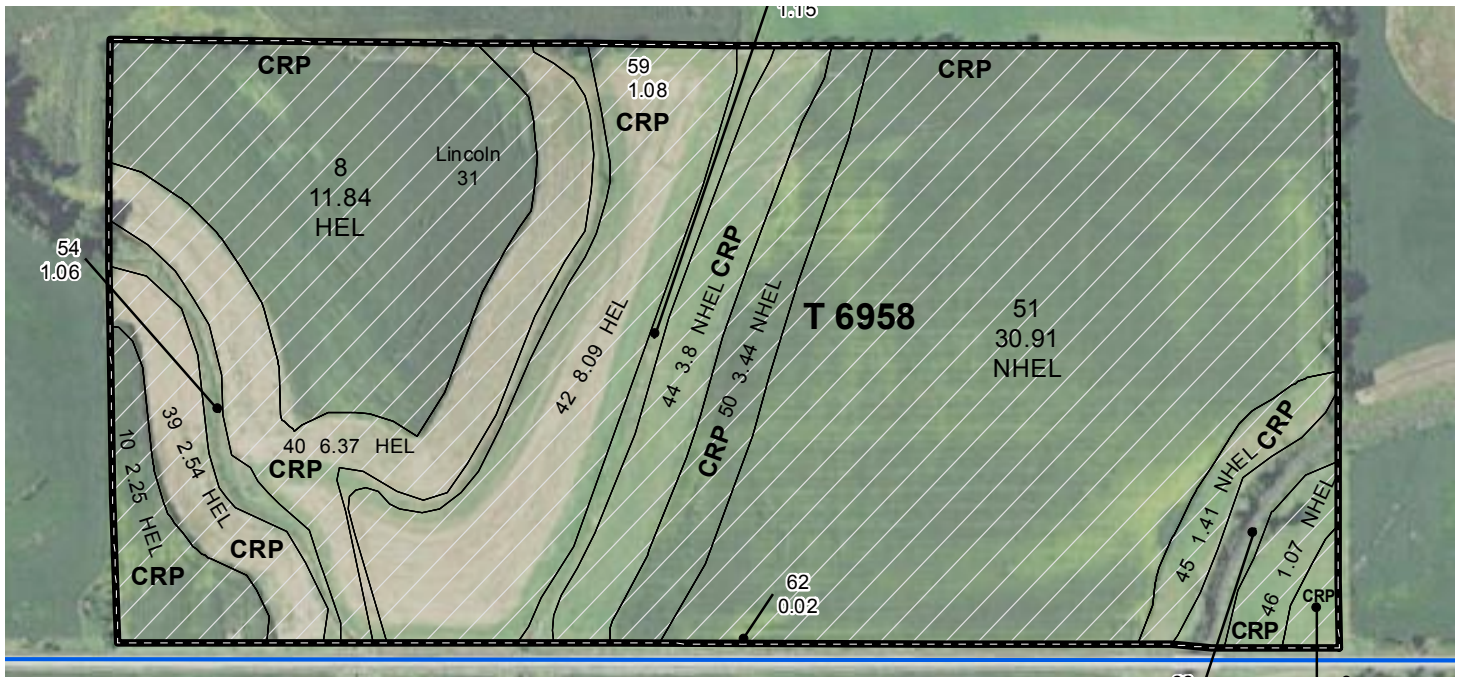
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Aerial Map



14.54 acres @ \$258.28 per acre = \$3,755/yr exp. 2026
34.35 acres @ \$269.09 per acre = \$9,243/ yr exp. 2026
23.25 acres @ \$318.02 per acre = \$7,404/yr, exp. 2025

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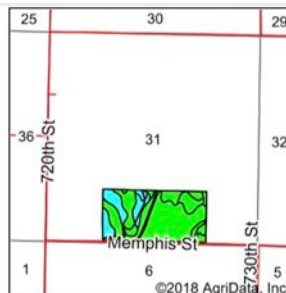
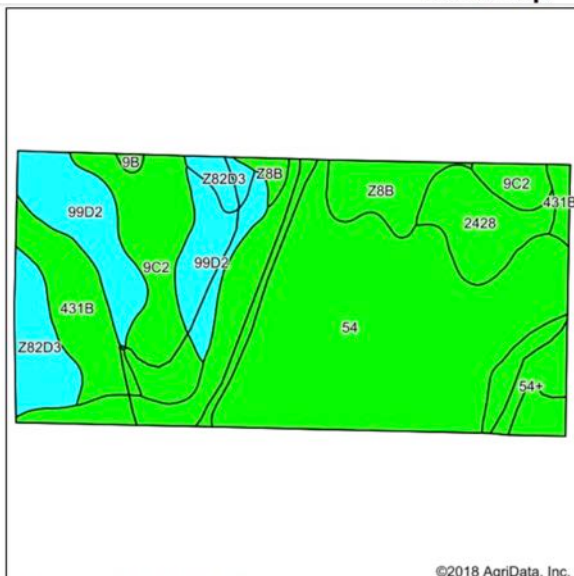
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77.9 Taxable Acres M/L – Cass Co. Iowa

Soils Map



State: **Iowa**
County: **Cass**
Location: **31-76N-34W**
Township: **Lincoln**
Acres: **76.58**
Date: **2/12/2018**



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

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Area Symbol: 1A029, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	35.10	45.8%		Ilw	185.6	3.9	53.8	3.3	5.6	67	59	72	72	11
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	9.26	12.1%		Ille	177.6	5	51.5	3.2	5.3	58	53	68	68	46
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.22	12.0%		Ille	211.2	5.9	61.2	3.8	6.3	87	77	78	78	49
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	5.91	7.7%		Ile	208	4.4	60.3	3.7	6.2	81	73	89	84	63
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	4.71	6.2%		Vle	123.2	3.2	35.7	2.2	3.7	32	31	39	39	19
2428	Ely-Colo, overwash-Mt. Sterling complex, 0 to 2 percent slopes	4.51	5.9%		Iw	204.8	4.3	59.4	3.7	6.1	84	76	90	90	46
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.90	5.1%		Ilw	190.4	4	55.2	3.4	5.7	69	63	78	78	14

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Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.78	4.9%		Ile	230.4	6.5	66.8	4.1	6.9	92	83	92	92	62
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.19	0.2%		Ile	232	6.5	67.3	4.2	7	95	85	86	86	66
Weighted Average						189.3	4.4	54.9	3.4	5.7	69.7	62.3	73.9	73.5	29.2

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

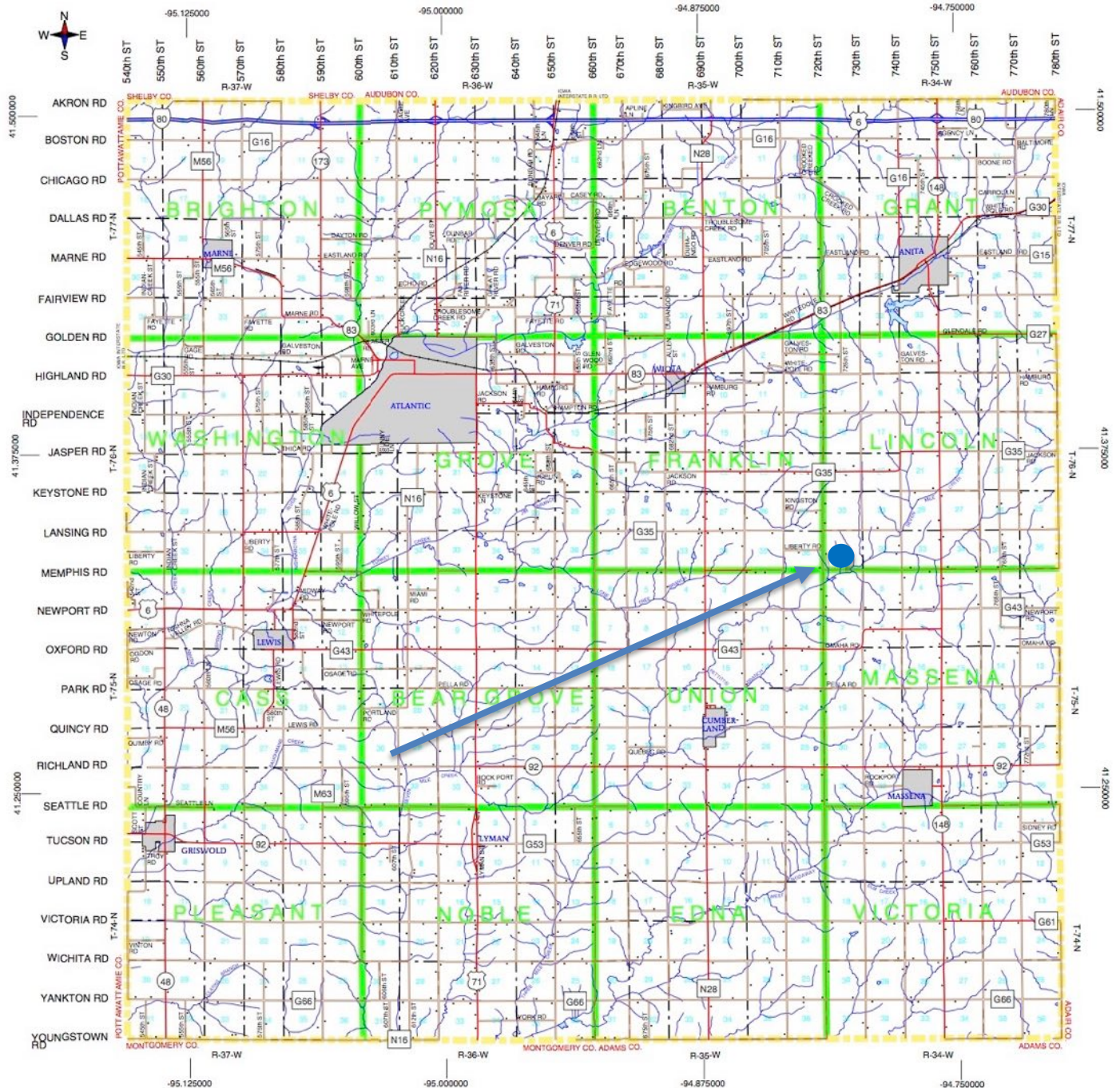
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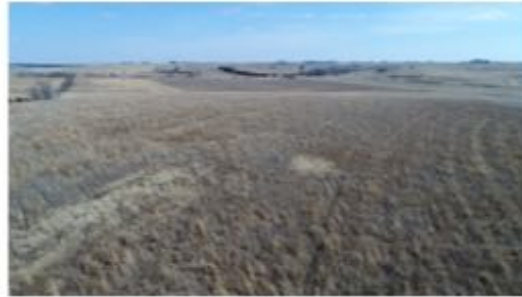
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