

Prospectus

Preferred Properties of Iowa, Inc.



Coder Farm

100.2 Taxable Acres, More or Less

Adams 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 US:	641-333-2705	Sales Agents:	Mark Pearson	Ed Drake
	Broker/Owner	Brennan Kester	641-344-2555	641-322-5145
	Dan Zech	515-460-6030	Curtis Kinker	Fletcher Sunderman
	712-303-7085	Maury Moore	641-344-6329	712-370-5241
	Agent/Owner	712-621-1455	Ryan Frederick	Adalina Morales
	Tom Miller	Cole Winther	641-745-7769	712-621-1822
	712-621-1281	712-621-0966	Chad Bals	Ronald Holland
			641-745-9587	402-209-1097



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100.2 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS	
PRICE:	\$400,000.00
TAXES:	\$1,288/year <i>Adams County Treasurer</i>
LAND USE:	FSA shows 99.76 farmland acres. <i>Adams County FSA</i> 80 acres, m/l, of pasture. <i>Surety Maps</i>
CSR DATA:	CSR2- 49 NCCPI Overall- 58.9 <i>Surety Maps</i>
POSSESSION:	Upon Closing
TERMS:	Cash, payable at closing
LOCATION:	South of 170 th Street, near Lake Icaria, in Quincy Township of Adams County.
LEGAL DESCRIPTION:	<i>See Addendum</i>
AGENT:	Tom Miller (712) 621-1281
COMMENTS	
<p>Presenting the Coder Farm. Rare pasture for sale, some new fences, plenty of water, recreation, near Lake Icaria. A must-see if you are interested in pasture or maybe some development potential. Looking for offers.</p> <p><u>Contact Tom Miller, (712) 621-1281, to view this property or to learn more.</u></p>	



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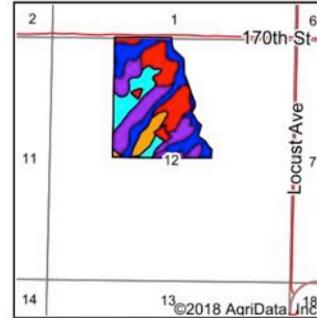
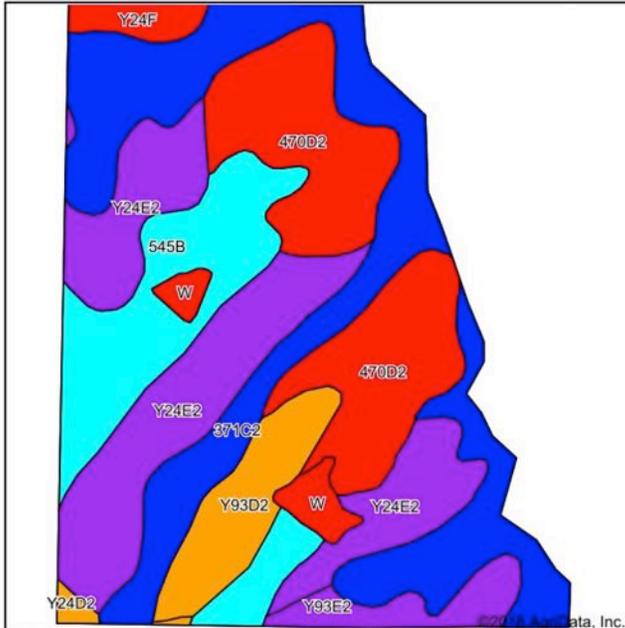
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Coder Farm 100.2 Taxable Acres M/L – Adams County, IA Soils Map



State: **Iowa**
 County: **Adams**
 Location: **12-72N-34W**
 Township: **Quincy**
 Acres: **99.76**
 Date: **7/18/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA003. Soil Area Version: 29															
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	NCCPI Corn	NCCPI Small Grains
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	28.30	28.4%		IIIe	168	4.7	48.7	3	5	79	64	74	74	45
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	23.47	23.5%		IVe	0	0	0	0	0	35		64	64	41
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	19.90	19.9%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	14.04	14.1%		IIe	177.6	3.7	51.5	3.2	5.3	63	52	27	7	0
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	6.24	6.3%		IIIe	0	0	0	0	0	41		60	60	37
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	3.35	3.4%		IVe	0	0	0	0	0	30		54	54	34
W	Water	2.16	2.2%			0	0	0	0	0	0	0		0	0
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	1.77	1.8%		Vle	0	0	0	0	0	27		63	63	32
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.53	0.5%		IIIe	0	0	0	0	0	49		68	68	44
Weighted Average						99.5	2.6	28.8	1.8	3	49	-	58.9	56	34.2

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

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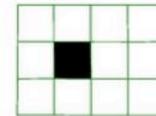
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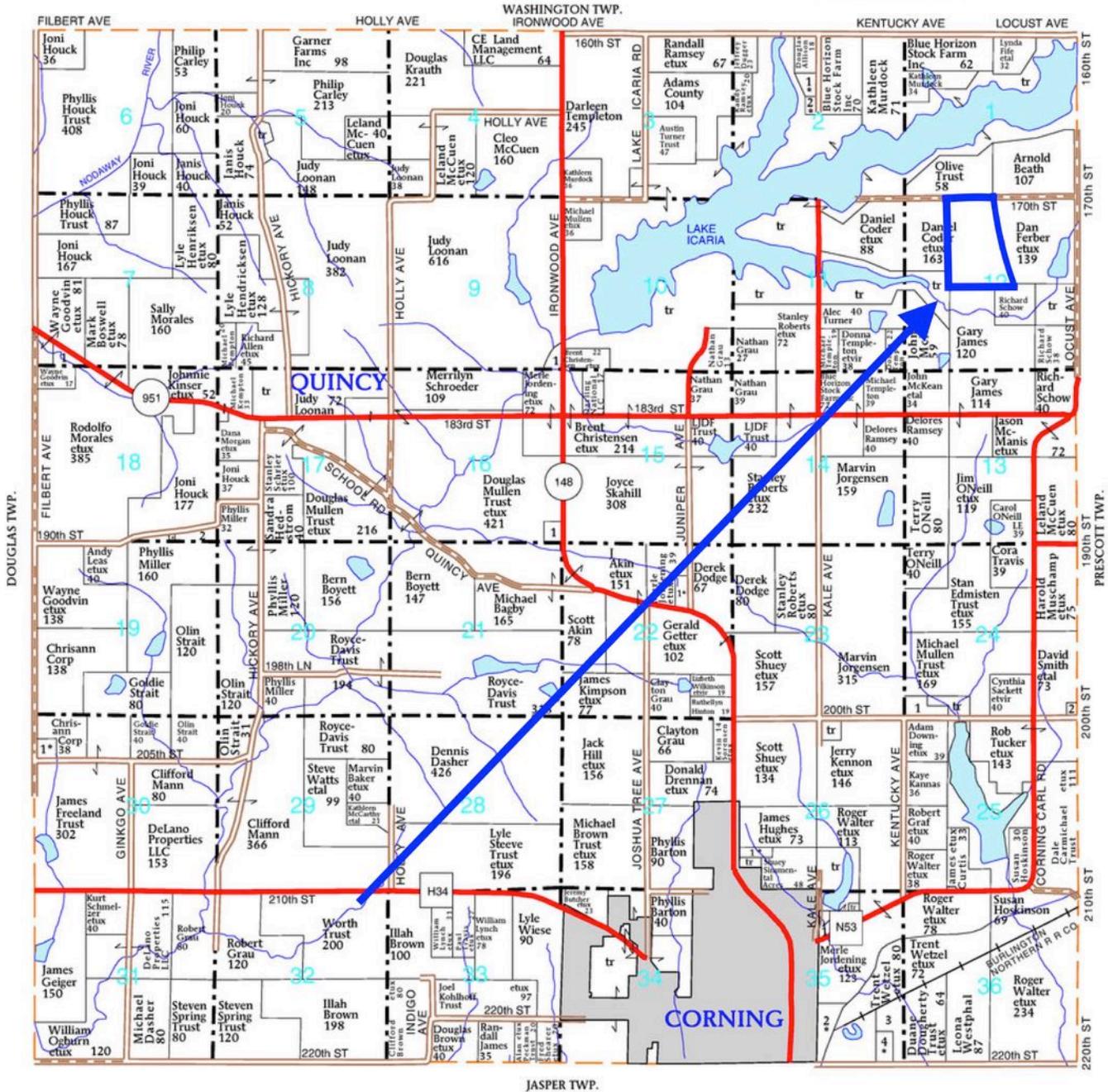
T-72-N

QUINCY PLAT

(Landowners)



R-34-W



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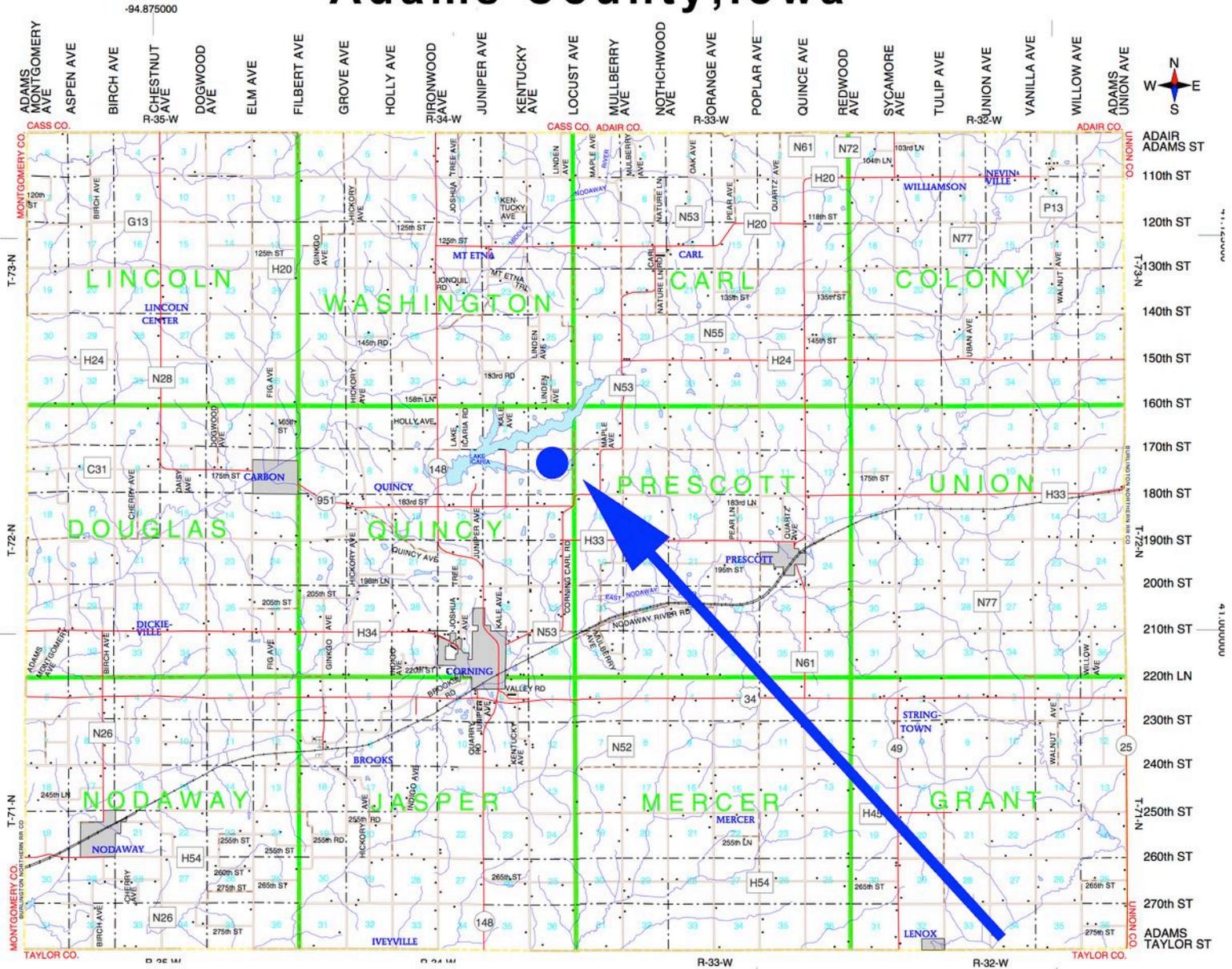
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Adams County, Iowa



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