

# Prospectus

## Preferred Properties of Iowa, Inc.



# Gray Farm

## 192.81 Taxable Acres More or Less

### Buchanan Twp.

### Page 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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## Gray Farm 192.81 Taxable Acres M/L – Page County, IA

PROPERTY DETAILS																						
<b>PRICE:</b>	<b>\$845,000.00</b>																					
<b>TAXES:</b>	\$3,804/year. <i>Page County Treasurer</i>																					
<b>LAND USE:</b>	FSA shows 195.18 farmland acres, with 175.25 cropland acres, 115.18 acres of CRP and 60.07 effective cropland acres. <i>Page County FSA</i>																					
<b>CSR DATA:</b>	CSR2- 61.4 <i>Surety Maps</i>																					
<b>FSA DATA:</b>	<table border="1"> <thead> <tr> <th>Cmdty</th> <th>Base Ac.</th> <th>PLCYld</th> </tr> </thead> <tbody> <tr> <td>Wheat</td> <td>4.10</td> <td>32</td> </tr> <tr> <td>Oats</td> <td>1.50</td> <td>45</td> </tr> <tr> <td>Corn</td> <td>36.18</td> <td>95</td> </tr> <tr> <td>Sorghum</td> <td>3.00</td> <td>70</td> </tr> <tr> <td>Soybeans</td> <td>1.60.</td> <td>33</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>46.38.</b></td> <td><i>Page County FSA</i></td> </tr> </tbody> </table>	Cmdty	Base Ac.	PLCYld	Wheat	4.10	32	Oats	1.50	45	Corn	36.18	95	Sorghum	3.00	70	Soybeans	1.60.	33	<b>TOTAL</b>	<b>46.38.</b>	<i>Page County FSA</i>
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<b>TOTAL</b>	<b>46.38.</b>	<i>Page County FSA</i>																				
<b>CRP INCOME:</b>	\$25,840 annual CRP payment, as follows: •105.52 acres @ \$220.99/ac. = \$23,319, expires in 09/2025. •9.66 acres @ \$260.93/ac.= \$2,521, expires in 09/2025. <i>Page County FSA</i>																					
<b>POSSESSION:</b>	Upon Closing																					
<b>TERMS:</b>	Cash, payable at closing																					
<b>LOCATION:</b>	310 <sup>th</sup> Street & V Avenue, Braddyville																					
<b>LEGAL DESCRIPTION:</b>	<i>See Addendum</i>																					
<b>AGENT:</b>	Cole Winther (712)621-0966																					
COMMENTS																						
<p>Presenting the Gray Farm. If you are looking for a solid income investment with great return take a look at the Gray Farm in southern Page County Iowa. This mostly tillable farm is listed at an ROI of over 4.3%! The CRP is bid in until 2025 and boasts great returns and great pheasant and quail hunting opportunities. The current effective crop acres are rented at \$180/acre and have a CSR 2 of 58.8 (per Agridata). This farm is also in a good area for deer and turkey hunting. A recreational lease could be added for even more income. Or enjoy the upland birds, deer and turkeys for yourself while enjoying a great investment all at the same time. Take a look at this one and let's put together an offer.</p> <p><b>Contact Cole Winther, 712-621-0966, to view this property or to learn more.</b></p>																						



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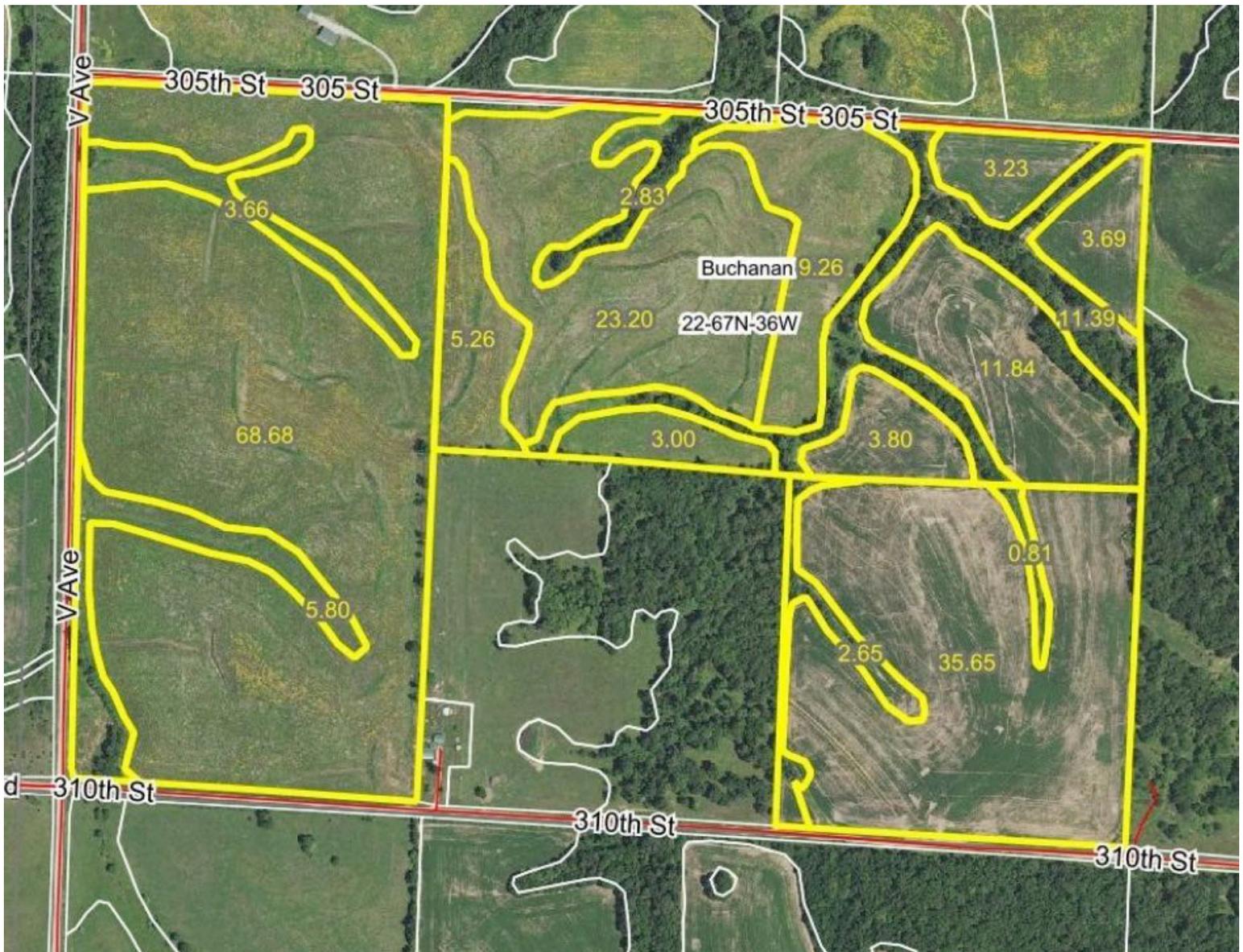
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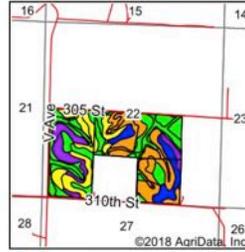
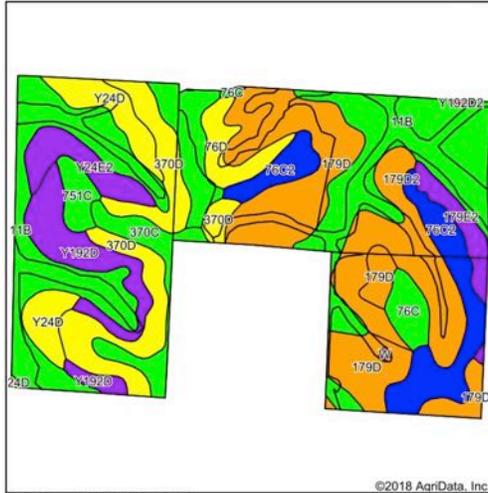
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## Gray Farm 192.81 Taxable Acres M/L – Page County, IA Soils Map



State: Iowa  
County: Page  
Location: 22-67N-36W  
Township: Buchanan  
Acres: 194.75  
Date: 7/20/2018



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: IA145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR Overall	NCCPI Corn	NCCPI Small Grains
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	50.39	25.9%		IIw	216	4.5	62.6	3.9	6.5	80	65	95	28
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	32.30	16.6%		Ive	168	4.7	48.7	3	5	49	45	88	59
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	19.22	9.9%		IIle	185.6	5.2	53.8	3.3	5.6	59	60	86	58
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	18.23	9.4%		Ive	163.2	4.6	47.3	2.9	4.9	43	43	68	43
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	15.95	8.2%		IIle	192	5.4	55.7	3.5	5.8	75	60	64	47
Y192D	Adair clay loam, dissected till plain, 9 to 14 percent slopes	11.69	6.0%		Ive	0	0	0	0	0	31		69	39
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	9.57	4.9%		IIle	0	0	0	0	0	52		84	58
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.14	3.7%		IIle	204.8	5.7	59.4	3.7	6.1	80	65	71	48
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.88	3.5%		IIle	209.6	5.9	60.8	3.8	6.3	82	70	92	66
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	6.31	3.2%		Ive	0	0	0	0	0	35		64	41
76D	Ladoga silt loam, 9 to 14 percent slopes	5.04	2.6%		IIle	177.6	5	51.5	3.2	5.3	52	55	74	57
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	4.35	2.2%		Vle	139.2	3.9	40.4	2.5	4.2	32	33	65	40
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	4.11	2.1%		IIle	196.8	5.5	57.1	3.5	5.9	80	65	79	61
751C	Northboro silt loam, 5 to 9 percent slopes	3.27	1.7%		IIle	192	5.4	55.7	3.5	5.8	85	60	94	64
W	Water	0.16	0.1%			0	0	0	0	0	0	0	0	0
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.14	0.1%		Ive	0	0	0	0	0	29		53	29
<b>Weighted Average</b>		<b>163.1</b>	<b>4.2</b>			<b>47.3</b>	<b>2.9</b>	<b>4.9</b>	<b>61.4</b>	<b>61.4</b>	<b>82.1</b>	<b>82.1</b>	<b>46</b>	

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

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T-67-N

BUCHANAN PLAT

R-36-W

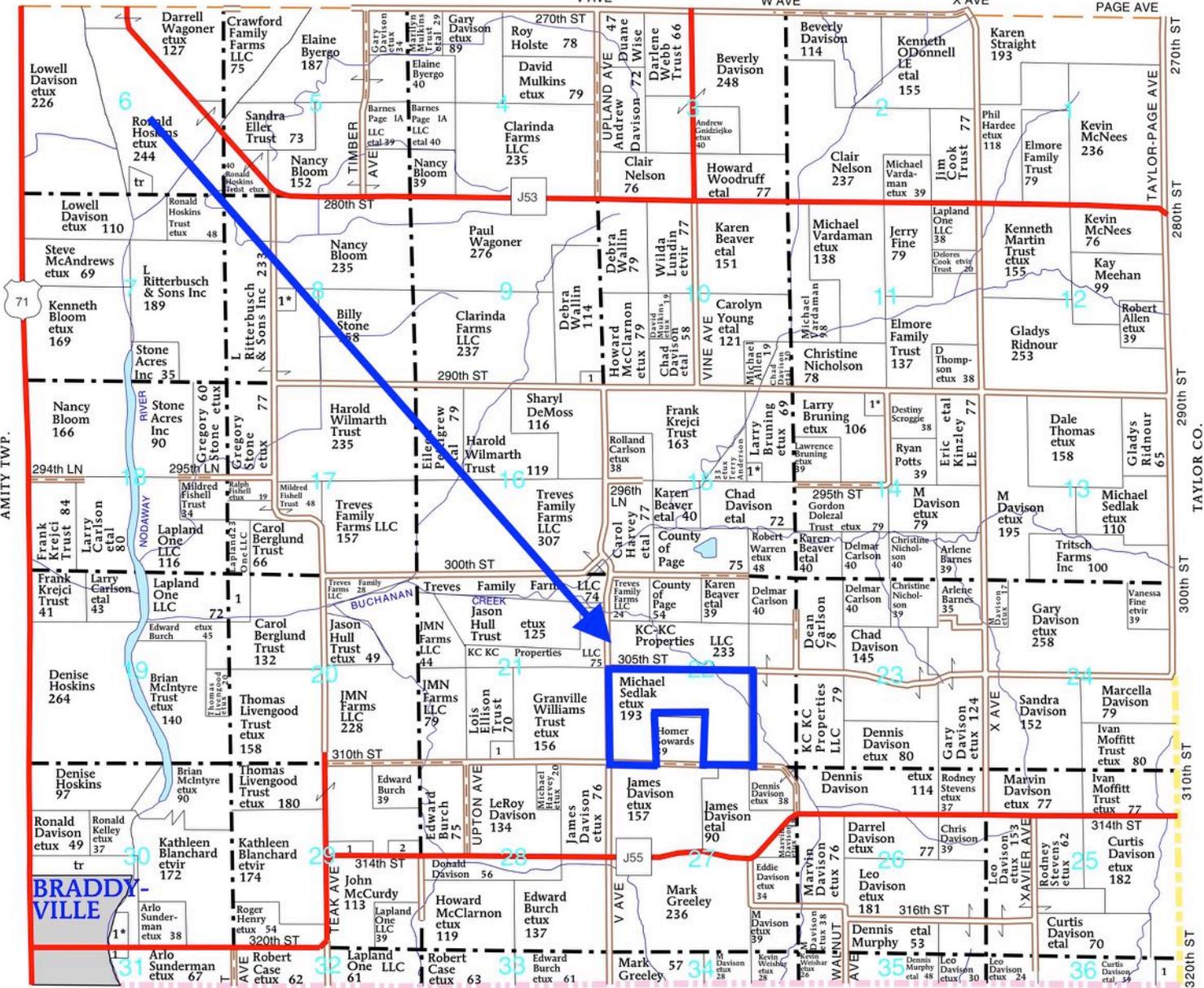
(Landowners)

EAST RIVER TWP.  
V AVE

W AVE

X AVE

TAYLOR  
PAGE AVE



NODAWAY CO., MO

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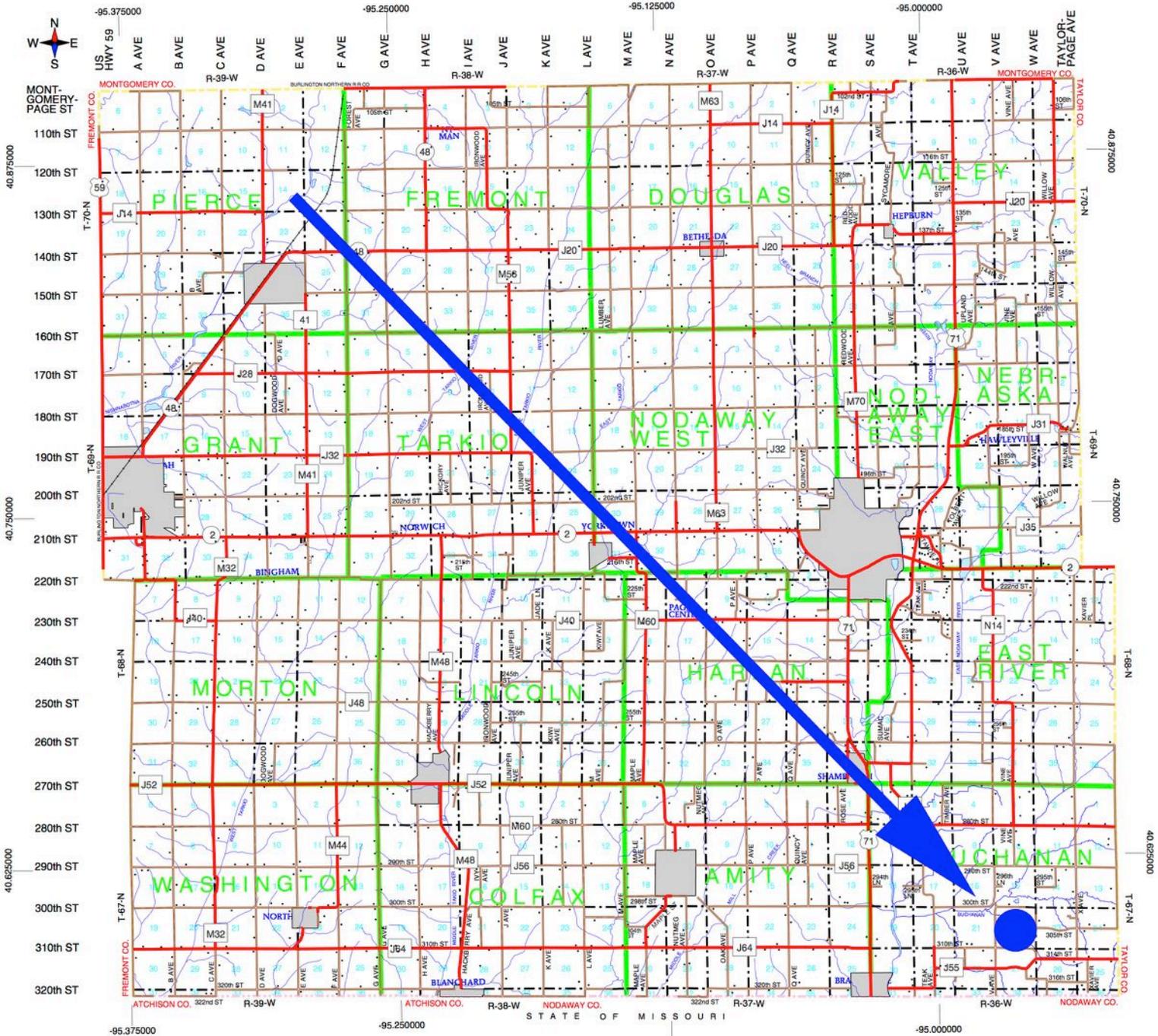
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