

Prospectus

Preferred Properties of Iowa, Inc.



Thielen Farm

164 Taxable Acres More or Less

Washington Twp.

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 **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
712-621-1822

David Brown
641-344-5559

Craig Donaldson
641-333-2705

Cole Winther
712-621-0966

Ed Drake
641-322-5145

Mark Pearson
641-344-2555

Curtis Kinker
641-344-6329

Ronald Holland
402-209-1097

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Thielen Farm 164 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS											
PRICE:	\$820,000.00										
TAXES:	\$3,098/year <i>Adams Co. Treasurer</i>										
LAND USE:	FSA shows 162.18 farmland acres, with 139.03 cropland acres; 99.81 acres in CRP and 39.22 effective cropland acres, m/l. <i>Adams County FSA</i>										
CSR DATA:	CSR2- 57.6 <i>Surety Maps</i>										
FSA DATA:	<table><tr><th><u>Cmdty</u></th><th><u>Base Ac.</u></th><th><u>PLCYId</u></th></tr><tr><td>Corn</td><td>36.47</td><td>91</td></tr><tr><td>Sorghum</td><td>2.75</td><td>76</td></tr></table> <i>Adams County FSA</i>		<u>Cmdty</u>	<u>Base Ac.</u>	<u>PLCYId</u>	Corn	36.47	91	Sorghum	2.75	76
<u>Cmdty</u>	<u>Base Ac.</u>	<u>PLCYId</u>									
Corn	36.47	91									
Sorghum	2.75	76									
CRP DATA:	99.81 total acres in CRP @ 295.76 per acre, for an annual payment of \$29,520. <i>Adams County FSA</i>										
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy										
TERMS:	Cash, payable at closing										
LOCATION:	On 150 th Street near Filbert Avenue in Washington Township										
LEGAL DESCRIPTION:	<i>See Addendum</i>										
AGENT:	Tom Miller (712) 621-1281										
COMMENTS											
Income! Income! Income! CRP bid at \$295 per acre. This is a higher bid than you could have received when corn was \$7! Also there is 39 acres that could be rented out or farmed. Seller has put in tile and improved the farm. Total income potentially \$37,300 for a 4.2% net return at full asking price.											
Give Tom a call, 712-621-1281, to schedule your showing.											



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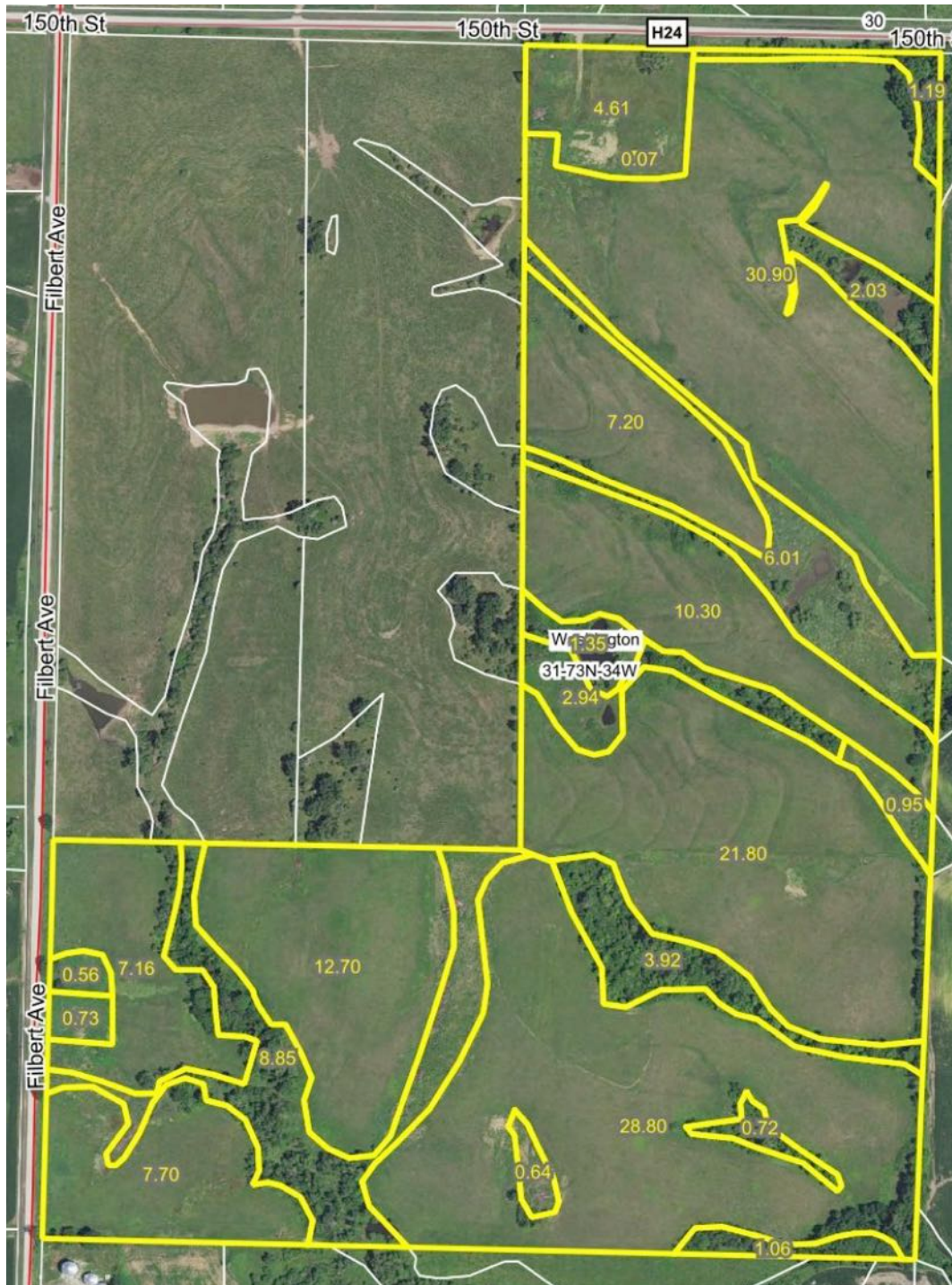
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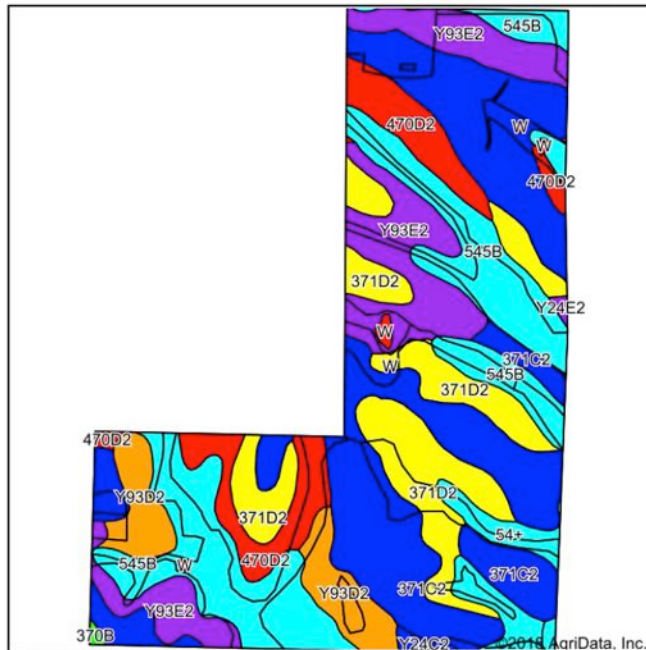
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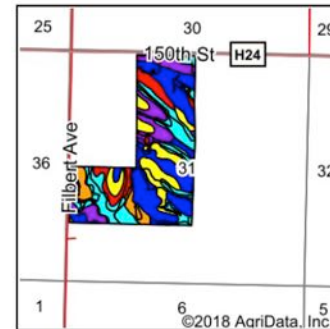
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Thielen Farm 164 Taxable Acres M/L – Adams County, IA Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Adams
Location: 31-73N-34W
Township: Washington
Acres: 162.19
Date: 9/19/2018



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA003, Soil Area Version: 29															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	50.78	31.3%		Ille	168	4.7	48.7	3	5	79	64	74	74	45
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	37.57	23.2%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	27	7	0
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	23.93	14.8%		Ille	176	4.9	51	3.2	5.3	53	54	69	69	44
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	22.10	13.6%		IVe	0	0	0	0	0	30		54	54	34
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	13.37	8.2%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	9.45	5.8%		Ille	0	0	0	0	0	41		60	60	37
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.10	1.9%		Ilw	190.4	4	55.2	3.4	5.7	69	75	75	75	11
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.77	0.5%		Ille	0	0	0	0	0	73		70	70	46
W	Water	0.65	0.4%			0	0	0	0	0	0	0		0	0
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.27	0.2%		IVe	0	0	0	0	0	35		64	64	41
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.20	0.1%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93	93	65
Weighted Average						134.7	3.4	39.1	2.4	4	57.6	57.4	52.8	31.1	

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

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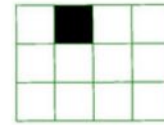
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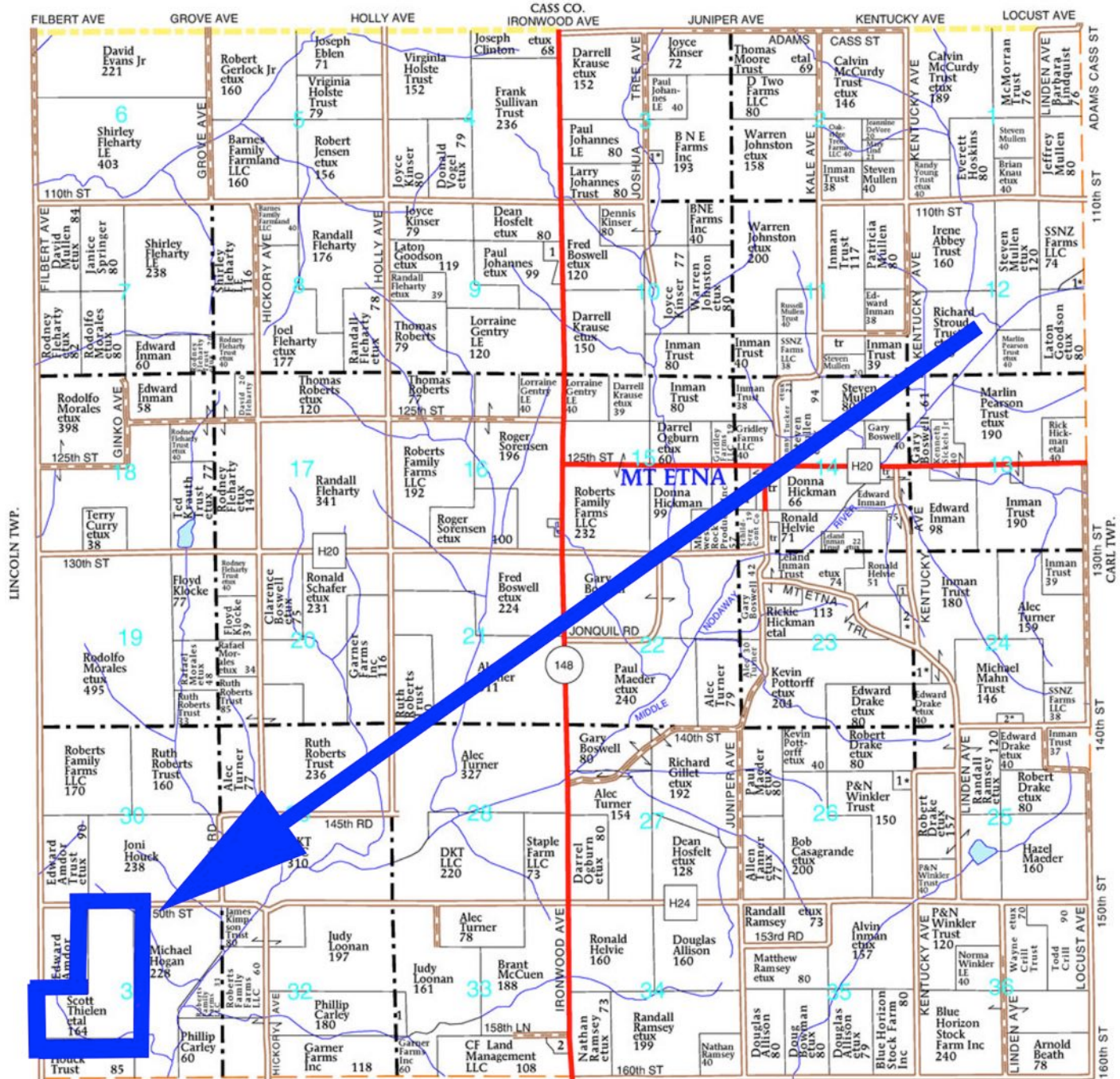
T-73-N

WASHINGTON PLAT

(Landowners)



R-34-W



QUINCY TWP.

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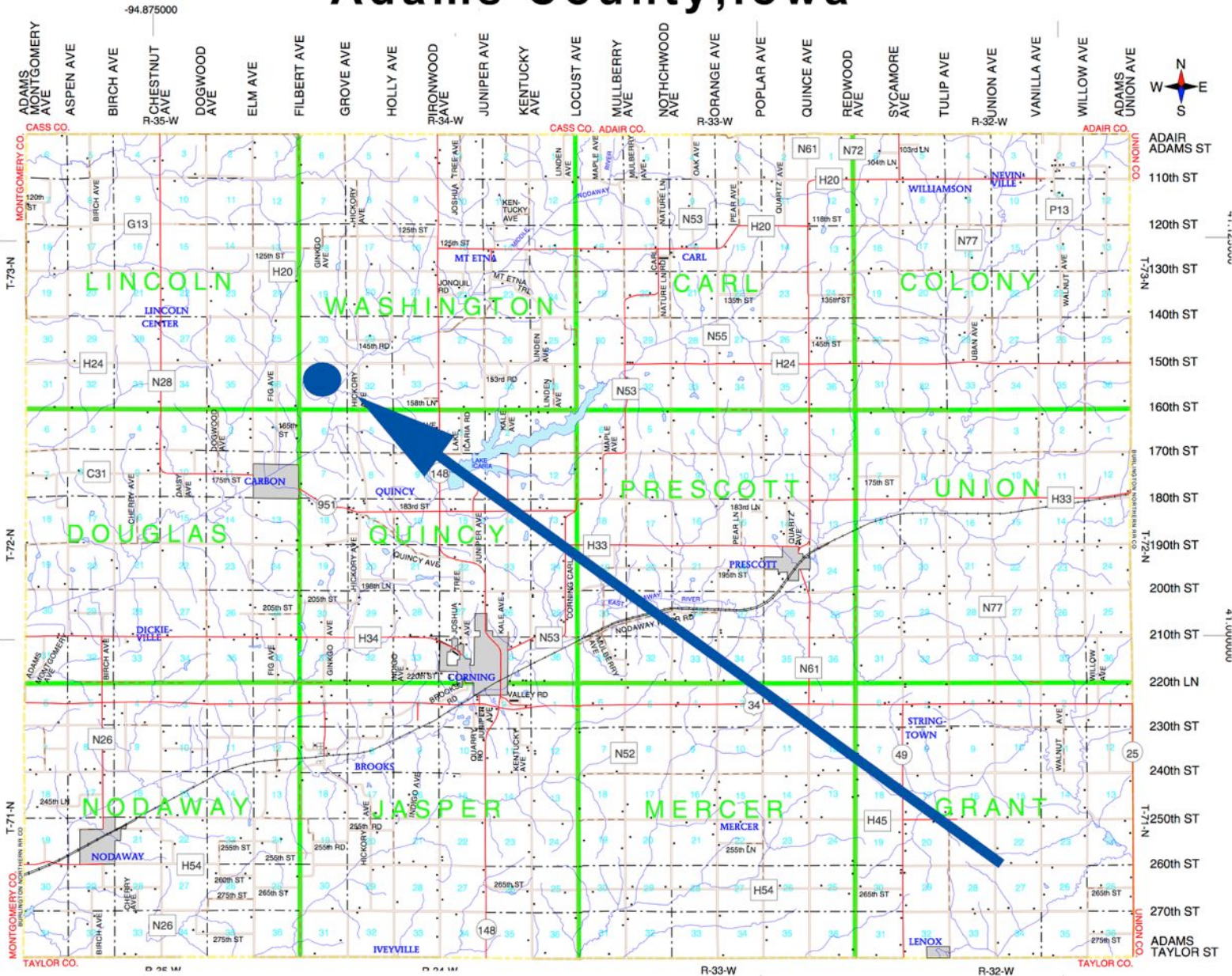
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