

# **Prospectus**

## **Preferred Properties of Iowa, Inc.**



## **Smith Farm**

### **118.11 Taxable Acres More or Less**

### **Sidney 'W' Twp.**

### **Fremont 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

***preferredpropertiesofiowa.com***

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa



# Prospectus

## Smith Farm

118.11 Taxable Acres M/L – Fremont County, IA

PROPERTY DETAILS		
PRICE:	\$396,500.00	
TAXES:	\$1930/year <i>Fremont Co. Treasurer</i>	
LAND USE:	FSA shows 124.35 farmland acres. <i>Fremont County FSA</i>	
CSR DATA:	CSR- 41.6 CSR2- 49.3 <i>Surety Maps</i>	
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy	
TERMS:	Cash, payable at closing	
LOCATION:	Near Horse Creek Road in Sidney 'W' Township of Fremont County	
LEGAL DESCRIPTION:	<i>See Addendum</i>	
AGENT:	Cole Winther (712) 621-0966	
		
COMMENTS		
<p>Presenting the Smith hunting/pasture combination farm. Here is a great combination farm in the famous Loess Hills just west of Sidney, Iowa. This farm consists of over 40 acres of beautiful Loess Hills timber with lots of hard woods and the remainder in pasture. The pasture has nice fences and a corral on the Southwest corner of the farm. This property boasts beautiful views and would be an excellent place for your new home or hunting cabin. This area is known for giant whitetails and the turkeys are also very plentiful. This property is in deer hunting zone 3 of Iowa, which means easy to draw Iowa tags for non-residents! Archery tags can be drawn every other year and gun tags can be drawn annually! So, if you are looking for Iowa hunting land and want to avoid the hard to draw tags.... then this one is for you! This property has access on the west side on Horse Creek Road and from the south with an access road off of Knox Road. Both access points are not far off of a paved road. This farm is approximately 1 hour from the Omaha Metro. Come take a look and make an offer on this unique property!</p>		

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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

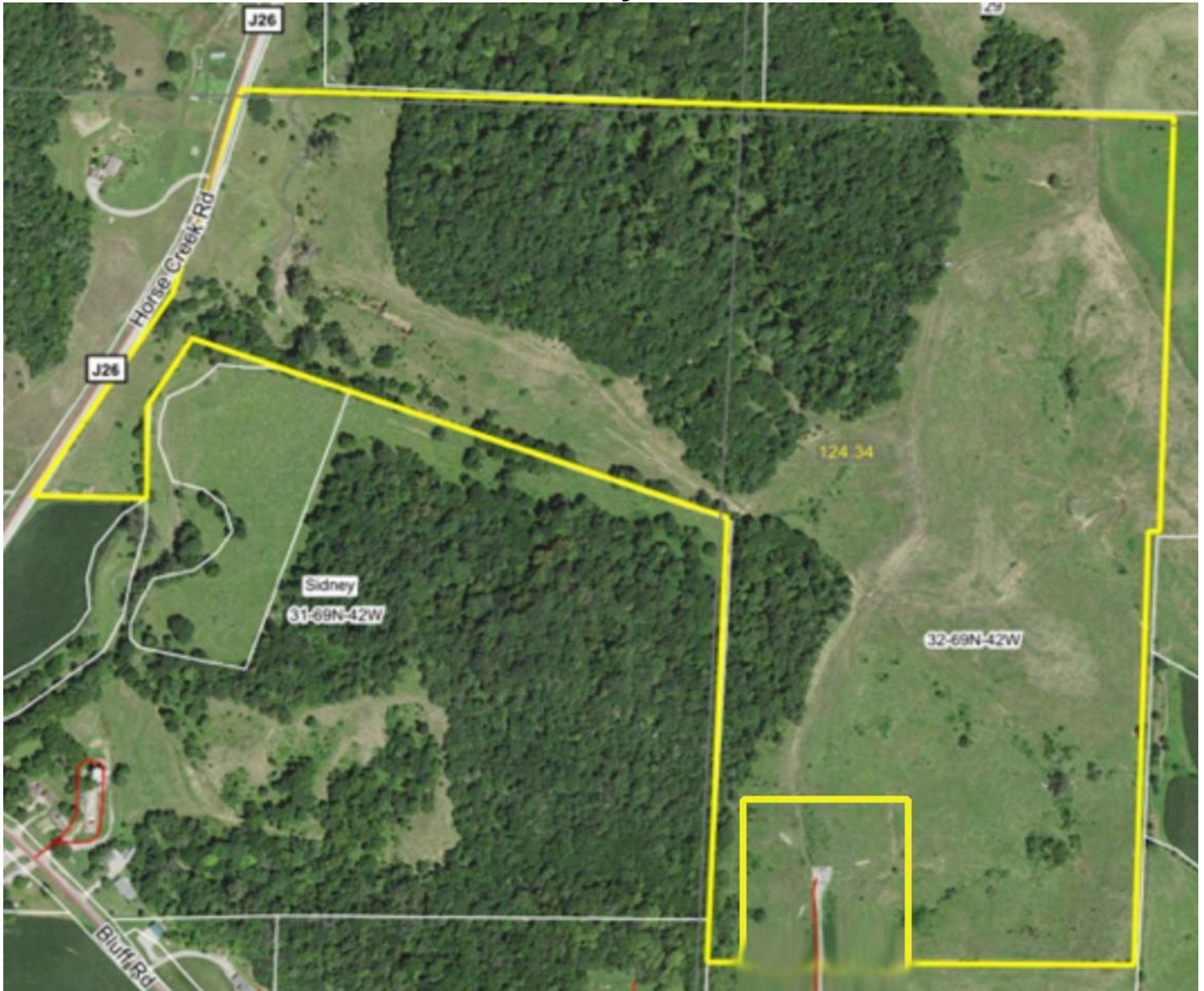
©2009 - Preferred Properties of Iowa



# Prospectus

## Smith Farm

118.11 Taxable Acres M/L – Fremont County, IA



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

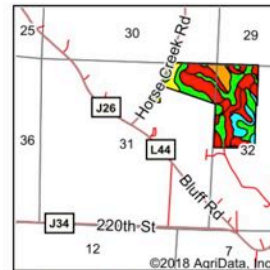
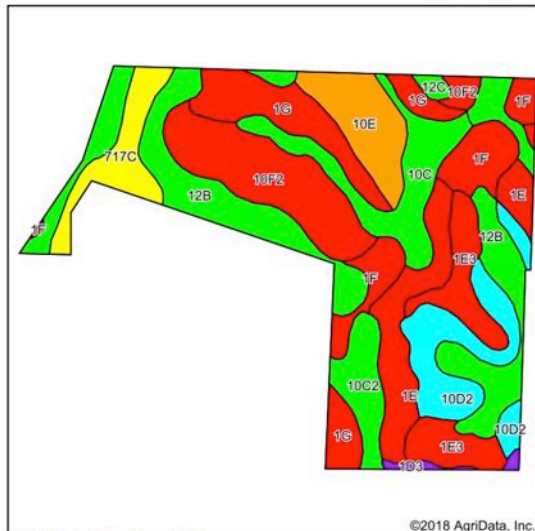
©2009 - Preferred Properties of Iowa

# Prospectus

## Smith Farm

118.11 Taxable Acres M/L – Fremont County, IA

Soils Map



State: Iowa  
County: Fremont  
Location: 31-69N-42W  
Township: Sidney  
Acres: 124.34  
Date: 10/31/2018



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



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.

Area Symbol: IA071, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	Irr Class %	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	Alfalfa hay	Caucasian bluestem	Common bermudagrass
12B	Napier silt loam, 2 to 5 percent slopes	23.22	18.7%		Ile		230.4	6.5	66.8	4.1	6.9	93	77			
10F2	Monona silt loam, 20 to 30 percent slopes, eroded	15.12	12.2%		VIe		115.2	3.2	33.4	2.1	3.5	24	23			
1G	Ida silt loam, 30 to 40 percent slopes	12.39	10.0%		VIIe		88	2.5	25.5	1.6	2.6	6	5			
1E	Ida silt loam, 14 to 20 percent slopes	10.95	8.8%		IVe		113.6	3.2	32.9	2	3.4	25	35			
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	10.88	8.8%		IIIe		177.6	5	51.5	3.2	5.3	60	53			
10C	Monona silt loam, 5 to 9 percent slopes	10.18	8.2%		IIIe		216	6	62.6	3.9	6.5	89	65			
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	9.32	7.5%		IVe		97.6	2.7	28.3	1.8	2.9	18	30			
1F	Ida silt loam, 20 to 30 percent slopes	8.94	7.2%		VIe		88	2.5	25.5	1.6	2.6	7	15	1	1	1
10E	Monona silt loam, 14 to 20 percent slopes	7.82	6.3%		IVe		158.4	4.4	45.9	2.9	4.8	48	45			
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	7.66	6.2%		IIIe		211.2	5.9	61.2	3.8	6.3	86	63			
717C	Napier-Gullied land complex, 2 to 10 percent slopes	6.39	5.1%		IIIe	IVe	88	2.5	25.5	1.6	2.6	55	5			
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.76	0.6%		IIIe		126.4	3.5	36.7	2.3	3.8	32	45			
12C	Napier silt loam, 5 to 9 percent slopes	0.71	0.6%		IIIe		214.4	6	62.2	3.9	6.4	89	57			
Weighted Average							152.2	4.3	44.1	2.7	4.6	49.3	41.6	0.1	0.1	0.1

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

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa



# Prospectus

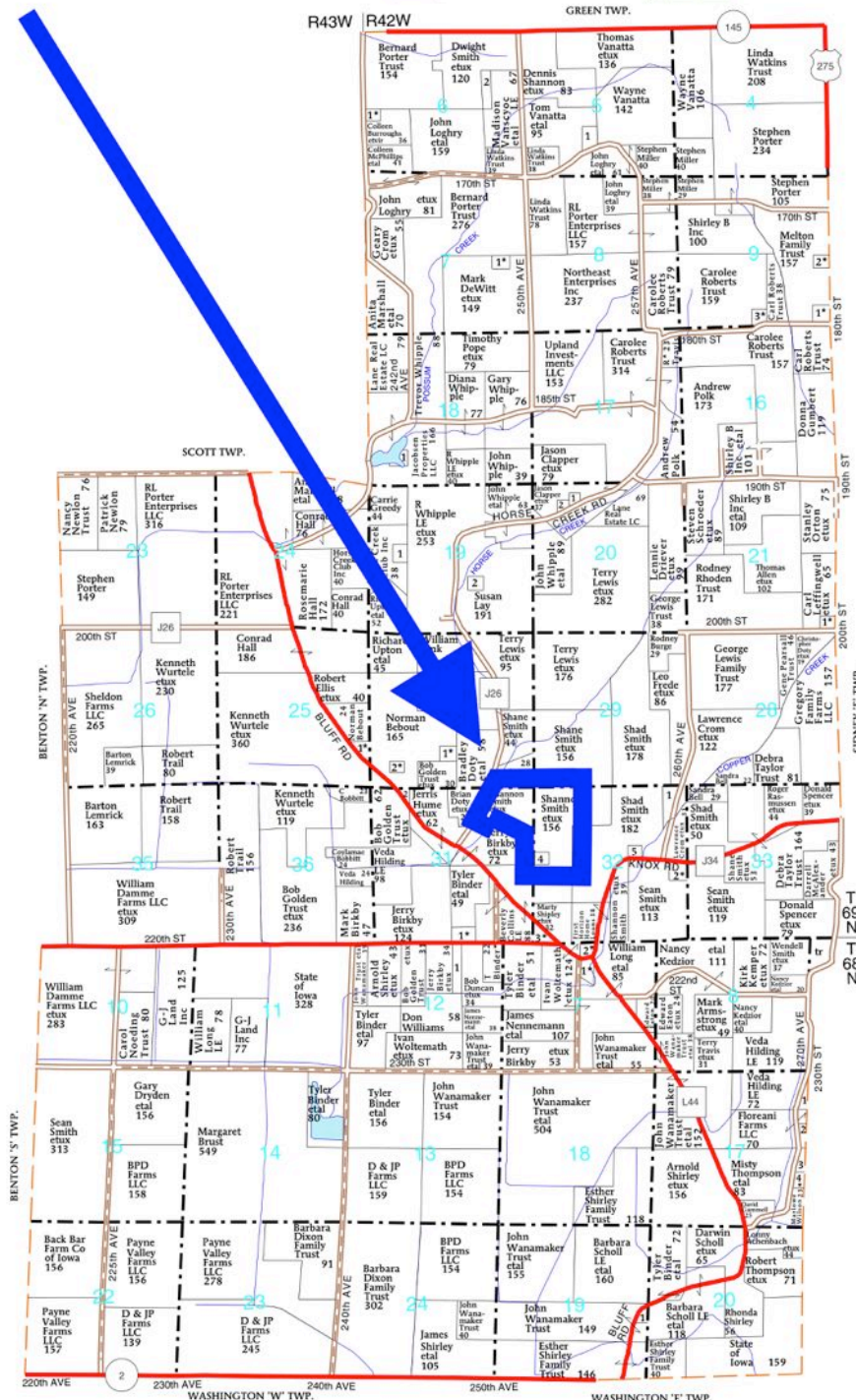
## Smith Farm

118.11 Taxable Acres M/L – Fremont County, IA

T-68-69-N

SIDNEY 'W' PLAT

R-42-43-W



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa

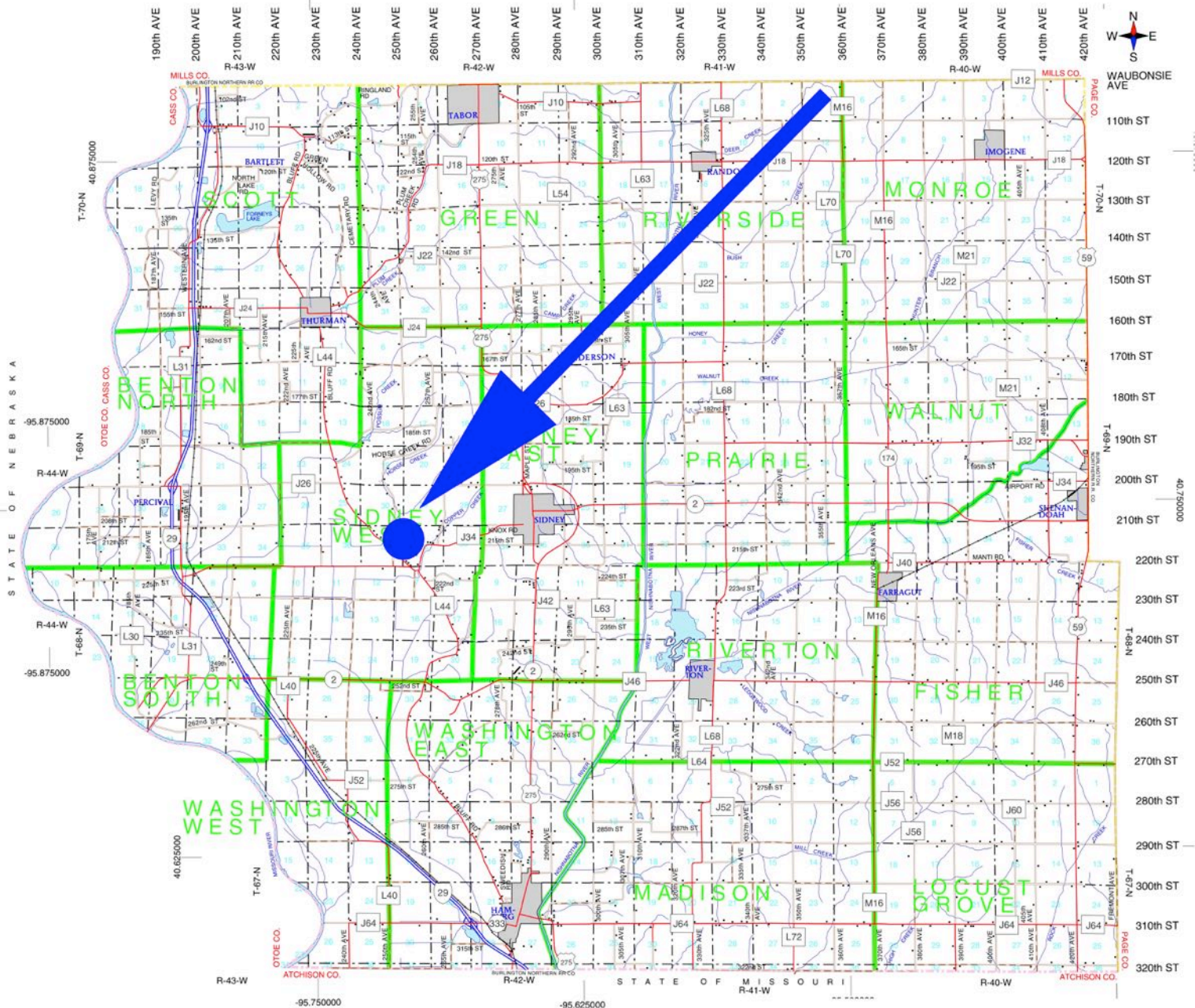


# Prospectus

## Smith Farm

118.11 Taxable Acres M/L – Fremont County, IA

FREMONT COUNTY,



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa



# ***Prospectus***

## **Smith Farm**

**118.11 Taxable Acres M/L – Fremont County, IA**



**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa