

Prospectus

Preferred Properties of Iowa, Inc.



Oathoudt Farm

233 Taxable Acres More or Less

Lincoln 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 us: 641-333-2705



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	Ed Drake 641-322-5145
David Brown 641-344-5559	Mark Pearson 641-344-2555
Craig Donaldson 641-333-2705	Curtis Kinker 641-344-6329
Cole Winther 712-621-0966	Ronald Holland 402-209-1097

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Oathoudt Farm 233 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS														
PRICE:	\$1,150,000													
TAXES:	\$2,025/year <i>Adams Co. Treasurer</i>													
LAND USE:	FSA shows 230.19 farmland acres, with 197.57 acres effective cropland. <i>Cass County FSA</i>													
FSA DATA:	<table><tr><th>Crop</th><th>Base Acres</th><th>PLC Yield</th></tr><tr><td>CORN</td><td>133.88</td><td>108</td></tr><tr><td>SOYBEANS</td><td>48.53</td><td>32</td></tr><tr><td>TOTAL</td><td>182.41</td><td></td></tr></table> <i>Cass County FSA</i>		Crop	Base Acres	PLC Yield	CORN	133.88	108	SOYBEANS	48.53	32	TOTAL	182.41	
Crop	Base Acres	PLC Yield												
CORN	133.88	108												
SOYBEANS	48.53	32												
TOTAL	182.41													
CSR DATA:	CSR2- 50.8 <i>Surety Maps</i>													
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy													
TERMS:	Cash, payable at closing													
LOCATION:	Near Elm Avenue & 140 th Street in Lincoln Township of Adams County													
LEGAL DESCRIPTION:	<i>See Addendum</i>													
AGENT:	Tom Miller (712) 621-1281													



COMMENTS
<p>Presenting the Oathoudt farm. Long-time family owned productive Adams County farm. With shortage of listings this may be a good time to invest in a tangible asset. Farm is located northwest of Corning in a very strong row crop area. Farm also has some wildlife habitat.</p> <p>Give Tom Miller a call to discuss this opportunity.</p>



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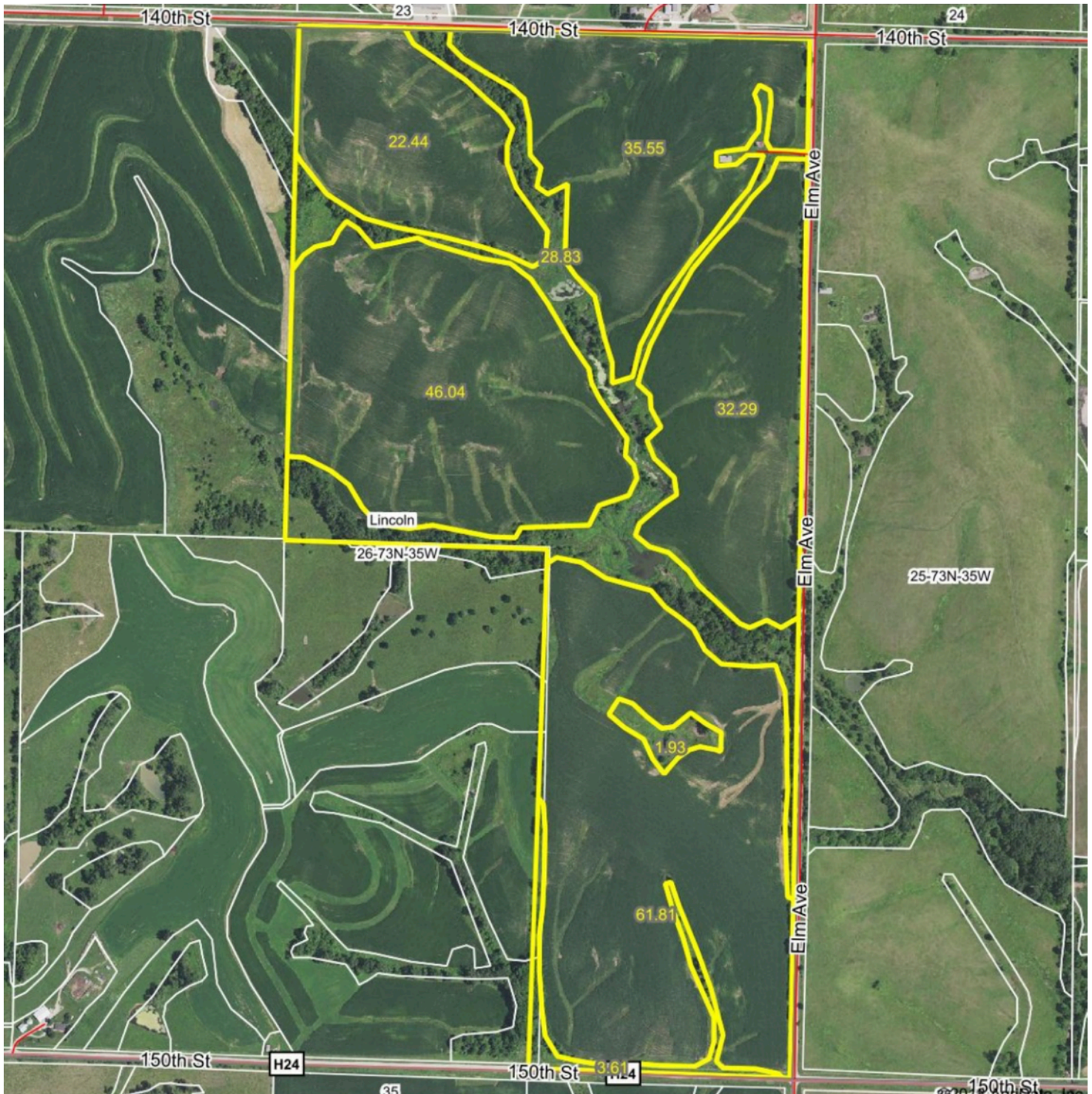
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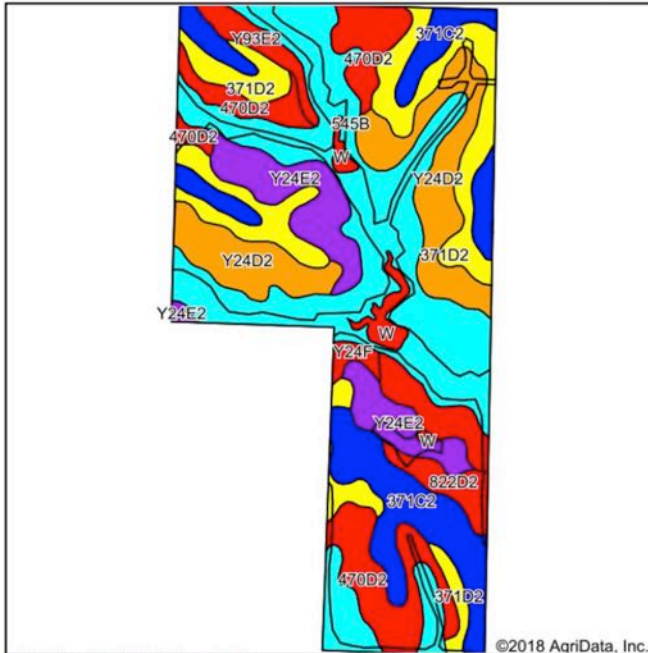
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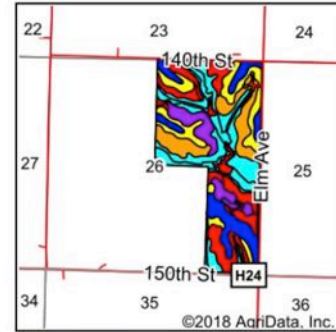
Oathoudt Farm

233 Taxable Acres M/L – Adams County, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Adams
Location: 26-73N-35W
Township: Lincoln
Acres: 232.5
Date: 11/5/2018



Maps Provided By:



Area Symbol: IA003, Soil Area Version: 30

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	68.55	29.5%		IIIe	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	33.33	14.3%		IIIe	176	4.9	51	3.2	5.3	54	54	69	69	44
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	32.22	13.9%		IIIe	168	4.7	48.7	3	5	78	64	74	74	45
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	29.54	12.7%		IIIe	0	0	0	0	0	49		68	68	43
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	26.10	11.2%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	20.79	8.9%		IVe	0	0	0	0	0	35		64	64	40
222D	Clarinda silty clay loam, 9 to 14 percent slopes	6.65	2.9%		IVw	116.8	2.5	33.9	2.1	3.5	13	15	57	57	16
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	4.95	2.1%		IVe	100.8	2.6	29.2	1.8	3	10	15	53	53	30
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	4.72	2.0%		IVe	0	0	0	0	0	28		54	54	34
W	Water	3.83	1.6%			0	0	0	0	0	0	0		0	0
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	1.82	0.8%		Vle	0	0	0	0	0	27		63	63	32
Weighted Average						121.4	3	35.2	2.2	3.6	50.8	~	*n 48.2	*n 47.7	*n 27.9

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

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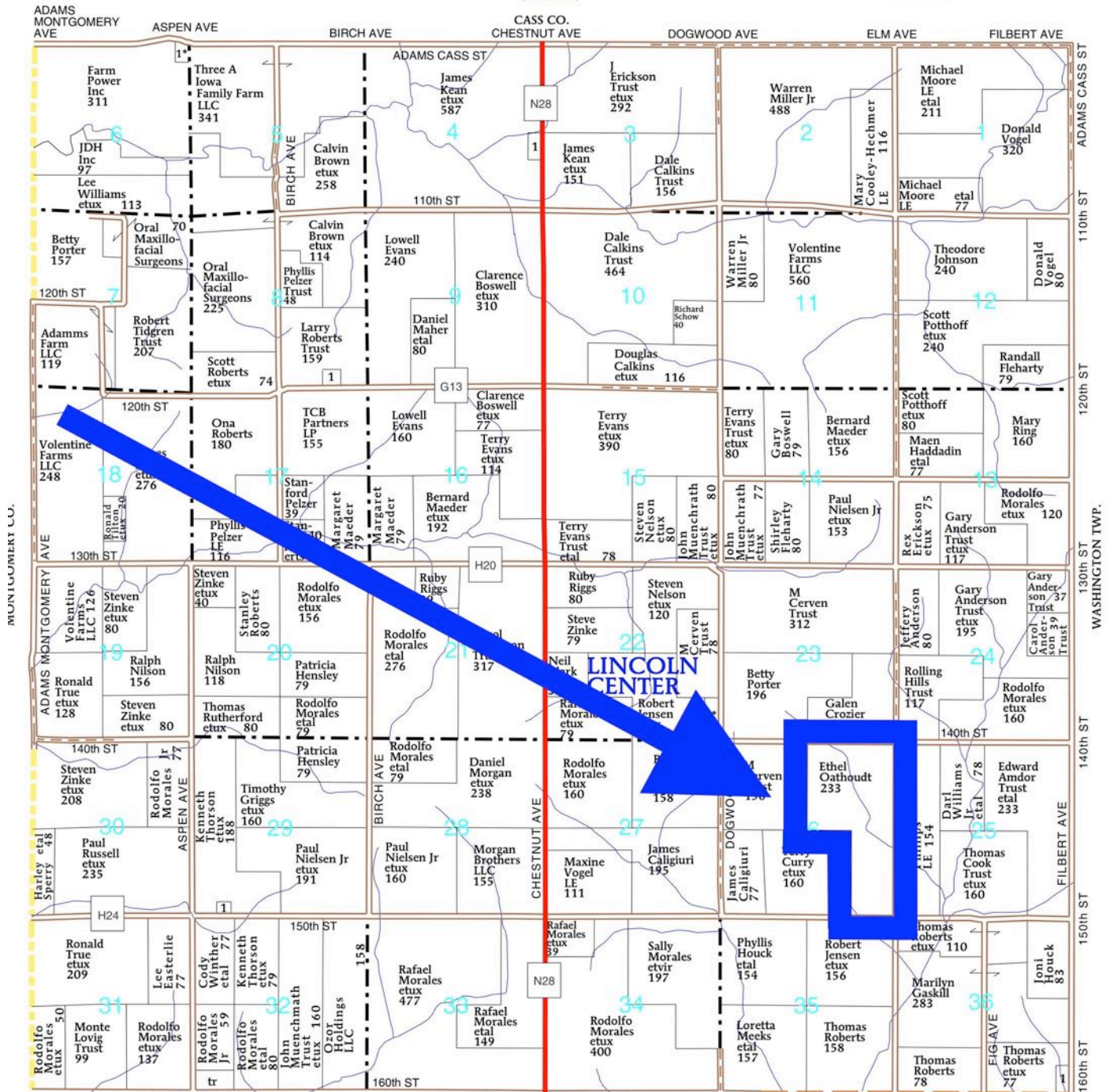
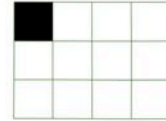
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T-73-N

LINCOLN PLAT

(Landowners)

R-35-W



DOUGLAS TWP.

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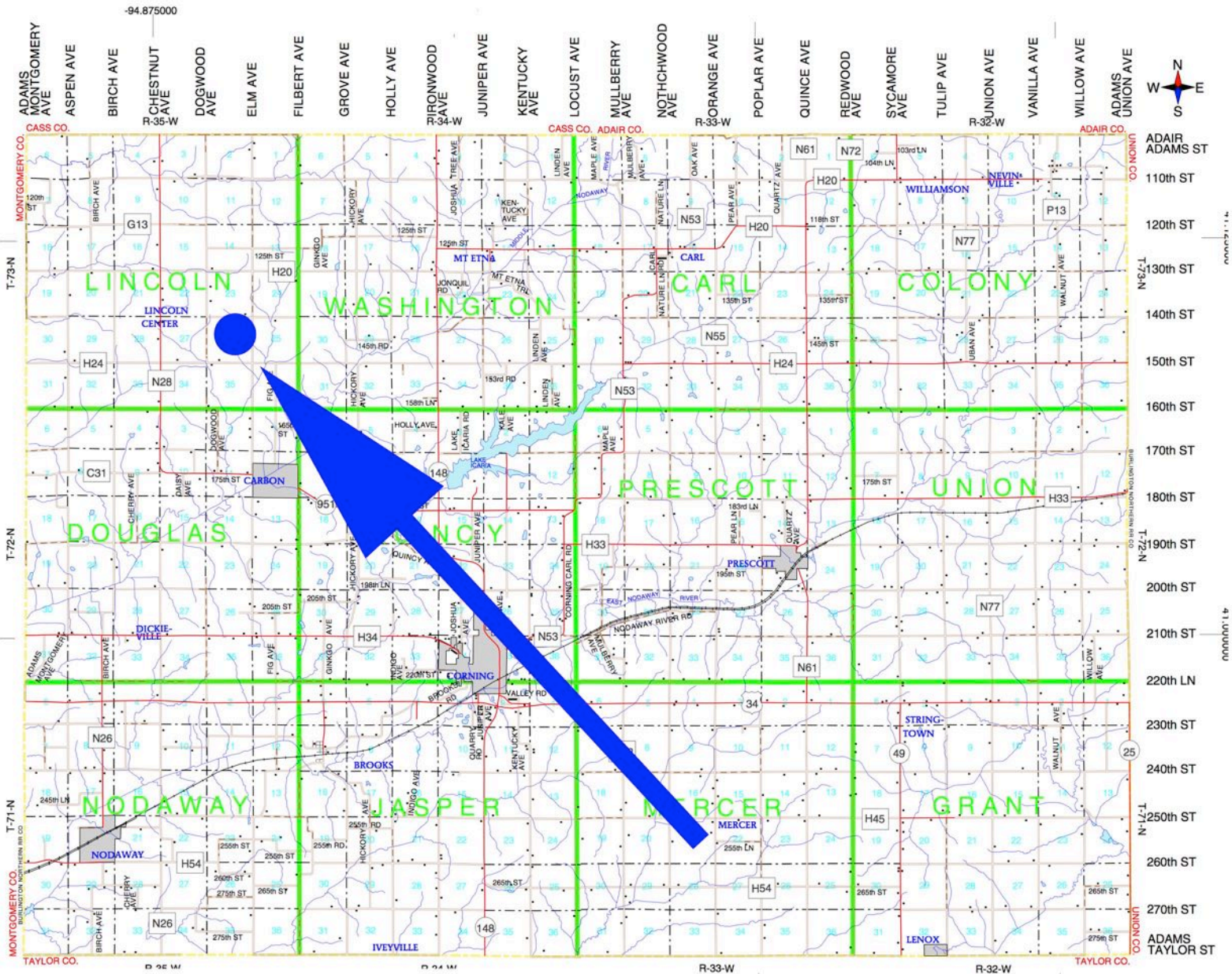
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