Preferred Properties of Iowa,



## 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



641-333-2705 Sales Agents:
Maury Moore
712-621-1455

Broker/Owner Dan Zech 712-303-7085 Agent/Owner Tom Miller

712-621-1281

Brennan Kester 515-450-6030 Ryan Frederick 641-745-7769 Fletcher Sunderman Cole Winther

Adalina Morales 712-621-1822 David Brown 641-344-5559

Ed Drake 641-322-5145 Mark Pearson 641-344-2555

Craig Donaldson Curtis Kinker 641-333-2705

712-621-0966

641-344-6329 Ronald Holland 402-209-1097

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

PROPERTY DETA									
PRICE:	\$1,150,000								
TAXES:	\$2,025/year  Adams Co. Treasurer	Course							
LAND USE:	FSA shows 230.19 farmland acres, with 197.57 acres effective cropland.  Cass County FSA								
FSA DATA:	Crop         Base Acres         PLC Yield           CORN         133.88         108           SOYBEANS         48.53         32           TOTAL         182.41           Cass County FSA								
CSR DATA:	CSR2- 50.8 Surety Maps								
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy								
TERMS:	Cash, payable at closing	4-45							
LOCATION:	Near Elm Avenue & 140 <sup>th</sup> Street in Lincoln Township of Adams County								
LEGAL DESCRIPTION:	See Addendum								
AGENT:	Tom Miller (712) 621-1281								





#### **COMMENTS**

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.

Give Tom Miller a call to discuss this opportunity.

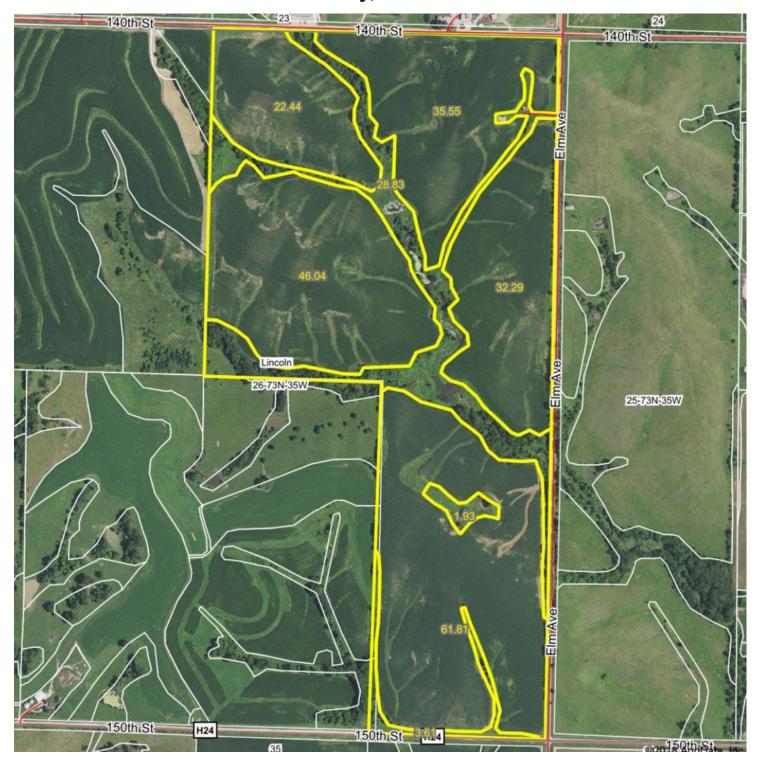
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#### **Oathoudt Farm** 233 Taxable Acres M/L - Adams County, IA



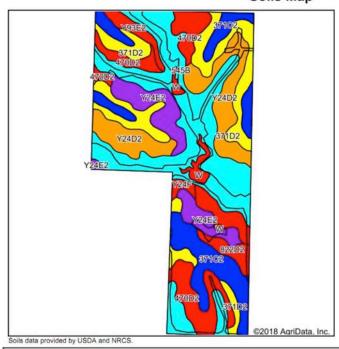
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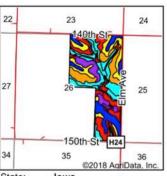


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# Oathoudt Farm 233 Taxable Acres M/L – Adams County, IA Soils Map





 State:
 lowa

 County:
 Adams

 Location:
 26-73N-35W

 Township:
 Lincoln

 Acres:
 232.5

 Date:
 11/5/2018







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%		lle	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%		Ille	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%		Ille	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%		Ille	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	

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

Winther etal 77 Kenneth Thorson etux 79

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160

Cody Wintle

Rodolfo Morales

Ronald True etux 209

#### Oathoudt Farm 233 Taxable Acres M/L - Adams County, IA T-73-N LINCOLN PLAT R-35-W ADAMS MONTGOMERY AVE CASS CO. CHESTNUT AVE ASPEN AVE BIRCH AVE DOGWOOD AVE ELM AVE FILBERT AVE ADAMS CASS ST Three A Iowa Family Farm Michael Moore LE etal 211 CASS Farm Power Inc 311 Frickson Trust etux 292 Kean etux 587 Warren Miller Jr N28 Mary Cooley-Hechmer LE 116 Donald Vogel 320 Calvin Brown etux 258 James Kean Dale Calkins Trust 156 etux 151 Lee Williams 113 ST 110th ST 110th Oral 70 Maxillo-facial Surgeons Lowell Evans 240 Dale Calkins Warren Miller Jr 80 Volentine Donald Vogel 80 Theodore Johnson 240 Farms LLC 560 Trust 464 Oral Maxillo-facial Surgeons 225 Phyllis Pelzer Trust 48 Clarence Boswell etux 310 120th ST 11 Scott Potthoff Robert Tidgren Trust 207 Larry Rober Trust 159 Adamms etux 240 Douglas Scott Roberts etux Calkins etux 1 G13 120th Scott Potthoff 120th ST Terry Evans Trust etux 80 Lowell Evans 160 Terry Evans etux 390 Gary Boswell 79 Bernard Maeder etux 156 Ona Roberts 180 Mary Ring 160 Volentine Farms LLC 248 Steven Nelson etux 80 Muenchrath Trust 80 etux 80 menchrath Trust 80 John Muenchrath Trust etux 77 Rodolfo Morales etux 120 Bernard Maeder etux 192 Paul Nielsen Jr etux 153 130th ST WASHINGTON TWP. Phyllis Pelzer LE 116 130th ST H20 Gary Ander son 37 Trust MONTGOMERY Steven Nelson etux 120 Volentine Farms LLC 126 and 20 Stenen Source Rodolfo Morales etux 156 Gary Ande Trust Riggs 80 M Cerven Trust 312 Steve Zinke 79 etux 195 Rodolfo Morales etal 276 Th. 317 LINCOLN CENTER Ralph Nilson 156 Ralph Nilson 118 Patricia Hensley Ø Ronald ∀ True □ etux ∀ 128 Rolling Hills Rodolfo Morales etux 160 Trust Steven Zinke etux Galen Crozie Thomas Rutherford etux 80 80 ST Rodolfo Morales > etal ▼ 79 140th ST 140th 140th S Patricia Hensley 10 Daniel Morgan etux 238 Ethel Oathoudt 233 Darl Williams Lr etal 78 Steven Zinke etux 208 SPEN AVE DOGWO FILBERT AVE LE 154 Paul Russell Paul Nielsen Jr etux 160 Morgan Brothers LLC 155 James Do Caligiuri 77 Paul Nielsen Jr James Caligiuri 195 Curry etux 160 Cook Trust etux 160 Harley Sperry etux 235 ST H24 150th ST homas oberts etux 110

N28

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Rafael Morales etal 149

Rafael Morales etux 477

160th ST



Joni Houck 83

160th

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Phyllis Houck

Loretta Meeks etal 157

Thomas Roberts 158

etal 154

Sally Morales etvir 197

Rodolfo Morales etux 400

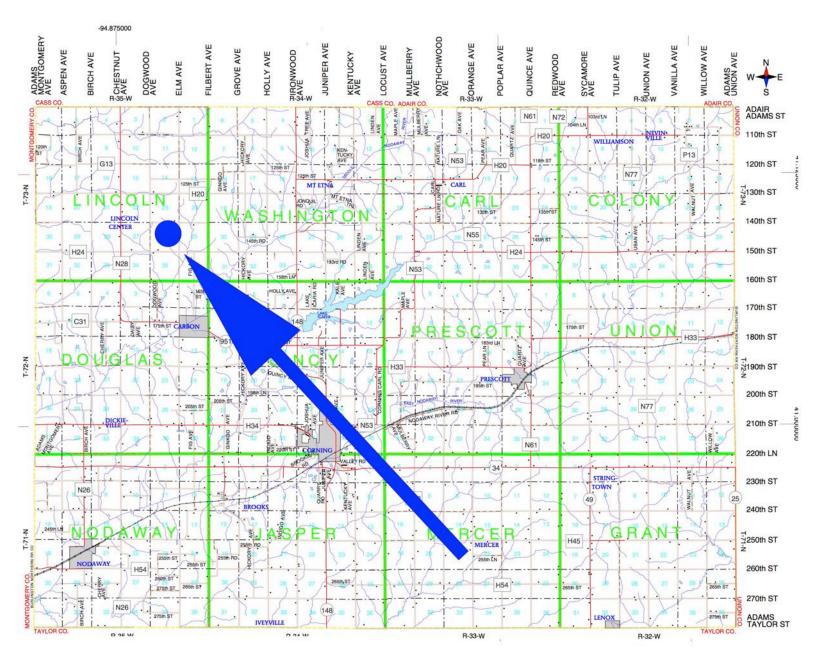
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Marilyn Gaskill 283

Thomas Roberts 78

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