

# ***Prospectus***

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



### **Witt Farm**

### **56.46 Taxable Acres More or Less**

### **Guy Twp.**

### **Taylor 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:

**Brennan Kester**  
515-450-6030

**Maury Moore**  
712-621-1455

**Cole Winther**  
712-621-0966

**Mark Pearson**

641-344-2555

**Curtis Kinker**

641-344-6329

**Ryan Frederick**

641-745-7769

**Chad Bals**

641-745-9587

**Ed Drake**

641-322-5145

**Fletcher Sunderman**

712-370-5241

**Adalina Morales**

712-621-1822

**Ronald Holland**

402-209-1097



***preferredpropertiesofiowa.com***

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

©2009 - Preferred Properties of Iowa



# Prospectus

## Witt Farm

56.46 Taxable Acres M/L – Taylor County, IA

PROPERTY DETAILS														
PRICE:	\$299,000.00													
TAXES:	\$1,124/year <i>Taylor Co. Treasurer</i>													
LAND USE:	FSA shows 57.20 farmland acres, with 43.92 effective cropland acres. <i>Taylor County FSA</i>													
FSA DATA:	<table><tr><td>Crop</td><td>Base Acres</td><td>PLC Yield</td></tr><tr><td>CORN</td><td>26.90</td><td>122</td></tr><tr><td>OATS</td><td>2.10</td><td>41</td></tr><tr><td>TOTAL</td><td>29.00</td><td></td></tr></table> <i>Taylor County FSA</i>		Crop	Base Acres	PLC Yield	CORN	26.90	122	OATS	2.10	41	TOTAL	29.00	
Crop	Base Acres	PLC Yield												
CORN	26.90	122												
OATS	2.10	41												
TOTAL	29.00													
CSR DATA:	CSR2- 61.5 <i>Surety Maps</i>													
POSSESSION:	Upon Closing, subject to farm lease agreement													
TERMS:	Cash, payable at closing													
LOCATION:	Near 280 <sup>th</sup> Street & Utah Avenue in Guy Township of Taylor County													
LEGAL DESCRIPTION:	<i>See Addendum</i>													
AGENT:	Chad Bals      (641) 745-9587													
COMMENTS														
<p>Presenting the Witt Farm, a 60 acre combination hunting / row crop farm. Approximately 44 acres is currently in row crop with the balance in timber and waterways. Tile improvements have been done to assist with water drainage. Abundance of wildlife has been seen and present on the farm including deer and turkeys. Take advantage of a nice combo farm with income.</p> <p>Give Chad Bals a call to discuss this opportunity.</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.**

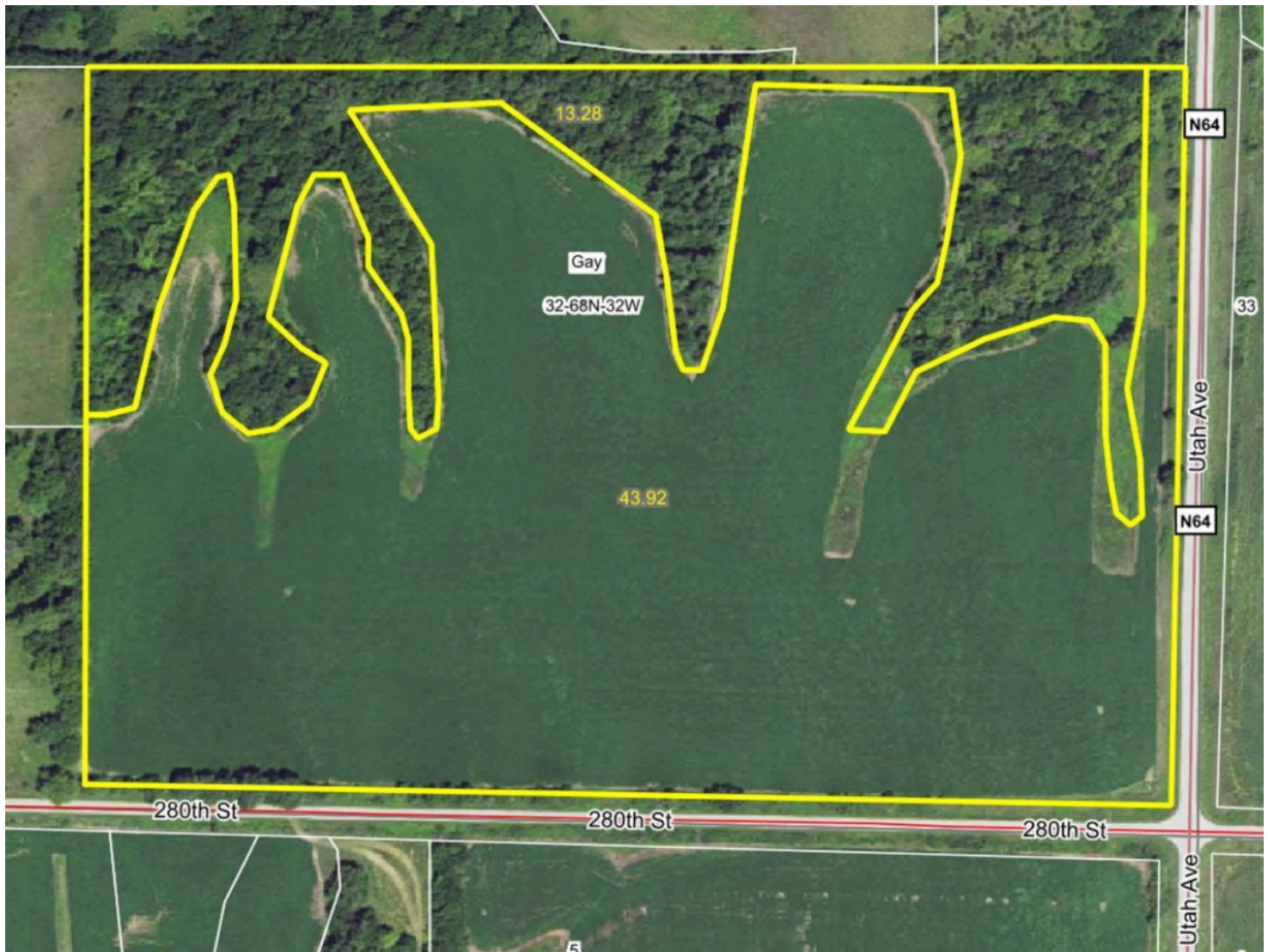
**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa

# Prospectus

## Witt Farm

56.46 Taxable Acres M/L – Taylor 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

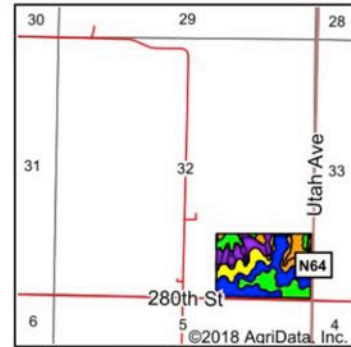
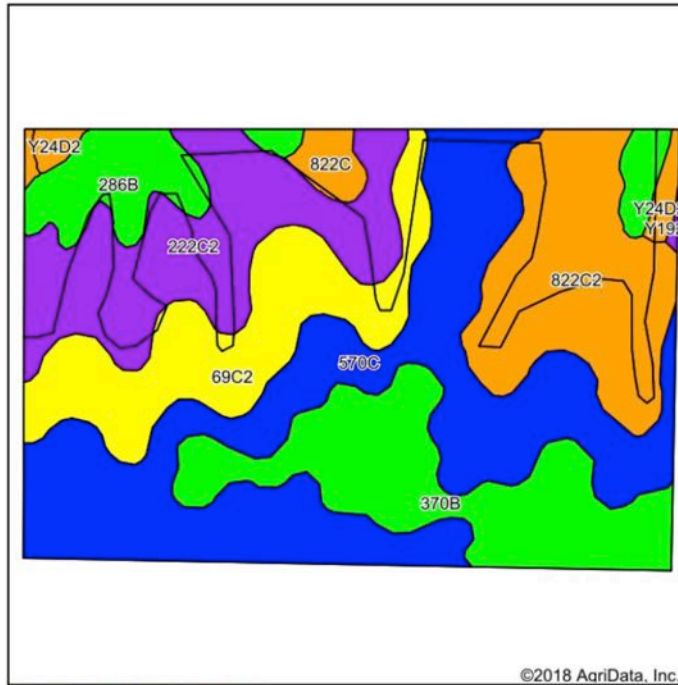


# Prospectus

## Witt Farm

56.46 Taxable Acres M/L – Taylor County, IA

### Soils Map



State: Iowa  
County: Taylor  
Location: 32-68N-32W  
Township: Gay  
Acres: 57.2  
Date: 12/12/2018



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



Area Symbol: IA173, Soil Area Version: 29															
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
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	18.23	31.9%		Ille	192	5.4	55.7	3.5	5.8	71	69	97	97	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.87	15.5%		IVw	140.8	3	40.8	2.5	4.2	33	25	54	54	35
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.64	15.1%		Ille	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	8.16	14.3%		Ille	129.6	3.4	37.6	2.3	3.9	40	30	56	56	39
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.75	13.5%		Illw	163.2	3.4	47.3	2.9	4.9	56	45	61	61	11
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	3.82	6.7%		Ilw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
822C	Lamoni silty clay loam, 5 to 9 percent slopes	0.91	1.6%		Ille	134.4	3.5	39	2.4	4	43	35	68	68	28
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.75	1.3%		Ille	0	0	0	0	0	49		68	68	43
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.07	0.1%		Ille	0	0	0	0	0	33		55	55	30
Weighted Average						174.3	4.4	50.5	3.1	5.2	61.5	*-	*n 77.8	*n 77.8	*n 46.5

\*\*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

## Witt Farm

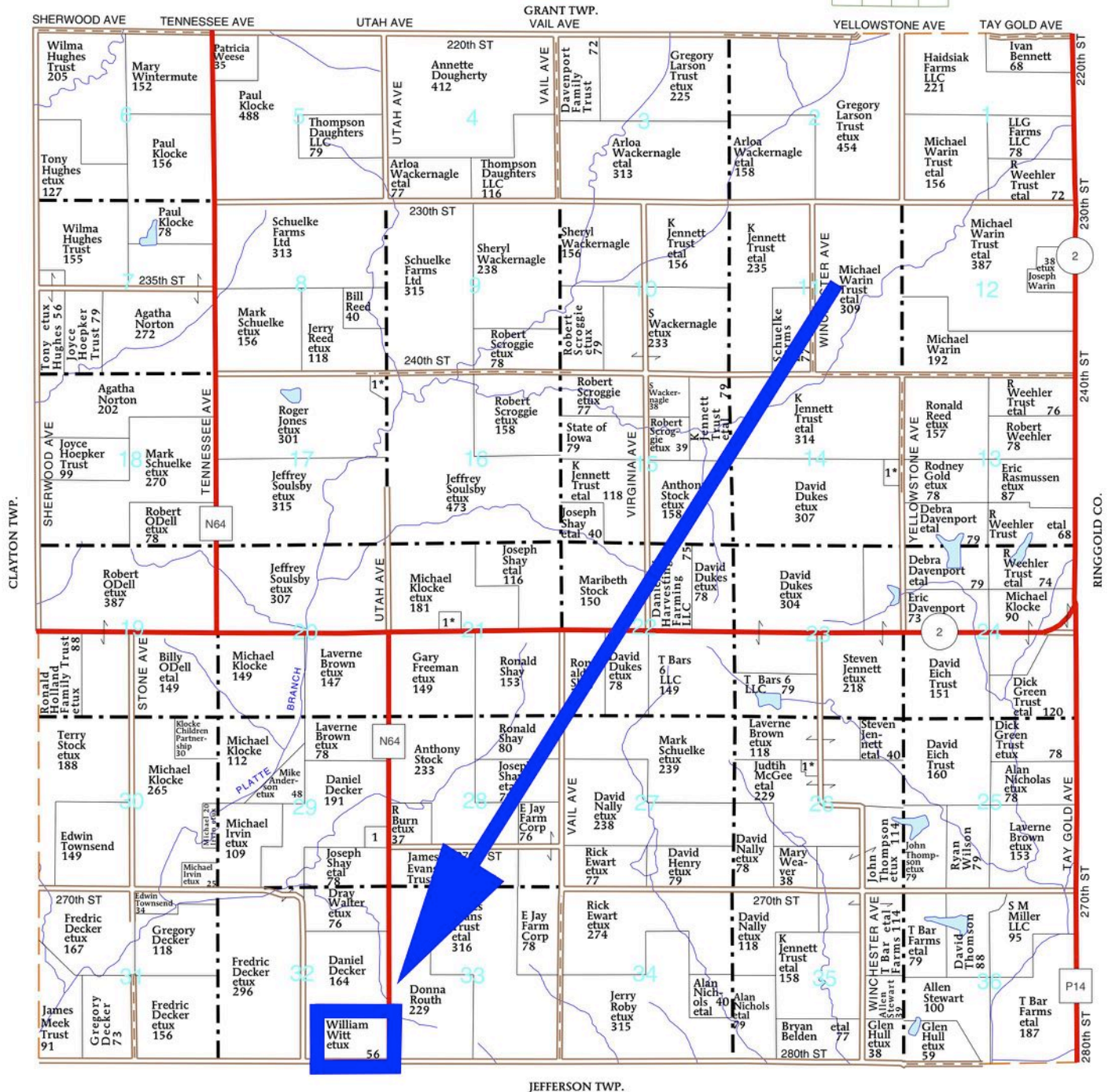
56.46 Taxable Acres M/L – Taylor County, IA

T-68-N

GAY PLAT

(Landowners)

R-32-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



©2009 - Preferred Properties of Iowa



# ***Prospectus***

## **Witt Farm**

**56.46 Taxable Acres M/L – Taylor County, IA**



**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa