

# **Prospectus**

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



### **Potthoff Farm**

### **258 Acres more or less**

### **Union East Twp**

### **Worth County, MO**

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:

**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



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# Prospectus

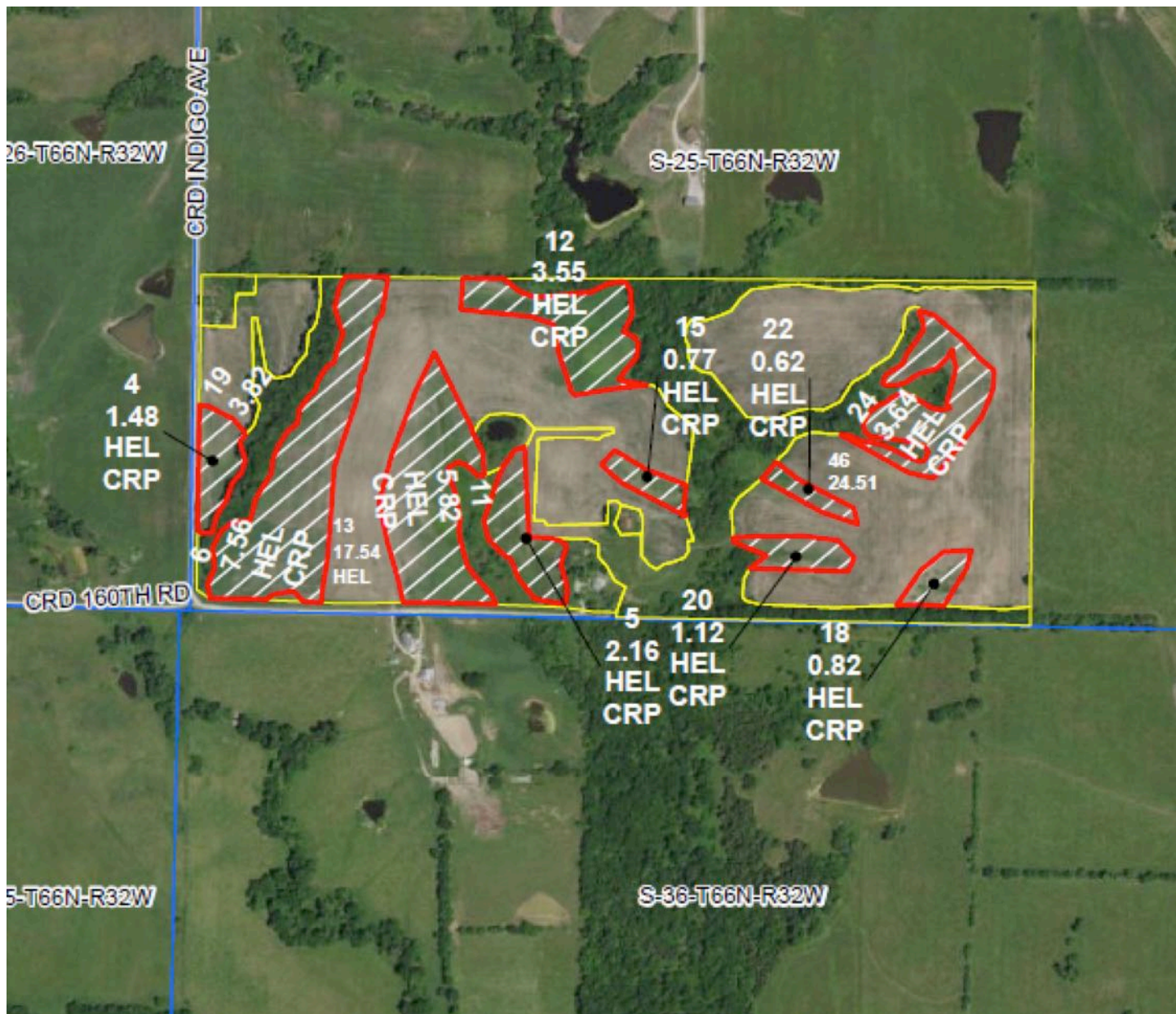
## Potthoff Farm 258 Acres M/L – Worth Co. Missouri

PROPERTY DETAILS			
PRICE:	\$864,300.00		
TAXES:	\$812/annually		
LAND USE:	FSA shows 255.79 acres of total farmland of which there are 105.5 acres of effective cropland, and 96.57 acres enrolled in the Conservation Reserve Program. <div>Worth Co. FSA</div>		
FSA DATA:	Cmdty	Acres	PLCYld
	Corn	10.36	139
	Beans	31.34	24
	Worth Co. FSA		
CRP:	<b>\$14,070.13 total CRP income, as follows:</b> - 46.7 acres @ \$144.74/acre = \$6,759.36, exp. 2026 - 27.54 acres @ \$148.45/acre = \$4,088.31, exp. 2026 - 22.4 acres @ \$143.86/acre = \$3,222.46, exp. 2027 <div>Worth Co. FSA</div>		
ADDITIONAL INCOME POTENTIAL:	<b>Hunting Lease \$10/acre= \$2,580.00</b> <b>Crop Lease= \$15,825.00</b> <b>TOTAL INCOME POTENTIAL INCLUDING CRP= \$32,475.13</b>		
POSSESSION:	Upon Closing, possession for 2019 crop acres is currently open		
TERMS:	Cash, payable at closing		
LOCATION:	West of Grant City Missouri approx. 3.5 miles on Hwy 46 then South on Indigo Ave to 160 <sup>th</sup> Rd.		
LEGAL DESCRIPTION:	See attachment		
AGENT:	Dan Zech	641-333-2705	
COMMENTS			
Presenting the Potthoff Farms, not far from Grant City, Missouri. These farms are well-located just a half-mile South of Highway 46 and have areas that lay very nicely. With some very productive soils, these crop acres have solid production potential; add in the nice CRP income as well. These farms would make a fantastic addition to any investment portfolio or a fantastic addition to any row crop operation. Give us a call to schedule a showing of these farms today! Contact Dan Zech at 641-333-2705 to view this property or to learn more.			



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Potthoff Farm  
258 Acres M/L – Worth Co. Missouri



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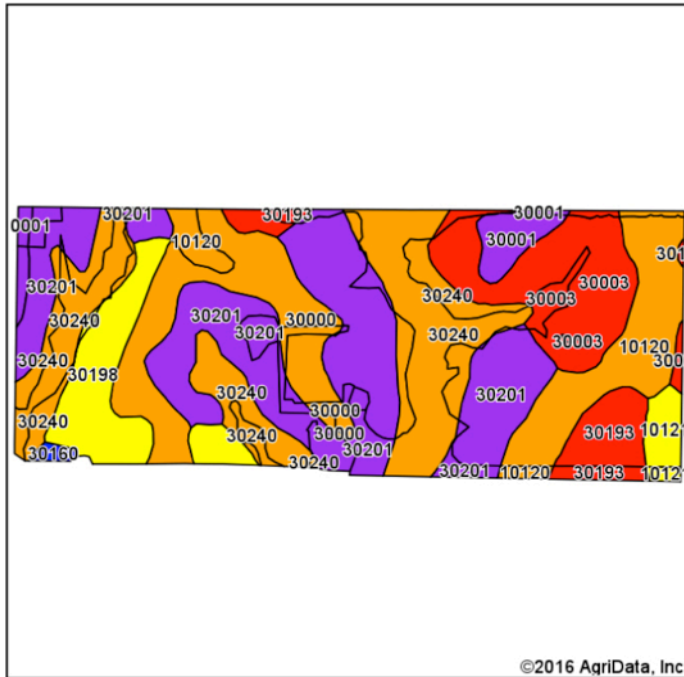
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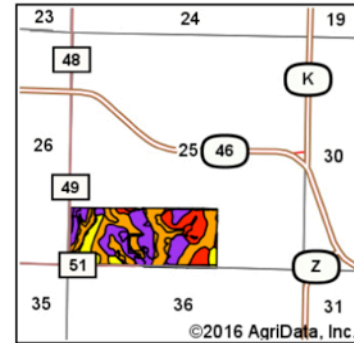
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# Prospectus

## Potthoff Farm 258 Acres M/L – Worth Co. Missouri



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Worth**  
Location: **25-66N-32W**  
Township: **Union**  
Acres: **98.78**  
Date: **1/28/2016**



Maps Provided By:



Area Symbol: MO227, Soil Area Version: 15												
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Overall
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	27.62	28.0%		IIIe							58
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	20.80	21.1%		Ile	8		10			9	74
30000	Adair and Shelby loams, 5 to 9 percent slopes	11.24	11.4%		IIIe	7	8	8	6		8	71
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	11.09	11.2%		IVe	7	8	8	6		8	43
10120	Sharpsburg silt loam, 2 to 5 percent slopes	10.50	10.6%		Ile	7	8	8	5		8	75
30198	Shelby loam, 14 to 20 percent slopes, eroded	7.83	7.9%		VIe	7	8	8	7		7	61
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	4.72	4.8%		VIe	7	8	8	7		7	43
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	2.81	2.8%		IIIe	7	8	8	6		8	60
10121	Sharpsburg silt loam, 2 to 5 percent slopes, eroded	1.81	1.8%		Ile	7	8	8	5		8	69
30160	Olmitz loam, 2 to 5 percent slopes	0.36	0.4%		Ile	8		10			9	86
Weighted Average						5.3	4	6.2	3	5.9	5.3	*n 62.9

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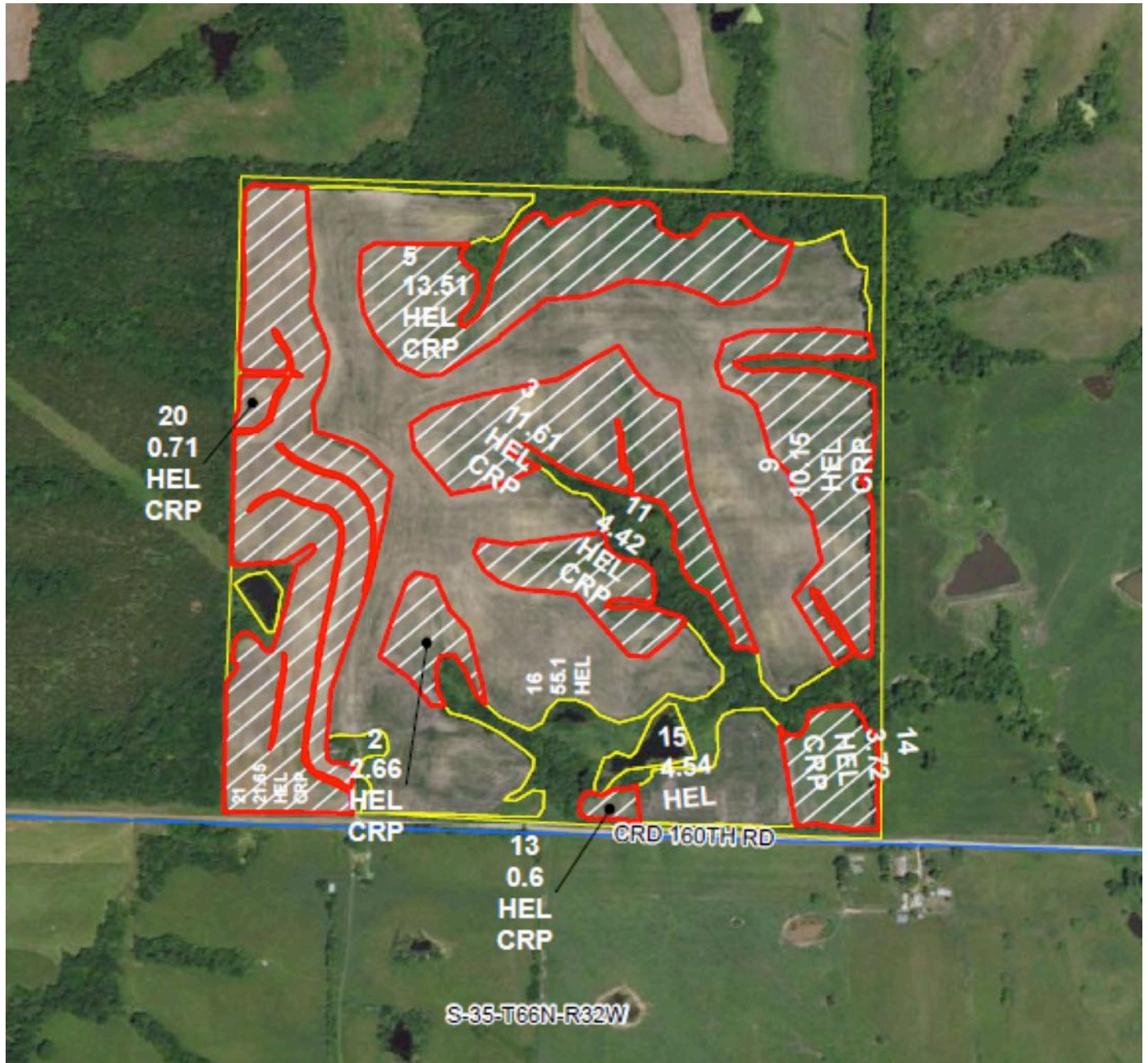
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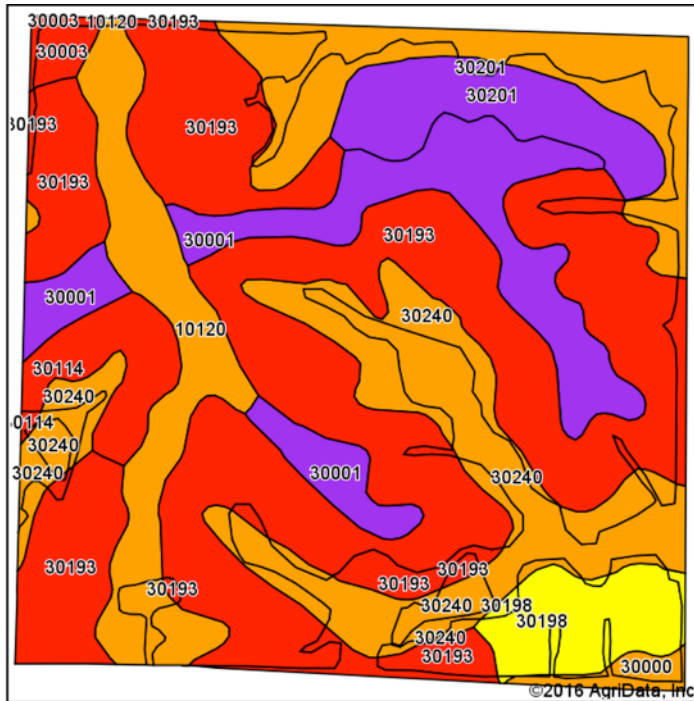
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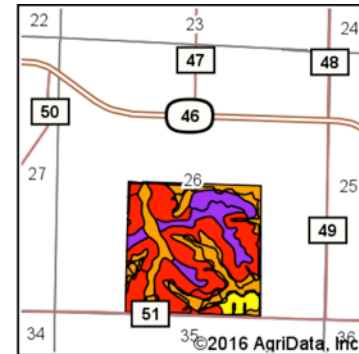
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# Prospectus

## Potthoff Farm 258 Acres M/L – Worth Co. Missouri



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Worth**  
Location: **26-66N-32W**  
Township: **Union**  
Acres: **157**  
Date: **1/28/2016**



Maps Provided By:



Area Symbol: MO227, Soil Area Version: 15												
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	*n NCCPI Overall
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	67.87	43.2%		Vle	7	8	8	7	7	7	43
30240	Olmütz-Kennebec complex, 2 to 5 percent slopes	35.75	22.8%		Ile	8		10		9	8	74
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	17.04	10.9%		Ille	7	8	8	6	8	7	60
10120	Sharpsburg silt loam, 2 to 5 percent slopes	13.44	8.6%		Ile	7	8	8	5	8	7	75
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	8.34	5.3%		Ille							58
30198	Shelby loam, 14 to 20 percent slopes, eroded	6.61	4.2%		Vle	7	8	8	7	7	7	61
30114	Lagonda and Clarinda soils, 5 to 11 percent slopes, severely eroded	5.12	3.3%		IVe	7	5	9	3	8	7	40
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	1.42	0.9%		IVe	7	8	8	6	8	7	43
30000	Adair and Shelby loams, 5 to 9 percent slopes	1.41	0.9%		Ille	7	8	8	6	8	7	71
Weighted Average						6.9	5.7	8.1	4.6	7.3	6.9	*n 56.4

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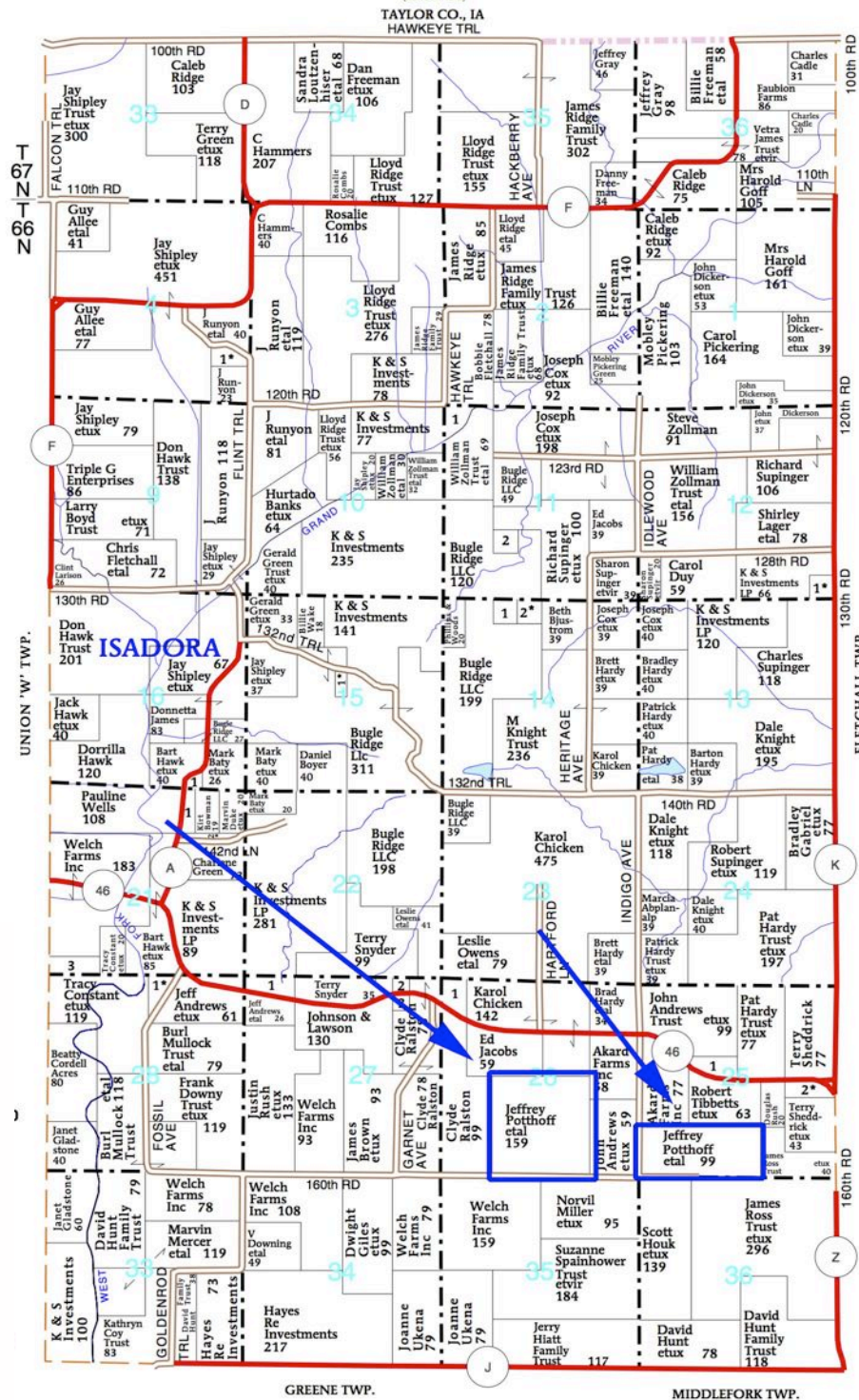
Potthoff Farm

258 Acres M/L – Worth Co. Missouri

T-66-67-N

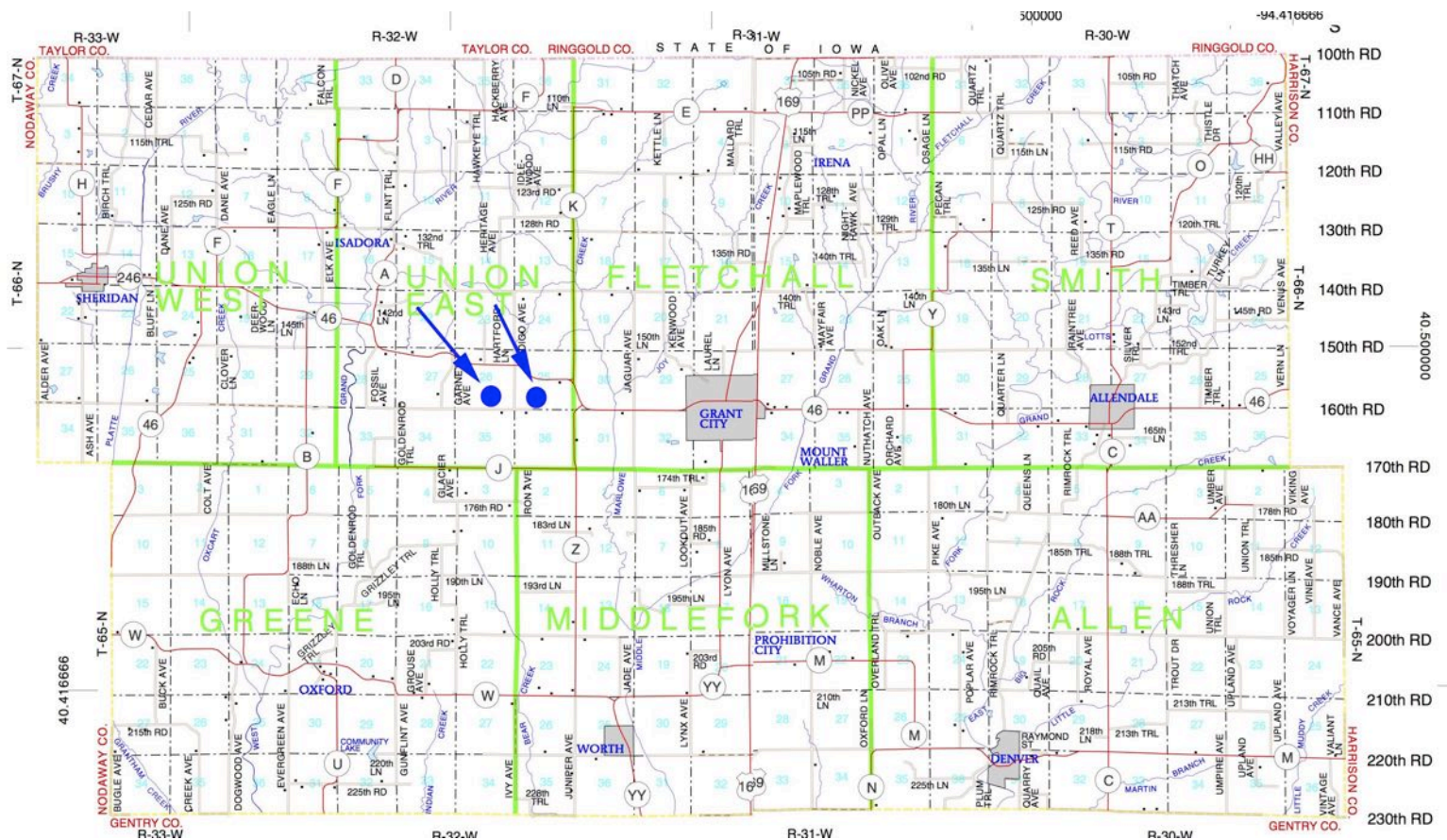
UNION 'E' PLAT

R-32-W



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