

Prospectus

Preferred Properties of Iowa, Inc.



Fell Farm & Home

240 Acres, ML

Rice Township

Ringgold 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

David Brown
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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






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Fell Farm & Home 240 Acres ml, Ringgold County

PROPERTY DETAILS							
PRICE:	\$1,272,000.00						
LAND USE:	FSA shows 232.98 acres of farmland with 175.05 of cropland, with 145.47 acres of CRP cropland and 12.1 acres in Federal Wetlands Program, and 29.58 acres of effective cropland. <i>Ringgold Co. FSA</i>						
CSR:	CSR2 – 52.4 <i>Surety</i> CSR – 49.08 <i>Ringgold Co. Assessor</i>						
TAXES:	\$3,744/yr <i>Ringgold Co. Treasurer</i>						
FSA DATA:	<table> <tr> <th>Cmdty</th><th>Acres</th><th>PLC Yld</th></tr> <tr> <td>Corn</td><td>29.58</td><td>91</td></tr> </table> <i>Ringgold Co. FSA</i>		Cmdty	Acres	PLC Yld	Corn	29.58
Cmdty	Acres	PLC Yld					
Corn	29.58	91					
CRP DATA:	197.43 total acres in CRP with an annual payment of \$36,160.40. - 145.47 acres @ \$230.86/acre for \$33,583, exp. 2030. - 12.1 acres FWP @ \$81.20/acre for \$983/yr, exp. 2027. - 39.86 acres Grasslands @ \$40/acre for \$1594.40, exp. 2033. <i>Ringgold Co. FSA</i>						
HOME DETAILS							
HOME DATA:	- 4 bdrm, 1.5 bath - 1,700 square feet - Built in 1911 - Full, unfinished basement - Propane Heat & Central AC - Detached Garage, 240 SF <i>Ringgold Co. Assessor</i>						
OUTBUILDINGS:	40' x 50' Machine Shed 31' x 41' Open Front Shed <i>Ringgold Co. Assessor</i>						
POSSESSION:	Upon Closing						
TERMS:	Cash, Payable Upon Closing						
DESCRIPTION:	Contact PPI						
AGENT:	Tom Miller - 712-621-1281						
COMMENTS							
Presenting the Fell Farm & Home, a nice-looking farm near Mount Ayr, Iowa, with highway location, home, machine shed, and pasture. Steady income, enrolled in the Conservation Reserve Program. Newer fencing in lots, automatic waterer, and 6 ponds. Nice home with hardwood floors, newer windows, newer French doors, newer roof, and electrical updates. Newer heat pump and central air. Outside are several fruit trees and a large garden spot. Great place to raise a family. Give Tom Miller a call at 712-621-1281 to schedule a showing today.							

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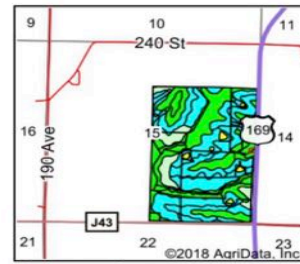
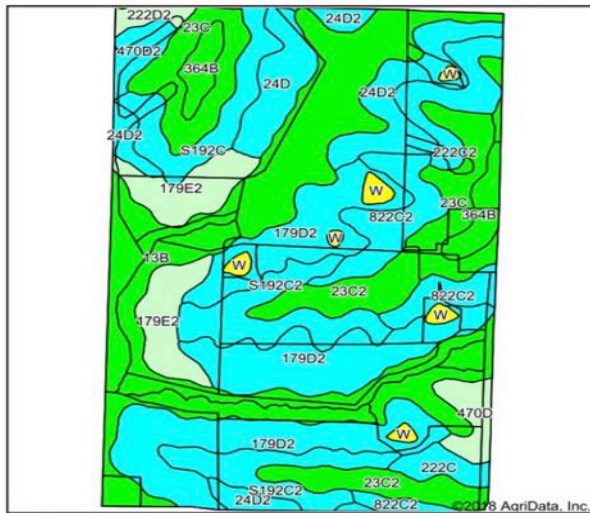
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Soils Map



State: Iowa
County: Ringgold
Location: 15-68N-30W
Township: Rice
Acres: 232.97
Date: 4/24/2018



Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA159, Soil Area Version: 23															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	'1 Corn	'1 Alfalfa	'1 Soybeans	'1 Bluegrass	'1 Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	53.65	23.0%		IIw	80	1.7	23.2	1.4	2.4	78	59	81	81	5
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	44.49	19.1%		IVe	163.2	4.6	47.3	2.9	4.9	38	43	59	59	4
23C	Arispe silty clay loam, 5 to 9 percent slopes	18.01	7.7%		IIle	80	2.1	23.2	1.4	2.4	66	55	82	82	5
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	17.97	7.7%		IIle	0	0	0	0	0	48		60	60	3
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	14.94	6.4%		IIle	168	4.7	48.7	3	5	51	48	62	62	4
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	13.84	5.9%		IIle	80	2.1	23.2	1.4	2.4	62	50	82	82	4
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	13.33	5.7%		IIle	129.6	3.4	37.6	2.3	3.9	32	30	65	65	4
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	13.09	5.6%		VIe	139.2	3.9	40.4	2.5	4.2	24	33	56	56	4
S192C	Adair clay loam, heavy till, 5 to 9 percent slopes	8.59	3.7%		IIle	0	0	0	0	0	58		73	73	4
24D	Shelby clay loam, 9 to 14 percent slopes	7.16	3.1%		IIle	172.8	4.8	50.1	3.1	5.2	52	50	75	75	5
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.00	3.0%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	1
364B	Grundy silty clay loam, 2 to 5 percent slopes	6.31	2.7%		IIe	80	2.1	23.2	1.4	2.4	72	75	78	78	4
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	3.85	1.7%		IVe	139.2	3.6	40.4	2.5	4.2	26	29	65	65	4
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.13	1.3%		IVe	134.4	3.5	39	2.4	4	34	27	60	60	3
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.97	1.3%		IVw	145.6	3.1	42.2	2.6	4.4	37	30	53	53	1
W	Water	2.94	1.3%			0	0	0	0	0	0	0		0	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1.70	0.7%		IVe	112	2.4	32.5	2	3.4	26	10	52	52	1
Weighted Average						105	2.7	30.5	1.9	3.2	52.4	~	68	68	45

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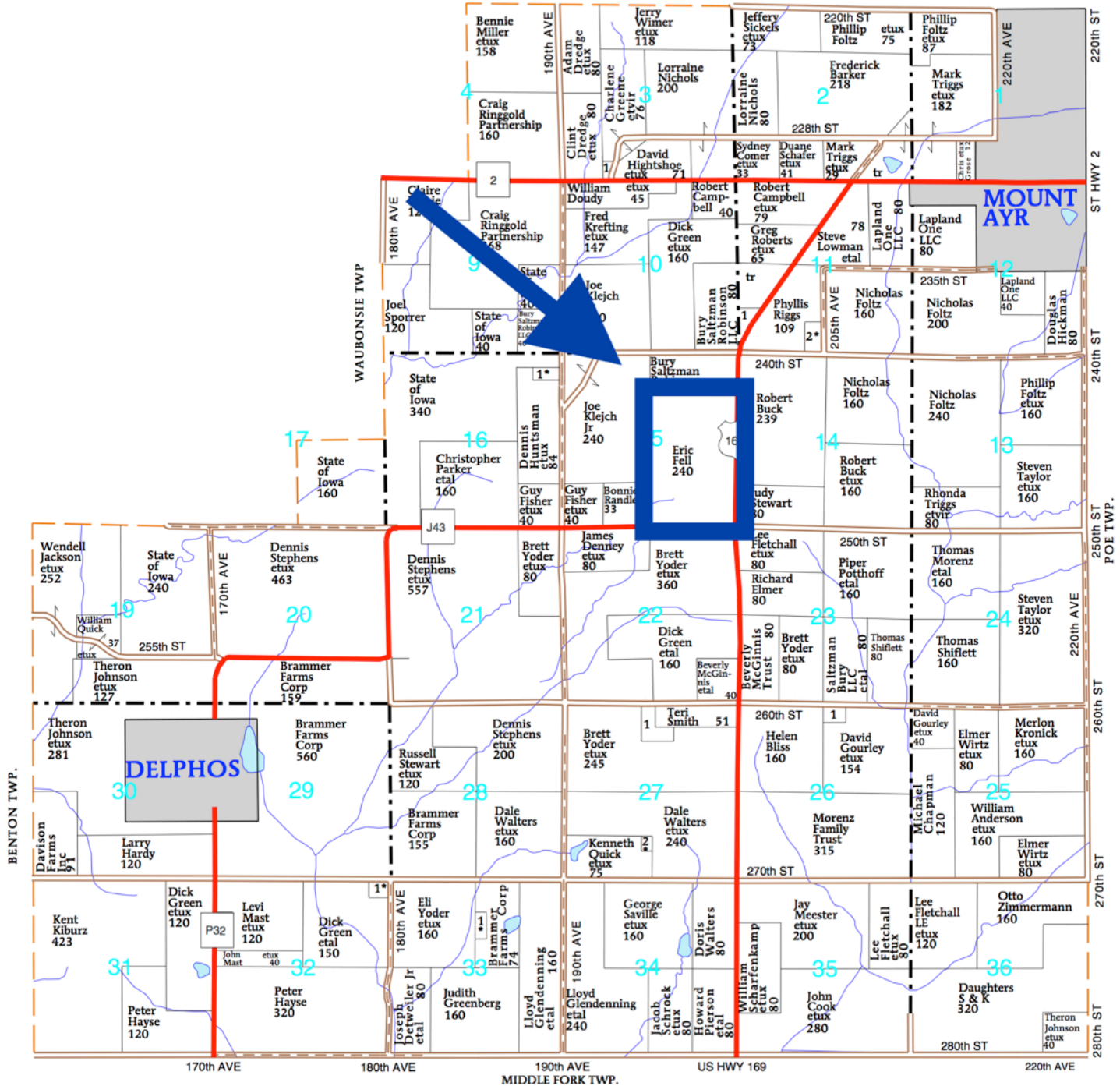
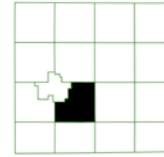
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T-68-N

RICE PLAT

(Landowners)
 WASHINGTON TWP.

R-30-W



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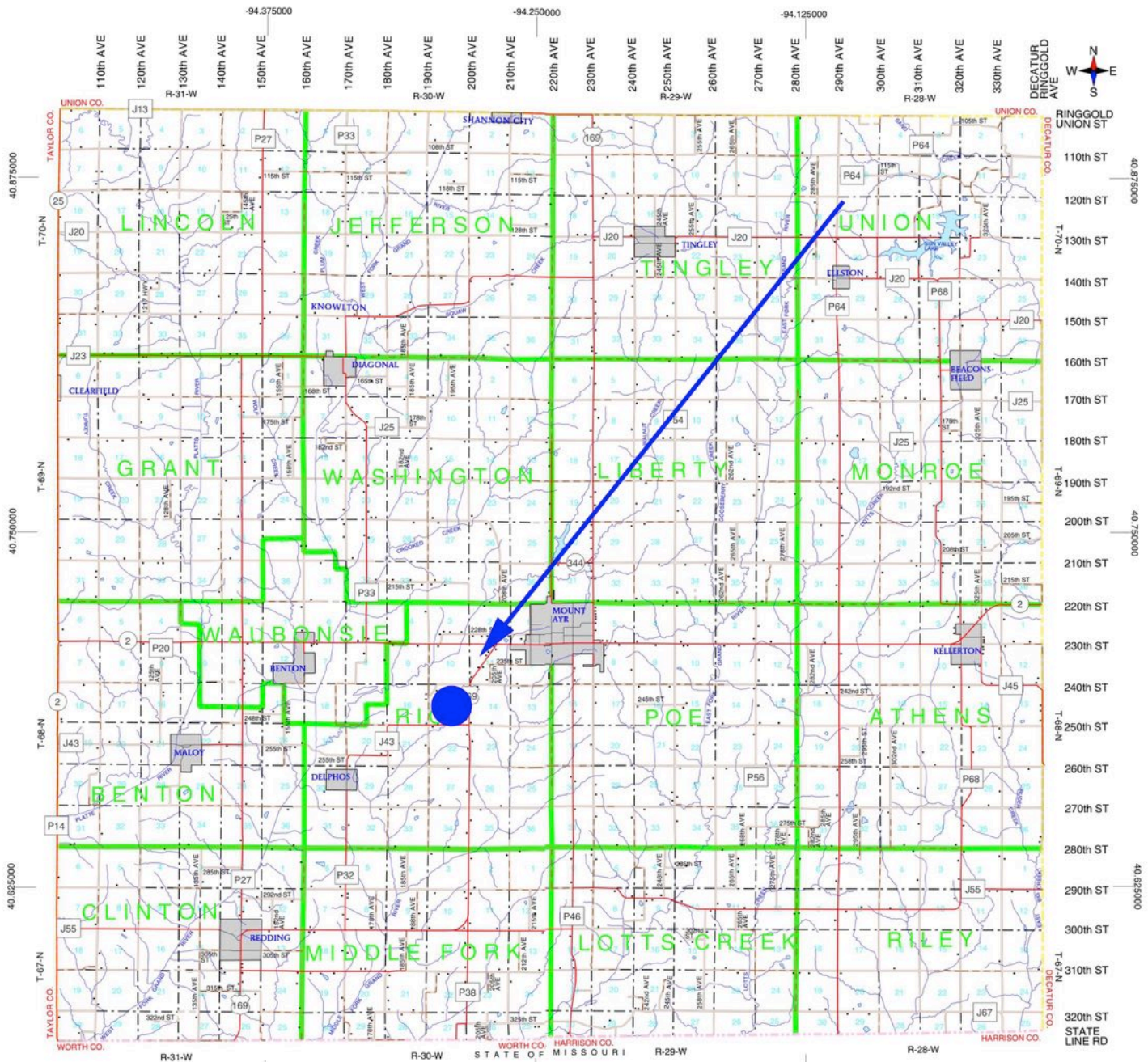
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Ringgold County Map



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