

Prospectus

Preferred Properties of Iowa, Inc.



Dammann Farm

**102 Taxable Acres, more or less
Fletchall Township,
Worth County, Missouri**

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	Sales Agents:	Mark Pearson	Ed Drake
	Broker/Owner	Brennan Kester 515-460-6030	641-344-2555	641-322-5145
	Dan Zech 712-303-7085	Maury Moore 712-621-1455	Curtis Kinker 641-344-6329	Fletcher Sunderman 712-370-5241
	Agent/Owner	Cole Winther 712-621-0966	Ryan Frederick 641-745-7769	Adalina Morales 712-621-1822
	Tom Miller 712-621-1281		Chad Bals 641-745-9587	Ronald Holland 402-209-1097



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500 W. Temple Street Lenox, IA 50851

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Dammann Farm 102 Acres, ML – Worth Co.

PROPERTY DETAILS													
PRICE:	\$252,350 \$245,000.00												
TERMS:	Cash, Payable upon closing												
TAXES:	\$344.20/annually <i>Worth Co. Treasurer</i>												
POSSESSION:	At closing, subject to a farm tenancy												
LAND USE:	Approximately 63.12 acres of effective tillable cropland, and 41.24 acres are in the Conservation Reserve Program (CRP). <i>Worth Co. FSA</i>												
FSA DATA:	<table border="1"> <thead> <tr> <th>Commodity</th> <th>Acres</th> <th>PLCYield</th> </tr> </thead> <tbody> <tr> <td>Corn</td> <td>4.7</td> <td>84</td> </tr> <tr> <td>Wheat</td> <td>4.4</td> <td>33</td> </tr> <tr> <td>Soybeans</td> <td>3.4</td> <td>20</td> </tr> </tbody> </table> <i>Worth Co. FSA</i>	Commodity	Acres	PLCYield	Corn	4.7	84	Wheat	4.4	33	Soybeans	3.4	20
Commodity	Acres	PLCYield											
Corn	4.7	84											
Wheat	4.4	33											
Soybeans	3.4	20											
CRP DATA:	<p>CRP income of \$4103 annually, as follows:</p> <ul style="list-style-type: none"> --2.91 acres@ \$86.20/acre =\$251.00 annually, expires in 2019. --28.33 acres@ \$86.20/acre = \$2442.00 annually, expires in 2019. --10 acres@ \$141.00/acre =\$1410.00 annually, expires 2023. <i>Worth Co. FSA</i>												
LOCATION:	East of Grant City on Hwy 46 located on South side of Hwy.												
LEGAL DESCRIPTION:	<i>The N1/2NW1/4 and SE1/4NW1/4 of Section 34 of T-66-N, R-31-W of the 5th P.M., Worth County, Missouri, or more particularly described by the abstract.</i>												
COMMENTS													
<p>Presenting the Dammann Farm. This hard to find property has good fences, water, and highway access from 2 sides, and low taxes. Buyer could hunt close to the Iowa border every year, or make added income with a hunting lease. Let's get an offer together and make it happen. <u>To schedule a showing please give Cole Winther of Preferred Properties a call at 712-621-0966.</u></p>													



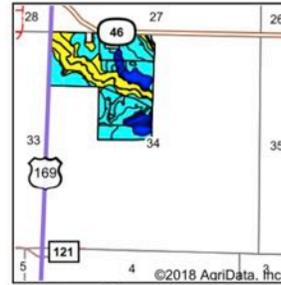
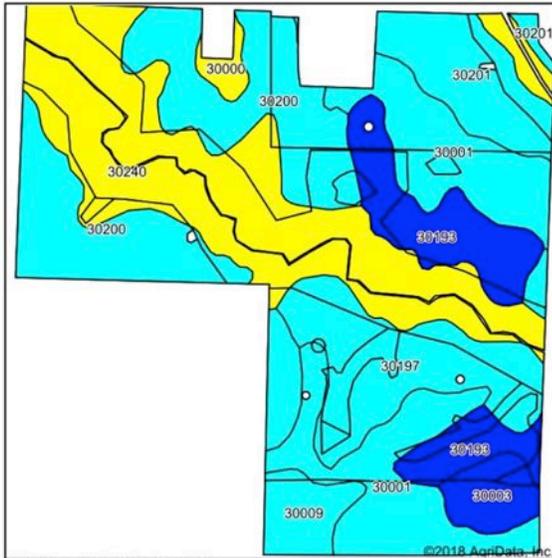
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Soils Map



State: **Missouri**
 County: **Worth**
 Location: **34-66N-31W**
 Township: **Fletchall**
 Acres: **108.77**
 Date: **6/28/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MO227, Soil Area Version: 18															
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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	28.77	26.5%		IIIe		8		10		9	8	79	79	55
30200	Shelby loam, 9 to 14 percent slopes	22.88	21.0%		IIIe								68	68	56
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	18.91	17.4%		IIIe		7	8	8	6	8	7	60	60	40
30197	Shelby loam, 14 to 18 percent slopes	11.99	11.0%		IVe								64	64	52
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	10.49	9.6%		VIe		7	8	8	7	7	7	43	43	27
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	8.36	7.7%		IIIe								58	58	44
30009	Adair silt loam variant and Adair loam, 2 to 5 percent slopes, eroded	3.26	3.0%		IVe		7	8	8	5	8	7	51	51	33
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	3.08	2.8%		IVe		7	8	8	6	8	7	43	43	23
30000	Adair and Shelby loams, 5 to 9 percent slopes	1.03	0.9%		IIIe		7	8	8	6	8	7	71	71	52
Weighted Average							4.5	2.7	5.3	2.1	5	4.5	64.7	64.7	47.1

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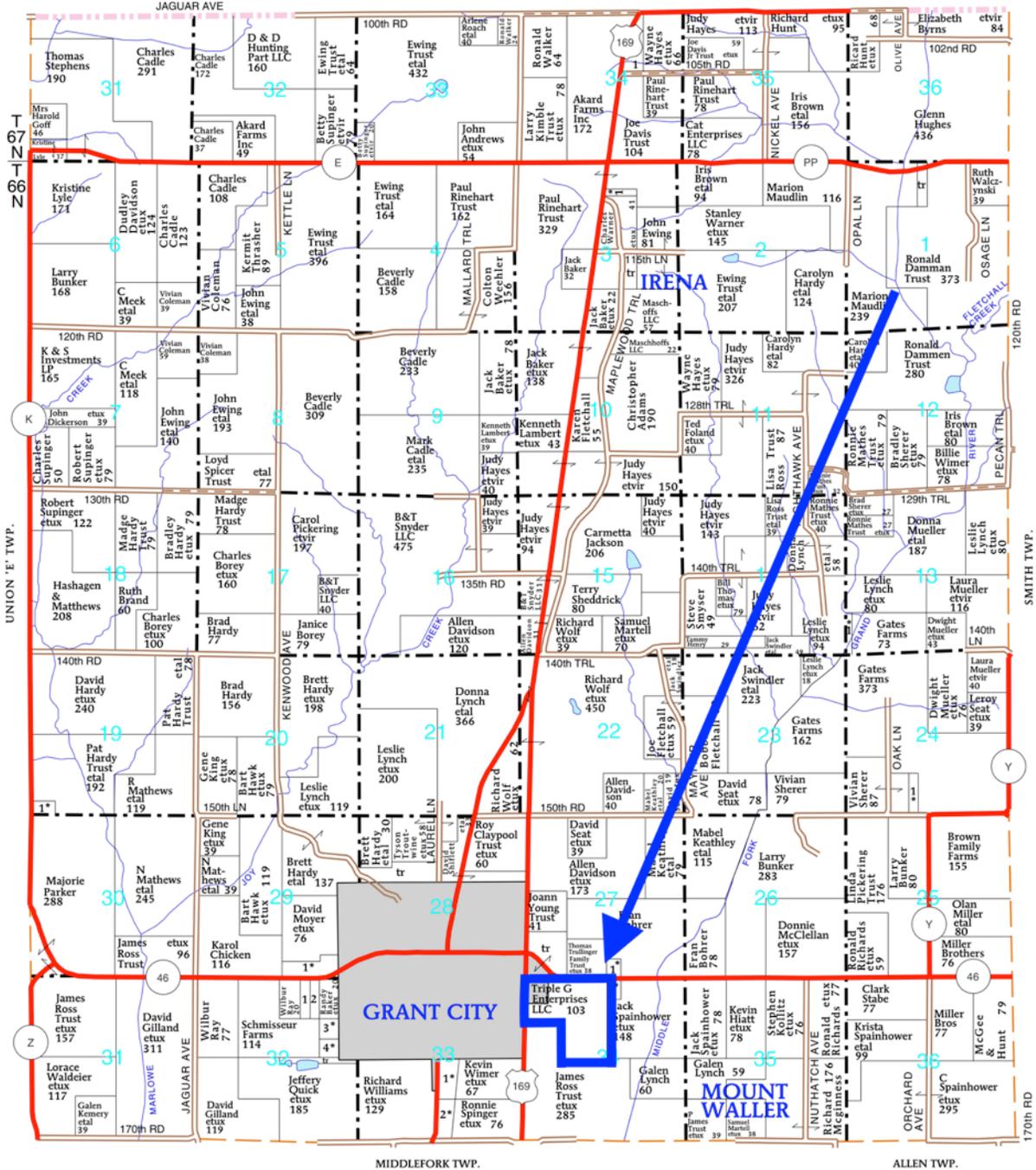
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T-66-67-N

FLETCHELL PLAT

R-31-W

(Landowners)
RINGGOLD CO., IA



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