

# ***Prospectus***

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



# **Kanzmeier 235 Farm**

## **235 acres more or less**

## **Washington Township**

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

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# Prospectus

## Kanzmeier 235 Farm 235 Acres, ML – Clarke Co.

### PROPERTY DETAILS

PRICE:	\$1,150,000		
TERMS:	Cash, Payable upon closing		
TAXES:	\$4,150 annually <i>Clarke Co. Treasurer</i>		
POSSESSION:	At closing – May be subject to farm tenancy		
LAND USE:	FSA shows 235 acres of total farmland of which there are 174.2 effective crop acres. <i>Clarke Co. FSA</i>		
FSA DATA:	<u>Cmmnty</u>	<u>Acres</u>	<u>PLC Yld</u>
	Oats	2.5	40
	Corn	127.7	83
CSR DATA:	CSR- 45.2 <i>Clarke County Assessor</i> CSR 2- 53.3 <i>Surety Maps</i>		
LOCATION:	5 miles South of Truro, Iowa on 195 <sup>th</sup> Ave. farm lies on the East side of 195 <sup>th</sup> Ave. and on the South side of Robert St.		
LEGAL:	<i>The southwest quarter and the south half of the northwest quarter of section 10, T73N, R26 West of the 5<sup>th</sup> P.M. Clarke county, Iowa and more specifically described by the abstract.</i>		



### COMMENTS

Presenting the Kanzmeier 235 Farm, a very nice-lying farm that rents well, currently \$225 per tillable acre. Wide open long rows that would be a pleasure to farm. Located not far from the metro area in northern Clarke County. This quality investment offers great deer and turkey hunting. Superb building sites only minutes from Des Moines. The income (\$39,150) can support your hobbies and think about this—when corn was at its high, this farm was renting for \$350 per tillable acre for multiple years. Buy it at the bottom and let your investment grow. Hunting lease in place for \$1500 per year can be continued if you are not a hunter. Total income for 2019 was \$40,650. Same tenant for many years.

**To schedule a showing please give Tom Miller of Preferred Properties a call at 712-621-1281. DON'T WAIT TOO LONG!**

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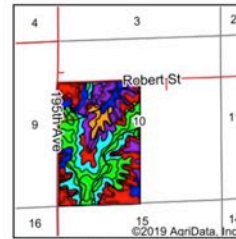
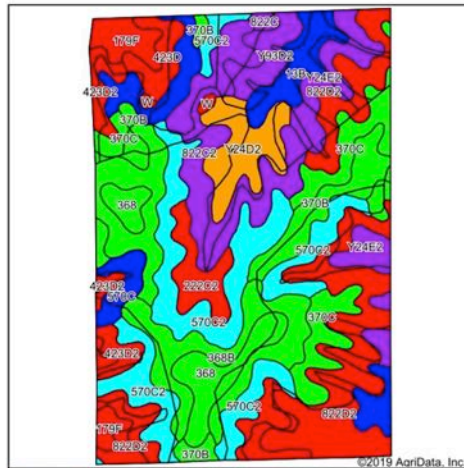
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## Kanzmeier 235 Farm 235 Acres ML – Clarke Co.

Soils Map



State: Iowa  
County: Clarke  
Location: 10-73N-26W  
Township: Washington  
Acres: 235.01  
Date: 3/27/2019



Map Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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Area Symbol: IA039, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	37.59	16.0%		IVe	100.8	2.6	29.2	1.8	3	11	15
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	35.32	15.0%		IIIe	187.2	5.2	54.3	3.4	5.6	68	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	21.07	9.0%		IIIe	225.6	6.3	65.4	4.1	6.8	91	87
822C2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	19.50	8.3%		IIIe	129.6	3.4	37.6	2.3	3.9	31	30
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	17.54	7.5%		IIIe	209.6	5.9	60.8	3.8	6.3	81	72
368B	Macksburg silty clay loam, 2 to 5 percent slopes	15.31	6.5%		IIIe	222.4	5.8	64.5	4	6.7	89	90
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	12.63	5.4%		IVe	0	0	0	0	0	35	64
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.57	4.5%		IVw	140.8	3	40.8	2.5	4.2	28	25
368	Macksburg silty clay loam, 0 to 2 percent slopes	10.55	4.5%		Iw	230.4	6	66.8	4.1	6.9	93	95
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	10.26	4.4%		IIIe	0	0	0	0	0	40	68
13B	Olmits-Zook-Cole complex, 0 to 5 percent slopes	10.25	4.4%		IIw	192	4	55.7	3.5	5.8	77	60
179F	Gara loam, 18 to 25 percent slopes	6.63	2.8%		VIe	120	3.4	34.8	2.2	3.6	16	10
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	6.50	2.8%		IVe	97.6	2.5	28.3	1.8	2.9	6	13
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	6.30	2.7%		IIIe	192	5.4	55.7	3.5	5.8	75	62
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	5.39	2.3%		IIIe	0	0	0	0	0	35	60
423D	Bucknell silty clay loam, 9 to 14 percent slopes	4.39	1.9%		IVe	102.4	2.7	29.7	1.8	3.1	11	18
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	3.69	1.6%		IIIe	192	5.4	55.7	3.5	5.8	71	69
822C	Lamoni clay loam, 5 to 9 percent slopes	0.78	0.3%		IIIe	134.4	3.5	39	2.4	4	39	35
W	Water	0.74	0.3%			0	0	0	0	0	0	0
Weighted Average		147	3.9			42.6	2.7	4.4	52.3	*, **n 72.2	*, **n 72.2	*, **n 43.4

\*\*IA has updated the CSR values for each county to CSR2.

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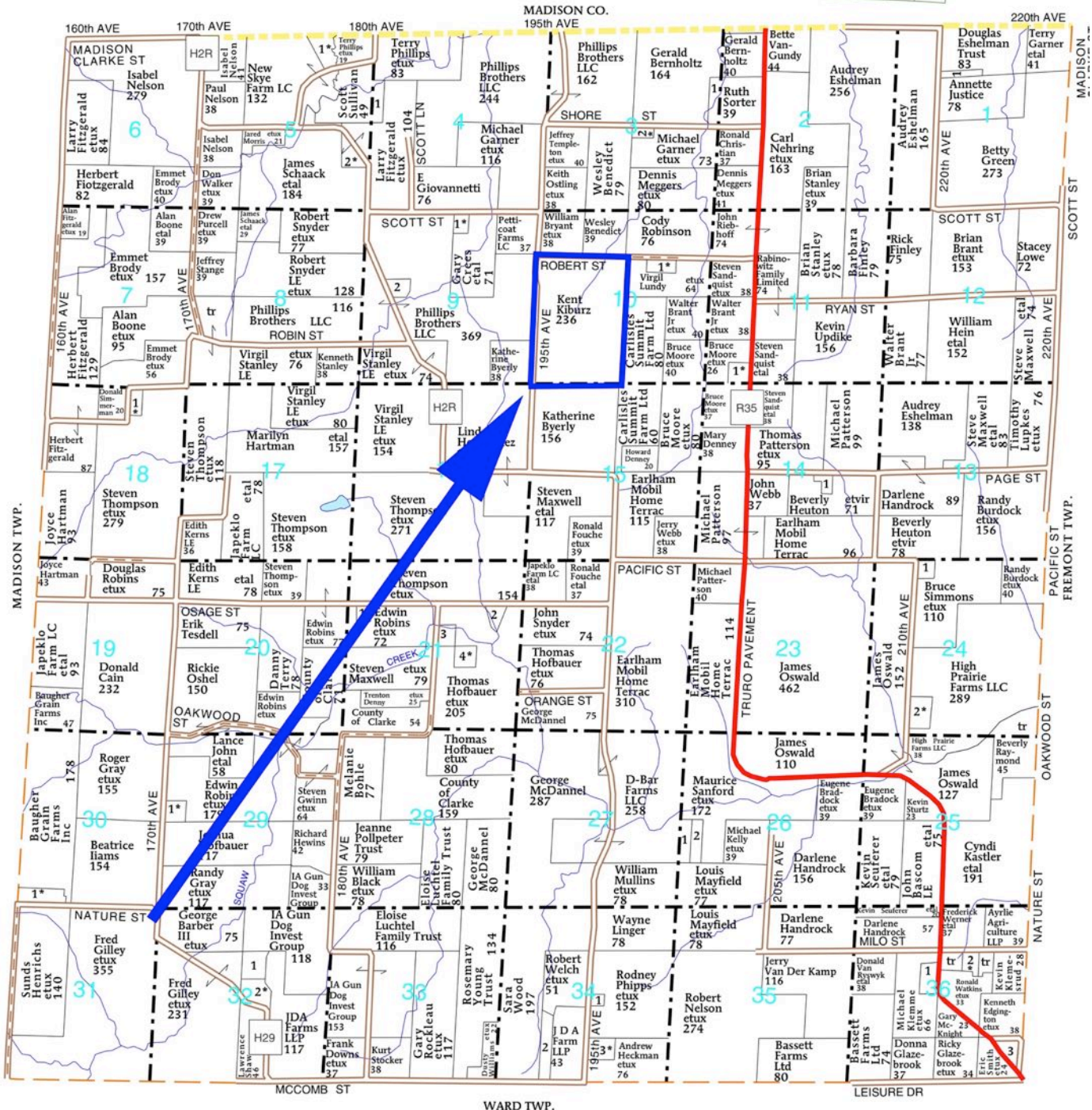
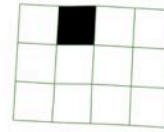
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T-73-N

WASHINGTON PLAT

(Landowners)

R-26-W



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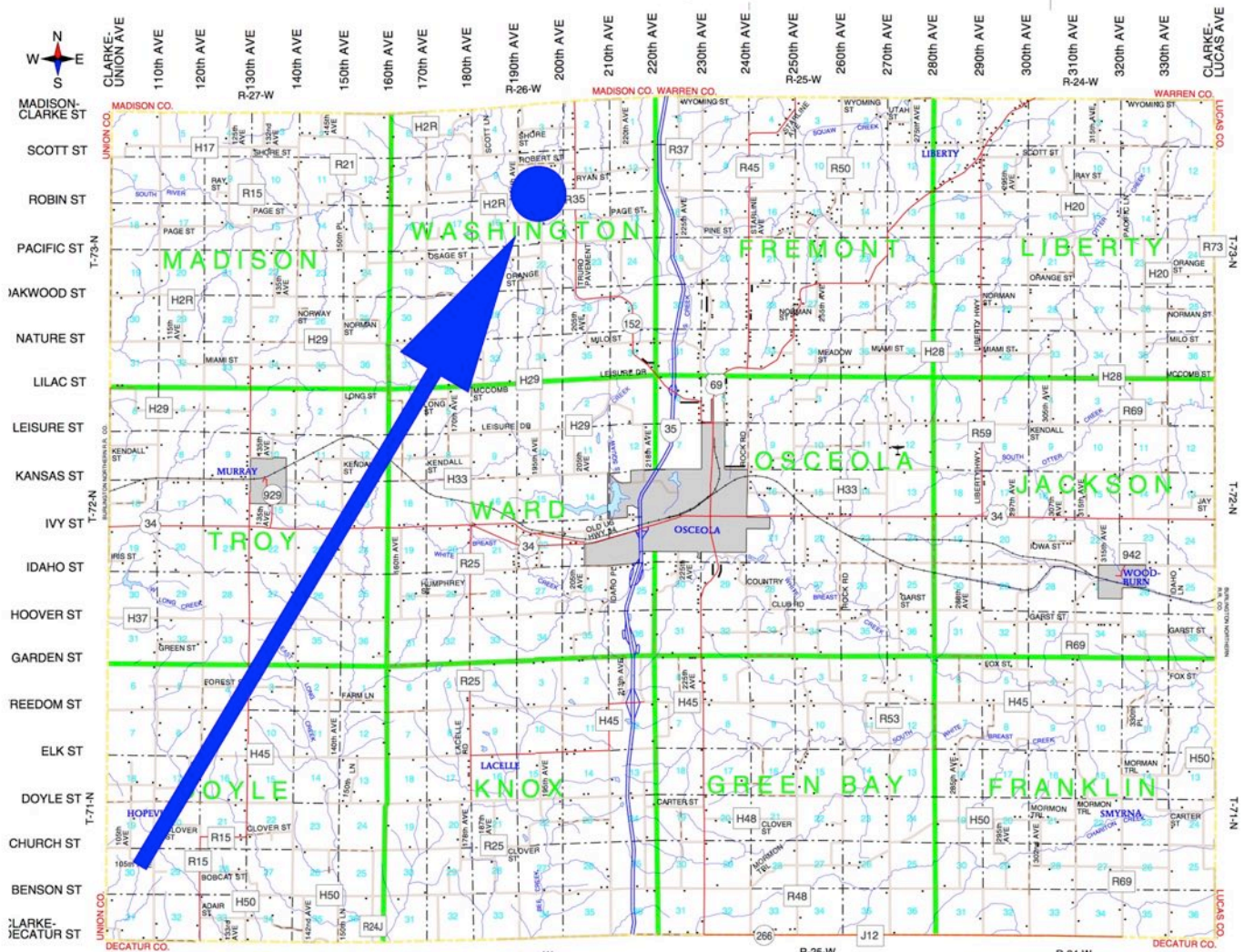
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## Clarke County, Iowa



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