

# ***Prospectus***

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



## **Kerrigan 187 Farm**

### **187 Taxable Acres, More or Less**

### **Jones Twp.**

### **Union 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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# Prospectus

## Kerrigan 187 Farm 187 Taxable Acres M/L – Union County, IA

PROPERTY DETAILS								
PRICE:	\$800,000							
TAXES:	\$3,246/year    Union Co. Treasurer							
LAND USE:	FSA shows 189.26 farmland acres, with 134.76 cropland acres, of which there are 19.05 acres of effective cropland and 115.71 acres in CRP. Ringgold Co. FSA							
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac</td><td>PLC Yield</td></tr><tr><td>Corn</td><td>18.10</td><td>91</td></tr></table> Ringgold Co. FSA		Crop	Base Ac	PLC Yield	Corn	18.10	91
Crop	Base Ac	PLC Yield						
Corn	18.10	91						
CRP DATA:	\$23,307 in annual CRP income, as follows: <ul style="list-style-type: none"><li>• 38.04 acres x \$221.09/acre = \$8,410, expiring in 2020;</li><li>• 9.84 acres x \$244.01/acre = \$2,401, expiring in 2020;</li><li>• 7.73 acres x \$206.12/acre = \$1,593, expiring in 2021;</li><li>• 60.10 acres x \$181.41/acre = \$10,903, expiring in 2020</li></ul> Ringgold Co. FSA							
CSR DATA:	CSR2- 66.6                      Surety Maps							
POSSESSION:	Upon Closing, subject to farm lease agreement							
TERMS:	Cash, payable at closing							
LOCATION:	Northeast of Afton, Iowa, on Wolf Creek Road in Jones Township of Union County							
LEGAL DESCRIPTION:	See Addendum							
AGENT:	Tom Miller                      (712) 621-1281							
COMMENTS								
Presenting the Kerrigan 187 Farm.  Call Tom today at 712-621-1281 to schedule an appointment to view this parcel and discuss the possibilities for this fine farm in southwest Iowa.								



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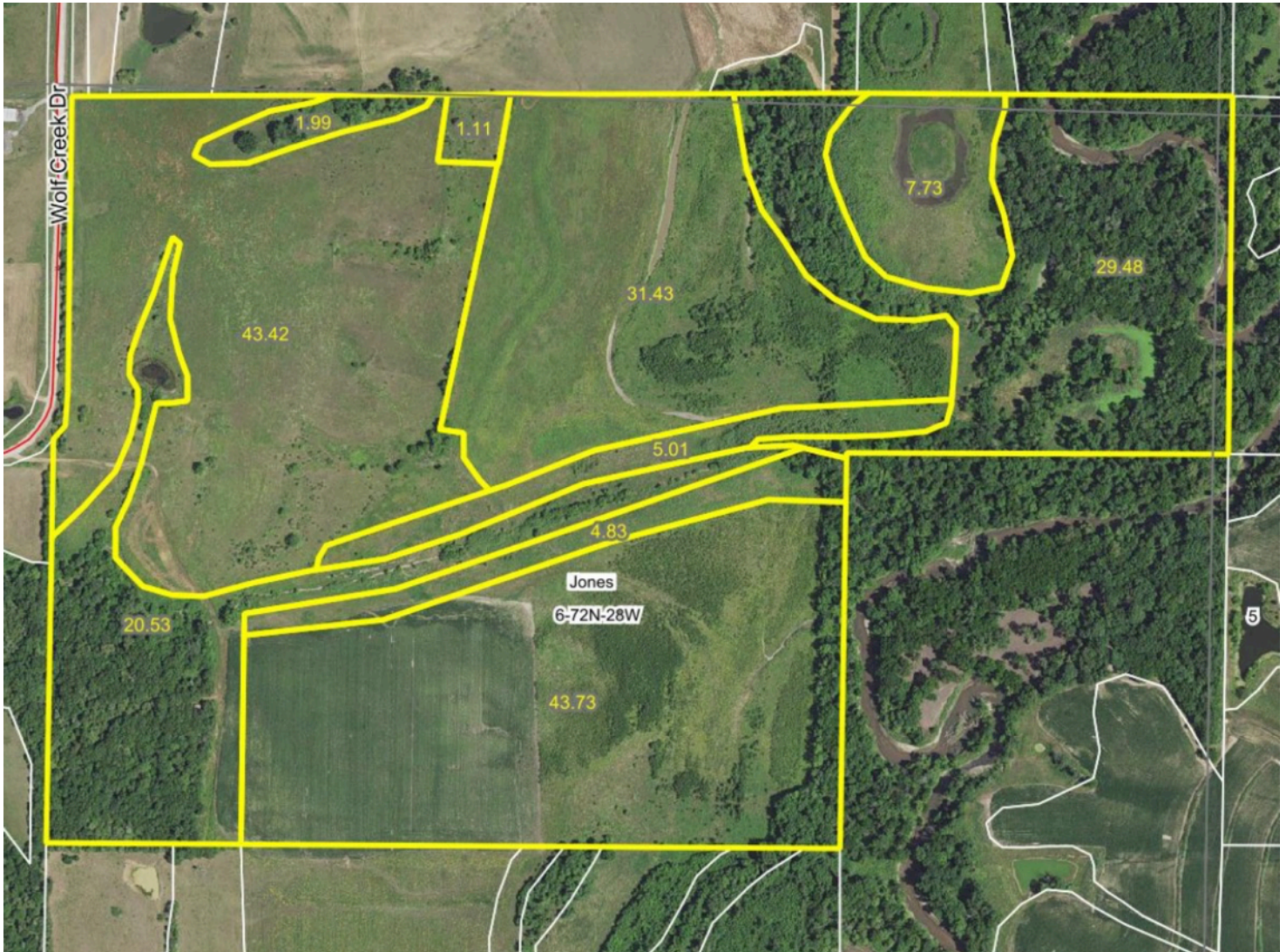
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Aerial Map



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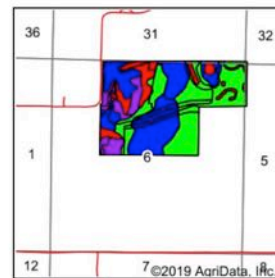
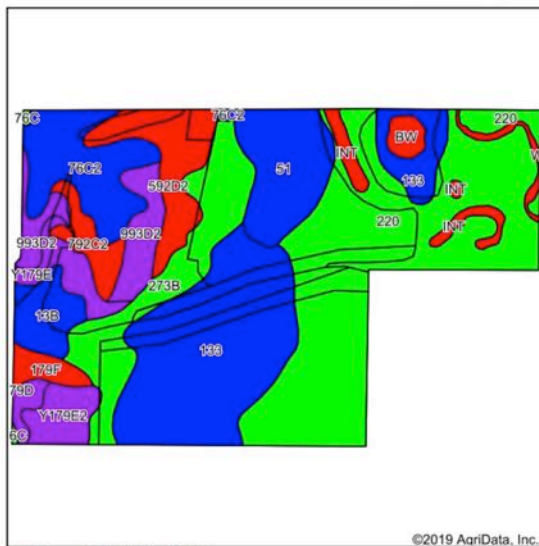
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## Kerrigan 187 Farm 187 Taxable Acres M/L – Union County, IA

Soils Map



State: Iowa  
County: Union  
Location: 6-72N-28W  
Township: Jones  
Acres: 189.26  
Date: 1/21/2019



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPS  
© AgrData, Inc. 2019 www.AgrDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: IA175, Soil Area Version: 20

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	56.25	29.7%		Ilw	211.2	5.9	61.2	3.8	6.3	82	85	96	96	59
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	39.73	21.0%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	13
273B	Olmitz loam, 2 to 5 percent slopes	17.45	9.2%		Ille	224	6.3	65	4	6.7	89	72	98	98	60
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	14.05	7.4%		Ille	192	5.4	55.7	3.5	5.8	75	62	64	64	47
51	Vesser silt loam, 0 to 2 percent slopes	13.04	6.9%		Ilw	198.4	4.2	57.5	3.6	6	70	70	92	92	57
592D2	Mythic silt loam, 9 to 14 percent slopes, moderately eroded	10.31	5.4%		IVe	88	2.3	25.5	1.6	2.6	11	5	51	51	31
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	8.04	4.2%		IVe	123.2	3.2	35.7	2.2	3.7	34	20	65	65	40
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	5.81	3.1%		Ilw	190.4	4	55.2	3.4	5.7	77	42	91	91	58
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	4.71	2.5%		Vle						32		65	65	40
Y179E	Gara loam, dissected till plain, 14 to 18 percent slopes	4.55	2.4%		Vle						37		82	82	56
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	3.85	2.0%		Ille	123.2	3.2	35.7	2.2	3.7	26	27	61	61	36
INT	Intermittent water	3.45	1.8%			0	0	0	0	0	0	0			0
179F	Gara loam, 18 to 25 percent slopes	2.62	1.4%		Vle	120	3.4	34.8	2.2	3.6	18	15	64	64	35
BW	Built wetland	1.79	0.9%			0	0	0	0	0	0	0			0
W	Water	1.73	0.9%			0	0	0	0	0	0	0			0
792C	Armstrong loam, 5 to 9 percent slopes	1.63	0.9%		Ille	128	3.3	37.1	2.3	3.8	37	31	72	72	47
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.25	0.1%		Ille	196.8	5.5	57.1	3.5	5.9	80	67	79	79	61
Weighted Average						175.7	4.5	51	3.2	5.3	66.6	~	*n 83.4	*n 83.4	*n 42.4

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

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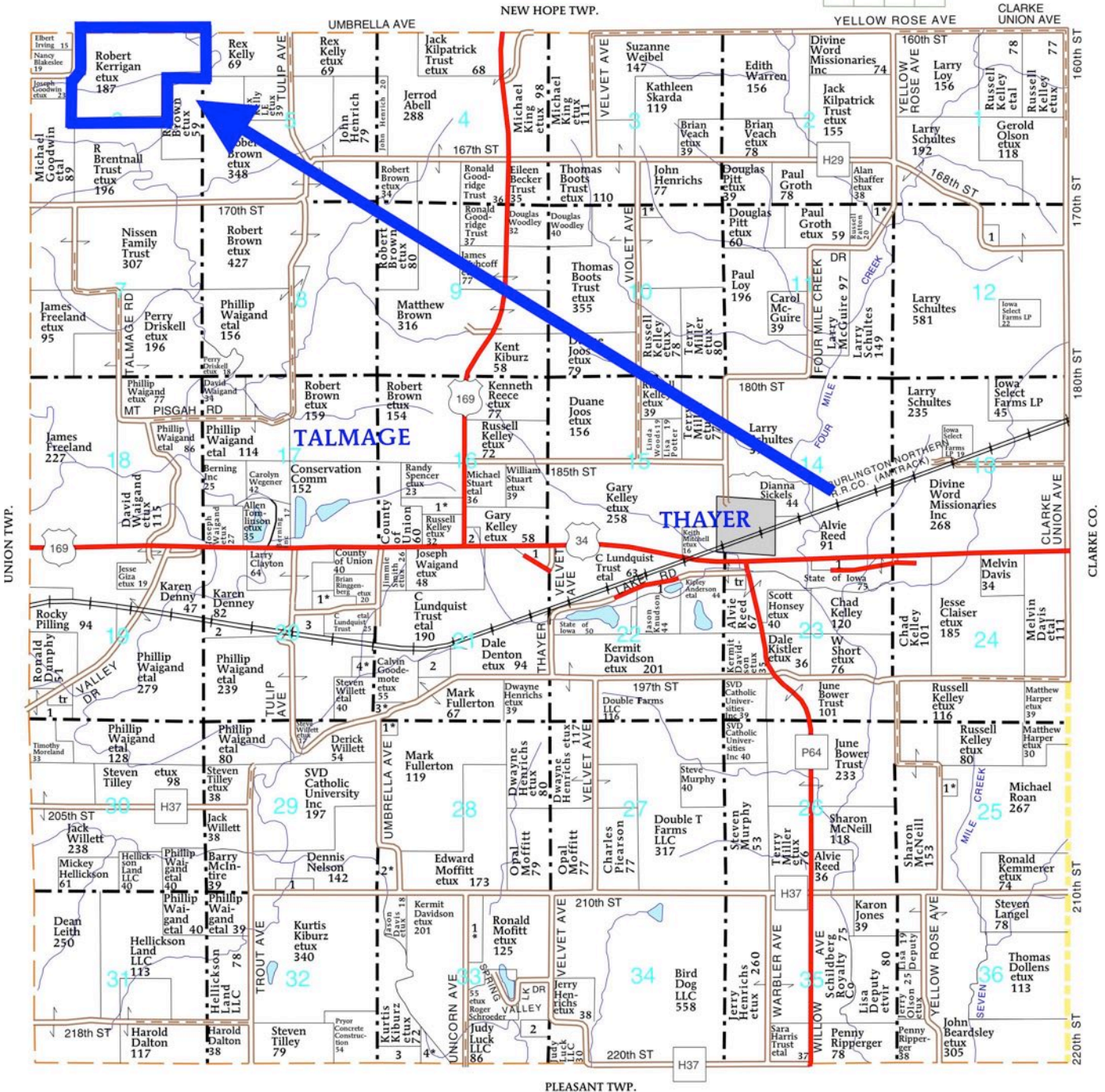
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**T-72-N**

**JONES PLAT**

(Landowners)

**R-28-W**



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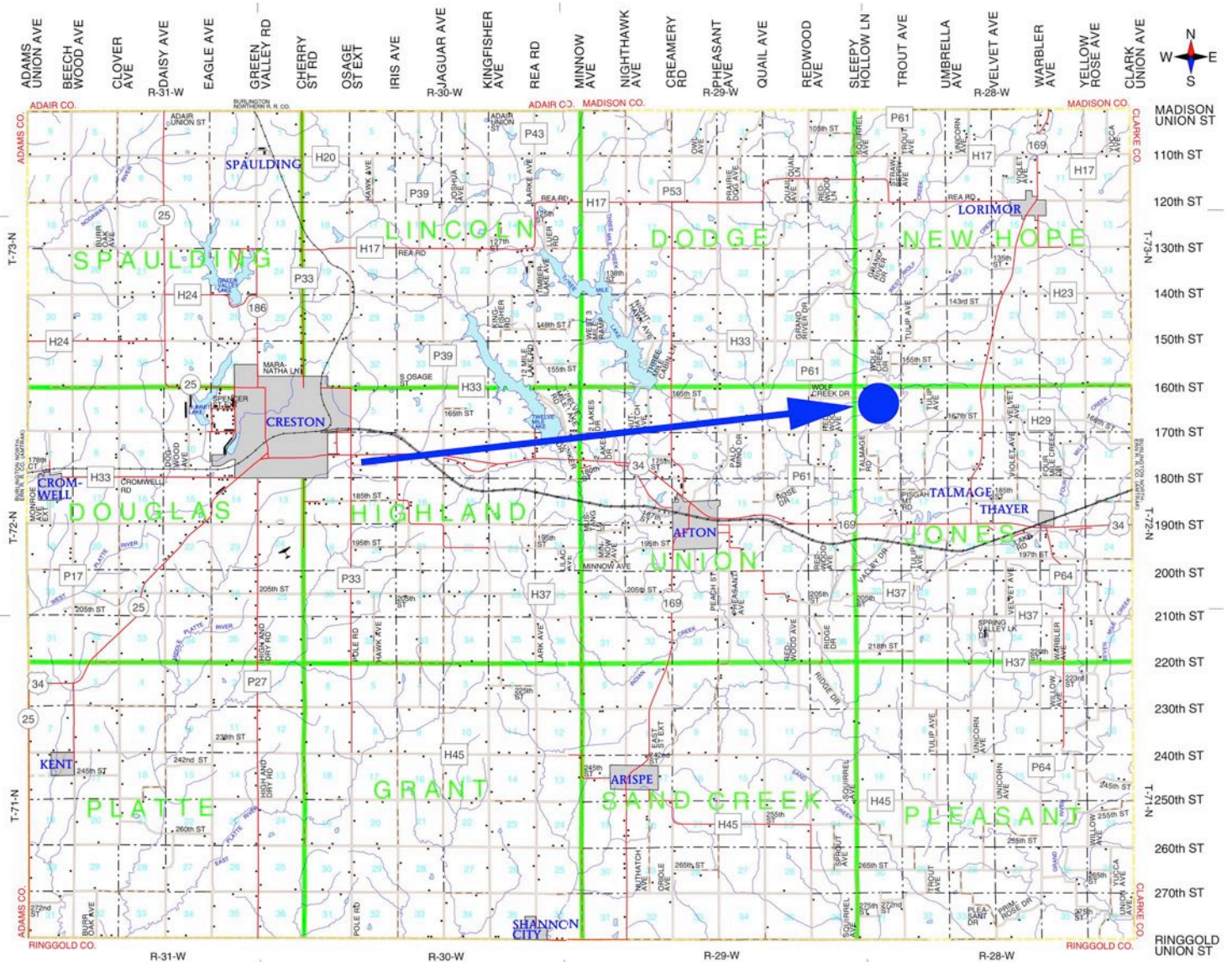




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UNION COUNTY



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