

Prospectus

Preferred Properties of Iowa, Inc.



Kiburz Fremont 232 Farm

231.6 Taxable Acres, More or Less

Madison Twp.

Fremont 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



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Kiburz Fremont 232 Farm 231.6 Taxable Acres M/L – Fremont Co.

PROPERTY DETAILS															
PRICE:	\$2,000,000.00		<p>Please note: The land is being sold with all mineral rights.</p>  												
TAXES:	\$6,422/year <i>Fremont Co. Treasurer</i>														
FOREST RESERVE:	12.19 Acres Enrolled in Forest Reserve – no property tax owed on these acres if maintained. It is possible to withdraw from this program.														
LAND USE:	FSA reports 229.92 total farmland acres with 212.67 effective tillable acres. <i>Fremont Co. FSA</i>														
CSR DATA:	CSR1- 71.5 CSR2- 84.7 <i>Surety Maps</i>														
FSA DATA:	<table><tr><td>CMDTY</td><td>BASE ACRES</td><td>PLCYLD</td></tr><tr><td>Wheat</td><td>11.5</td><td>35</td></tr><tr><td>Corn</td><td>89.90</td><td>143</td></tr><tr><td>Soybeans</td><td>39.30</td><td>49</td></tr></table> <i>Fremont Co. FSA</i>			CMDTY	BASE ACRES	PLCYLD	Wheat	11.5	35	Corn	89.90	143	Soybeans	39.30	49
CMDTY	BASE ACRES	PLCYLD													
Wheat	11.5	35													
Corn	89.90	143													
Soybeans	39.30	49													
POSSESSION:	Upon Closing, subject to farm tenancy														
TERMS:	Cash, payable at closing														
LOCATION:	Approx. 4 miles east of Hamburg on J64														
LEGAL DESC:	<i>Contact PPI</i>														
AGENT:	<i>Tom Miller – 712-621-1281</i>														
COMMENTS															
<p>Preferred Properties of Iowa, Inc., is proud to present the Kiburz Fremont 232 Farm, a highly tillable farm with fantastic soils and a great highway frontage location. This farm is a long-term high-quality investment; a farm you would be proud to own. This farm features big sweeping fields that offer tremendous yield potential. This is a high-quality farm that would likely cash rent well or it'd be great to farm yourself!</p> <p>Contact Listing Agent Tom Miller 712-621-1281 to schedule your showing today!</p>															

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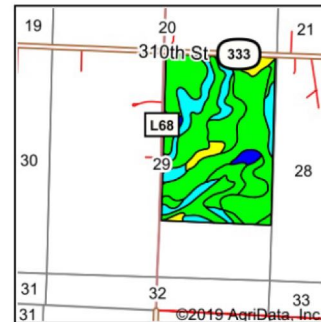
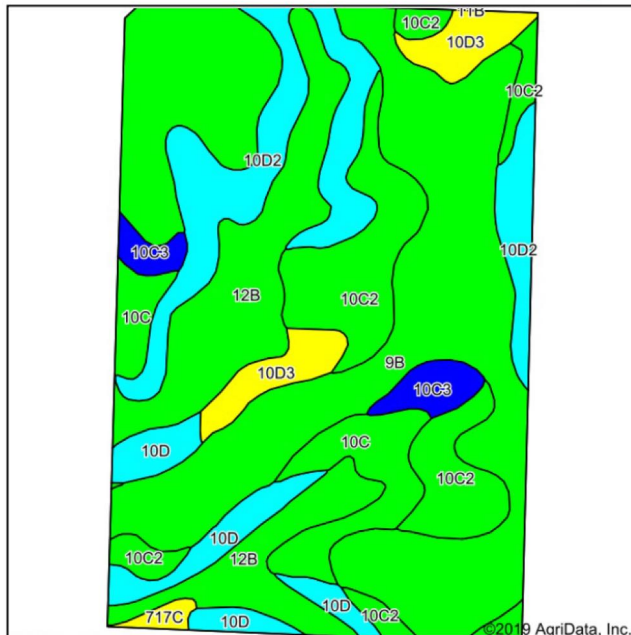
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Soils Map



State: **Iowa**
County: **Fremont**
Location: **29-67N-41W**
Township: **Madison**
Acres: **231.65**
Date: **4/18/2019**



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

Area Symbol: IA071, Soil Area Version: 25														
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
9B	Marshall silty clay loam, 2 to 5 percent slopes	92.92	40.1%		IIIe		232	6.5	67.3	4.2	7	95	85	86
12B	Napier silt loam, 2 to 5 percent slopes	35.33	15.3%		IIIe		230.4	6.5	66.8	4.1	6.9	93	77	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	31.20	13.5%		IIIe		211.2	5.9	61.2	3.8	6.3	86	63	74
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	28.40	12.3%		IIIe		177.6	5	51.5	3.2	5.3	60	53	71
10C	Monona silt loam, 5 to 9 percent slopes	14.31	6.2%		IIIe		216	6	62.6	3.9	6.5	89	65	89
10D	Monona silt loam, 9 to 14 percent slopes	12.51	5.4%		IIIe		164.8	4.6	47.8	3	4.9	63	55	85
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	9.95	4.3%		IIIe		171.2	4.8	49.6	3.1	5.1	53	50	52
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	5.77	2.5%		IIIe		200	5.6	58	3.6	6	79	60	55
717C	Napier-Gullied land complex, 2 to 10 percent slopes	1.26	0.5%		IIIe	IVe	88	2.5	25.5	1.6	2.6	55	5	10
Weighted Average							213.5	6	61.9	3.8	6.4	84.7	71.5	*n 80.2

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

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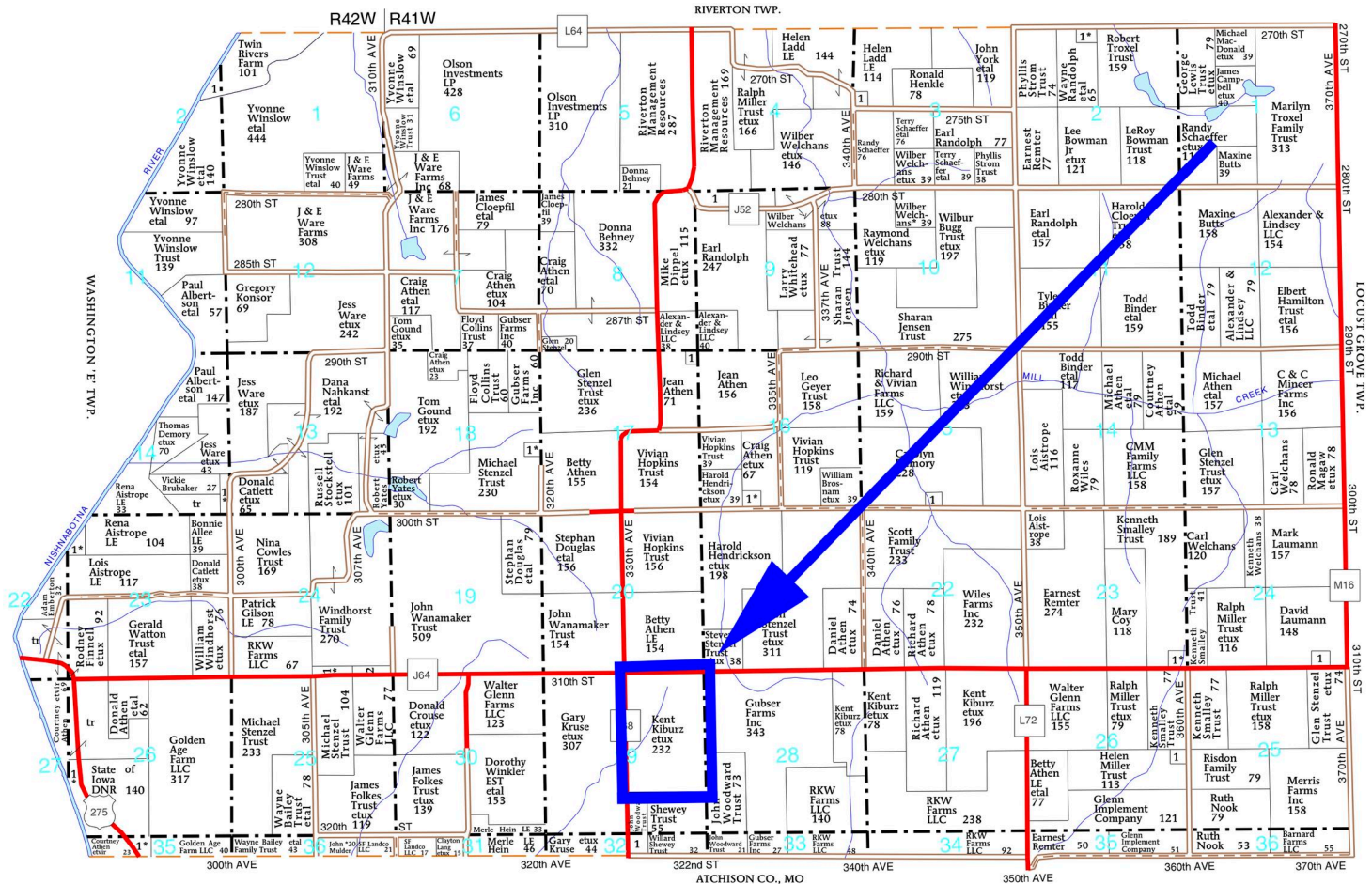
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T-67-N

MADISON PLAT
(Landowners)



R-41-42-W



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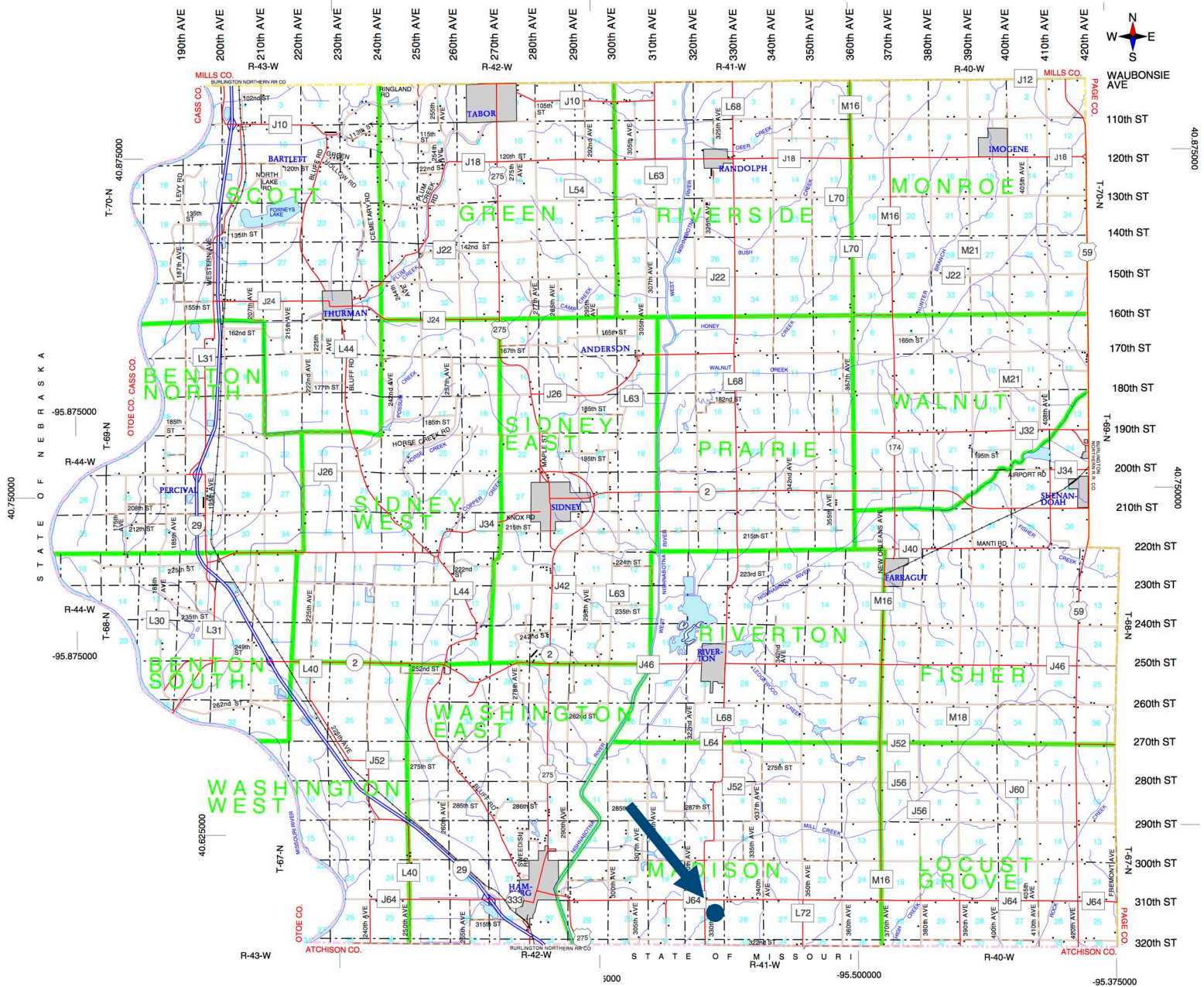
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Fremont County, Iowa



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