

# ***Prospectus***

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



## **Thielen 160 Farm**

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

### **Edna Twp.**

### **Cass 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

**Thielen 160 Farm**

**161.14 Taxable Acres M/L – Cass County, IA**

PROPERTY DETAILS																						
PRICE:	\$880,000																					
TAXES:	\$3,034/year  Cass Co. Treasurer																					
LAND USE:	FSA shows 155.94 farmland acres, with 140.81 cropland acres, all of which are in CRP. Cass Co. FSA																					
FSA DATA:	<table><tr><th>Crop</th><th>Base Ac</th><th>PLCYId</th><th>CRP</th></tr><tr><td colspan="4"><u>Red Ac</u></td></tr><tr><td>Oats</td><td>0</td><td>0</td><td>2.3</td></tr><tr><td>Corn</td><td>0</td><td>0</td><td>21.3</td></tr><tr><td>Soybeans</td><td>0</td><td>0.</td><td>102.3</td></tr></table> Cass Co. FSA		Crop	Base Ac	PLCYId	CRP	<u>Red Ac</u>				Oats	0	0	2.3	Corn	0	0	21.3	Soybeans	0	0.	102.3
Crop	Base Ac	PLCYId	CRP																			
<u>Red Ac</u>																						
Oats	0	0	2.3																			
Corn	0	0	21.3																			
Soybeans	0	0.	102.3																			
CRP DATA:	\$33,280 in annual CRP income, as follows: • 140.81 acres x \$236.35/acre = \$33,280.44, expiring in 2025 Cass Co. FSA																					
CSR DATA:	CSR- 49.5 CSR2- 53                      Surety Maps																					
POSSESSION:	Upon Closing, subject to farm lease agreement																					
TERMS:	Cash, payable at closing																					
LOCATION:	Northwest of Youngstown Road (Adams- Cass St.) & 690 <sup>th</sup> Street intersection near Cumberland, IA																					
LEGAL DESCRIPTION:	The Southeast Quarter of Section 33, Township 74 North, Range 35 West of the 5 <sup>th</sup> P.M., subject to and together with any and all easements, covenants and restrictions of record and more as particularly described by the abstracts.																					
AGENT:	Tom Miller                      (712) 621-1281																					
COMMENTS																						
If you are in the market for strong and stable income, great recreation and hunting potential and a great place to get away from it all, then look no further, you’ve found it! <b>\$33,280.44</b> annual income through 2025 makes this farm a great investment! The potential exists to re-enroll the farm at the end of the 2025 time-frame, or you can earn fantastic farm income from it as well! Cass County land typically sells very well and this has been a great producer over the years. This excellent property is farmer owned and well-maintained. This farm also features a highway location. Give Listing Agent Tom Miller a call to schedule your private showing today at 712-621-1281!																						

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161.14 Taxable Acres M/L – Cass County, IA  
Aerial Map



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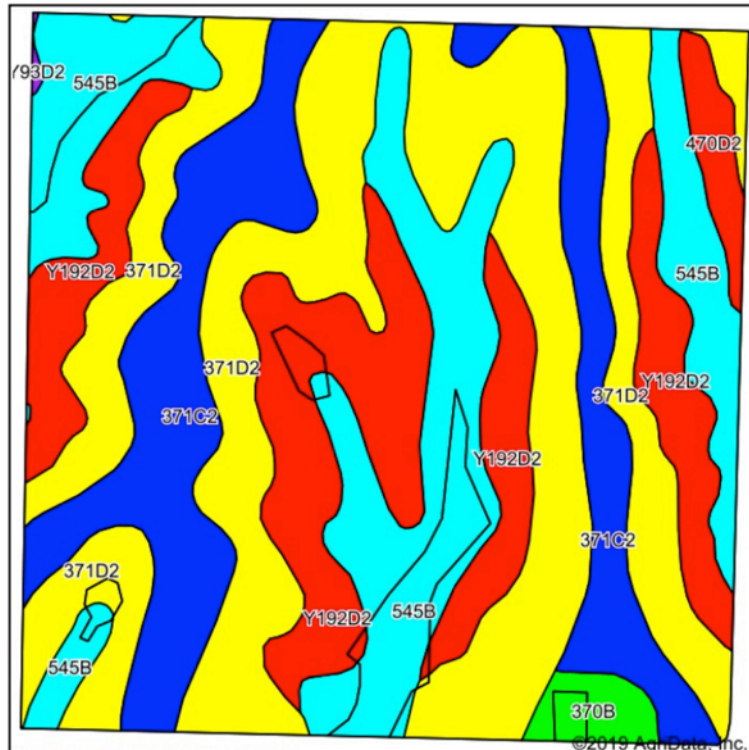


# Prospectus

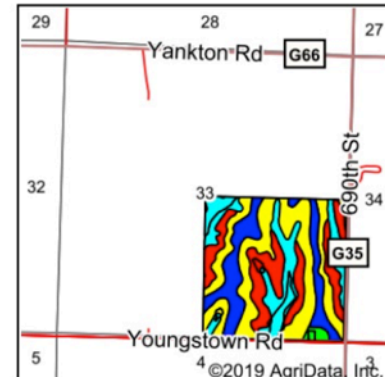
Thielen 160 Farm

161.14 Taxable Acres M/L – Cass County, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Cass  
Location: 33-74N-35W  
Township: Edna  
Acres: 155.93  
Date: 2/21/2019



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA029, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	57.97	37.2%		IIIe	164.8	4.6	47.8	3	4.9	55	47	78	78	53
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	32.97	21.1%		Ile	177.6	3.7	51.5	3.2	5.3	63	57	9	7	0
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	31.61	20.3%		IVe	108.8	2.8	31.6	2	3.3	16	28	53	53	29
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	28.26	18.1%		IIIe	204.8	5.7	59.4	3.7	6.1	78	69	72	72	45
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	2.62	1.7%		IVe	134.4	3.5	39	2.4	4	27	35	58	58	34
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.37	1.5%		Ile	225.6	6.3	65.4	4.1	6.8	91	80	93	93	65
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.13	0.1%		IIIe	139.2	3.6	40.4	2.5	4.2	35	35	60	60	37
Weighted Average						163.8	4.3	47.5	3	4.9	53	49.5	*n 57.1	*n 56.7	*n 35.3

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

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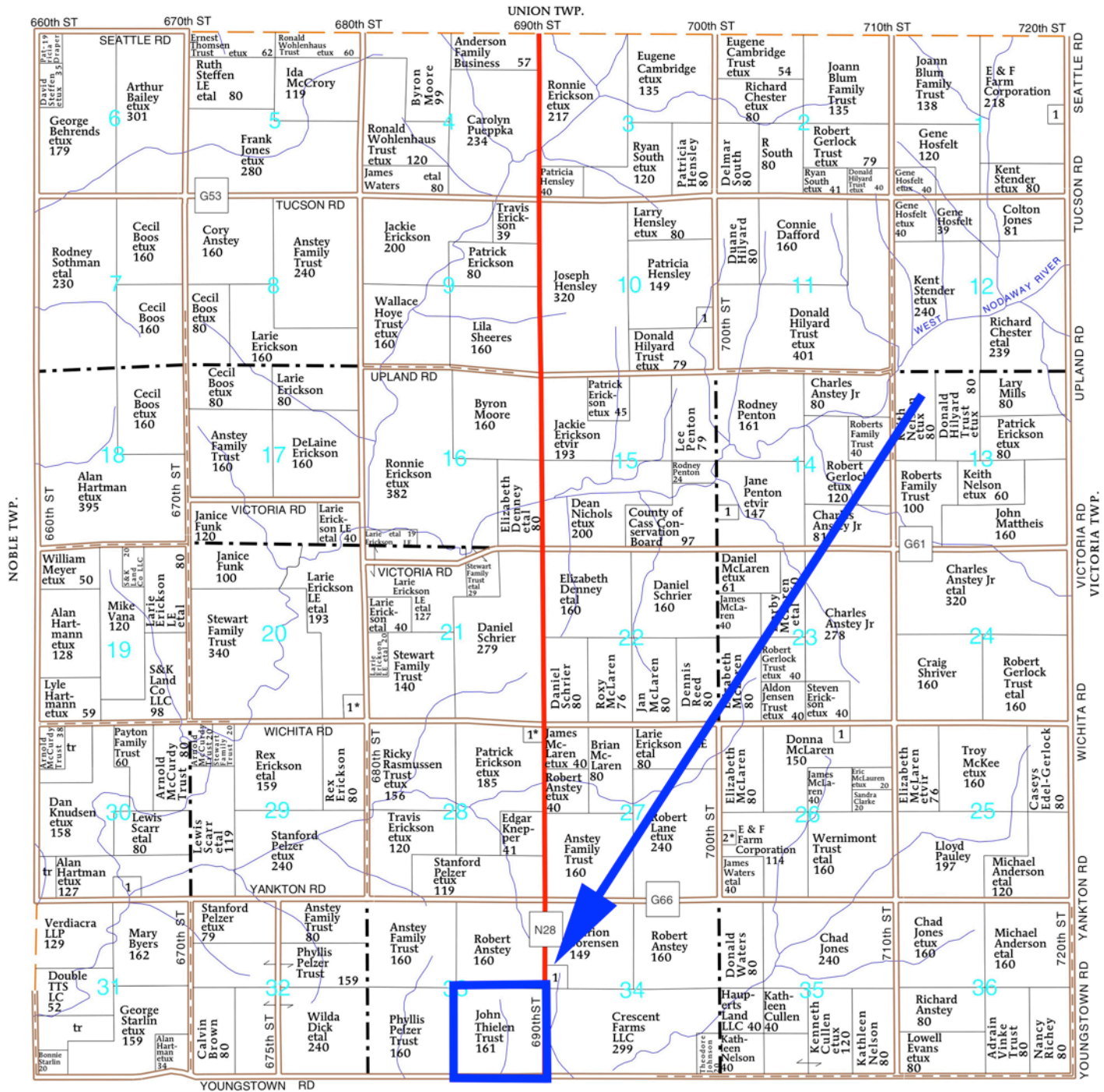
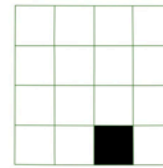
**161.14 Taxable Acres M/L – Cass County, IA**

**T-74-N**

**EDNA PLAT**

(Landowners)

**R-35-W**



ADAMS CO.

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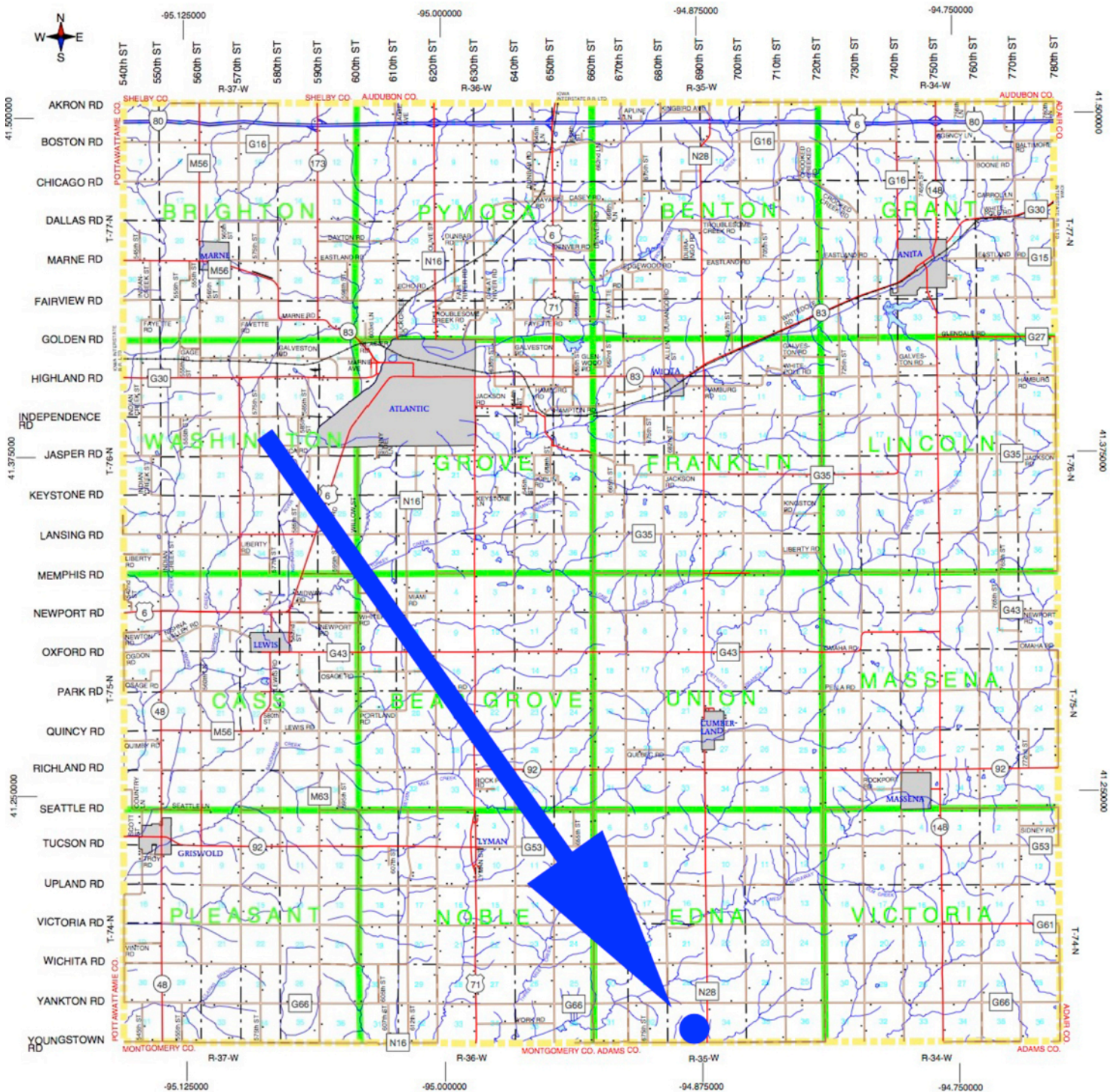
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### CASS COUNTY



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