

Prospectus

Preferred Properties of Iowa, Inc.



Morenz 195 Farm

195.49 Taxable Acres, More or Less

Athens Twp.

Ringgold 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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Morenz 195 Farm

195.49 Taxable Acres M/L – Ringgold County, IA

PROPERTY DETAILS			
PRICE:	\$610,000		
TAXES:	\$2,590/year <i>Ringgold Co. Treasurer</i>		
LAND USE:	FSA shows 193.53 farmland acres, with 154.12 acres of cropland. There are 20.11 effective cropland acres and 134.01 acres in CRP. <i>Ringgold Co. FSA</i>		
FSA DATA:	<u>Crop</u> Corn	<u>Base Ac</u> 20.01	<u>PLC Yield</u> 81 <i>Ringgold Co. FSA</i>
CSR DATA:	CSR2- 45.2		<i>Surety Maps</i>
CRP INCOME:	\$23,022 in annual CRP income, as follows: •79.42 acres @ \$180.41/acre for \$14,328, expiring in 09/2025 •54.59 acres @ \$159.26/acre for \$8,694, expiring in 09/2025 <i>Ringgold Co. FSA</i>		
POSSESSION:	Upon Closing, subject to farm lease agreement		
TERMS:	Cash, payable at closing		
LOCATION:	Approximately 4 miles south of Hwy 2 on P64, southeast of Mt. Ayr, Iowa		
LEGAL DESCRIPTION:	<i>See Addendum</i>		
AGENT:	Tom Miller (712) 621-1281		
COMMENTS			
Presenting the Morenz 195 Farm.			
Call Tom today at (712)621-1281 to schedule an appointment to view this farm.			

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TRACT A- Aerial Map



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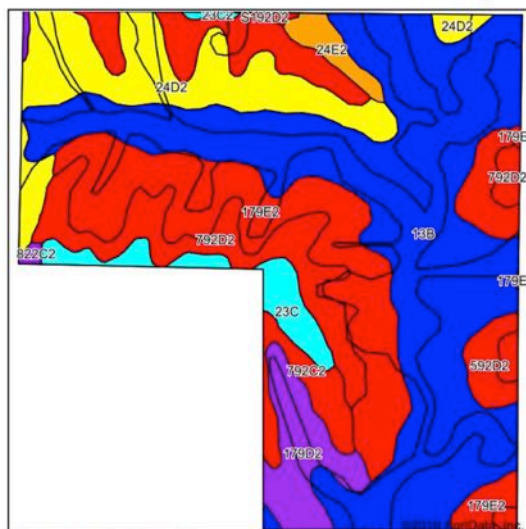
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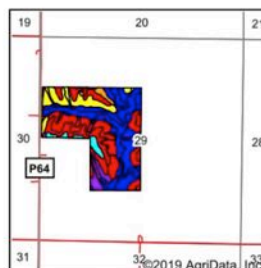
Morenz 195 Farm

195.49 Taxable Acres M/L – Ringgold County, IA

TRACT A Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Ringgold
Location: 29-68N-28W
Township: Athens
Acres: 116.78
Date: 5/1/2019



Maps Provided By:
surety
CUSTOMER ONLINE SUPPORT
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Area Symbol: IA159, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
13B	Olmits-Zook-Humeston complex, 0 to 5 percent slopes	47.33	40.5%	Blue	IIIe	80	1.7	23.2	1.4	2.4	78	59	81
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	19.53	16.7%	Red	IVe	139.2	3.9	40.4	2.5	4.2	24	33	56
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	14.54	12.5%	Yellow	IIIe	168	4.7	48.7	3	5	51	48	62
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	10.62	9.1%	Red	IVe	88	2.5	25.5	1.6	2.6	7	13	51
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.56	4.8%	Purple	IVe	163.2	4.6	47.3	2.9	4.9	38	43	59
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	5.42	4.6%	Red	IIIe	0	0	0	0	0	29		60
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	4.30	3.7%	Red	IVe	88	2.3	25.5	1.6	2.6	10	5	56
23C	Arispe silty clay loam, 5 to 9 percent slopes	3.82	3.3%	Cyan	IIIe	80	2.1	23.2	1.4	2.4	66	55	82
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.08	2.6%	Red	IIIe	123.2	3.4	35.7	2.2	3.7	24	27	53
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.72	1.5%	Orange	IVe	144	4	41.8	2.6	4.3	40	38	59
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.41	0.4%	Purple	IIIe	129.6	3.4	37.6	2.3	3.9	31	30	65
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	0.26	0.2%	Red	IVe	0	0	0	0	0	9		58
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	0.19	0.2%	Cyan	IIIe	80	2.1	23.2	1.4	2.4	62	50	82
Weighted Average						104.2	2.7	30.2	1.9	3.1	49.7	•	*n 67.6
													*n 67.6
													*n 46.8

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

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TRACT B- Aerial Map



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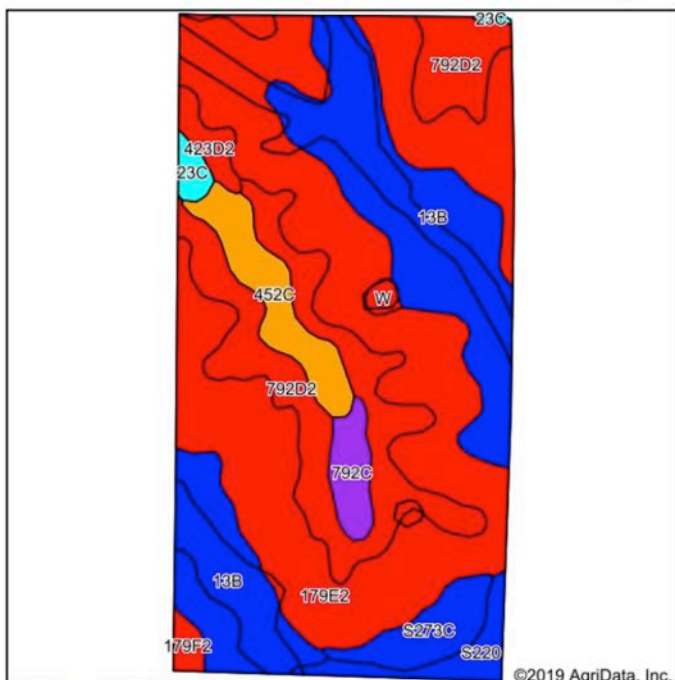
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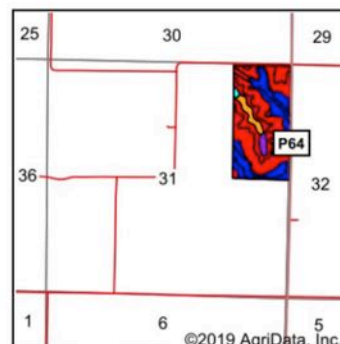
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TRACT B Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Ringgold
Location: 31-68N-28W
Township: Athens
Acres: 76.74
Date: 5/1/2019



Maps Provided By:



Area Symbol: IA159, Soil Area Version: 24															
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
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	32.97	43.0%		Vle	139.2	3.9	40.4	2.5	4.2	24	33	56	56	40
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	18.58	24.2%		Ilw	80	1.7	23.2	1.4	2.4	78	59	81	81	58
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	12.94	16.9%		IVe	88	2.5	25.5	1.6	2.6	7	13	51	51	30
452C	Lineville silt loam, 5 to 9 percent slopes	3.60	4.7%		Ille	80	2.1	23.2	1.4	2.4	48	36	76	76	35
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	2.45	3.2%		Ille	0	0	0	0	0	77		86	86	64
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.75	2.3%		Ilw	0	0	0	0	0	77		83	83	63
792C	Armstrong loam, 5 to 9 percent slopes	1.63	2.1%		Ille	128	3.6	37.1	2.3	3.8	35	31	65	65	51
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.32	1.7%		IVe	97.6	2.5	28.3	1.8	2.9	6	13	60	60	35
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.65	0.8%		Ille	80	2.1	23.2	1.4	2.4	66	55	82	82	50
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	0.53	0.7%		Vle	115.2	3.2	33.4	2.1	3.5	12	13	49	49	31
W	Water	0.32	0.4%			0	0	0	0	0	0	0		0	0
Weighted Average						103.6	2.8	30.1	1.9	3.1	38.3	~	*n 63.9	*n 63.9	*n 43.7

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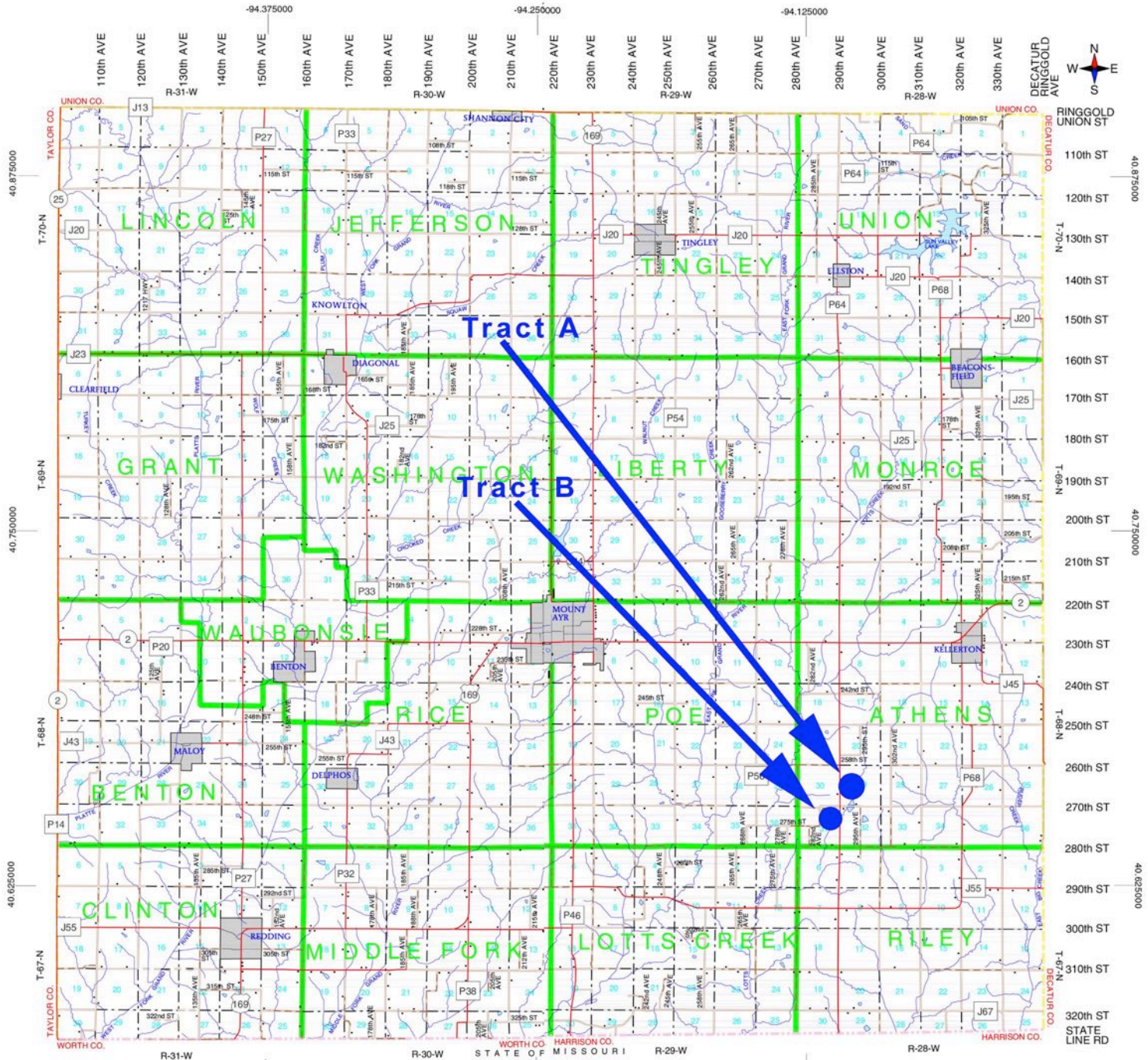
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Ringgold County



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