

Prospectus

Preferred Properties of Iowa, Inc.



Fremi 40 Farm

40 Taxable Acres, More or Less

Nodaway Twp.

Adams 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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FremI 40 Farm 40 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS									
PRICE:	\$158,000								
TAXES:	\$646/year <i>Adams Co. Treasurer</i>								
LAND USE:	FSA shows 38.33 farmland acres, with 26.11 acres of cropland, all of which are enrolled in CRP. <i>Adams-Union Co. FSA</i>								
FSA DATA:	<table><tr><th>Crop</th><th>Base Ac</th><th>PLC Yld.</th><th>CRP Red.</th></tr><tr><td>Corn</td><td>0.0</td><td>0</td><td>4.9</td></tr></table> <i>Adams-Union Co. FSA</i>	Crop	Base Ac	PLC Yld.	CRP Red.	Corn	0.0	0	4.9
Crop	Base Ac	PLC Yld.	CRP Red.						
Corn	0.0	0	4.9						
CSR DATA:	CSR- 45.7 CSR2- 49.6 <i>Surety Maps</i>								
CRP INCOME:	\$2,565 in annual CRP income, as follows: •26.11 acres @ \$98.25/acre for \$2,565, expiring in 09/2019. <i>Adams-Union Co. FSA</i>								
POSSESSION:	Upon Closing								
TERMS:	Cash, payable at closing								
LOCATION:	Approximately 5 miles west of Corning on US Hwy 34, then south 2½ miles on Fig Avenue								
LEGAL DESCRIPTION:	<i>See Addendum</i>								
AGENT:	Brennan Kester (515) 450-6030								



COMMENTS
Presenting the Freml 40 Farm. This 40-acre tract is located southwest of Brooks and northwest of Nodaway in some prime hunting territory. The farm currently offers CRP that's set to expire at the end of 2019 with options to convert back to row crop, seed to hay or reseed to CRP when programs open back up. A nice ridge sits on the north side of the property for a place to put a cabin for a weekend paradise with fantastic views! Don't miss the opportunity to own an affordable tract of land with endless hunting and possibilities!
Call Brennan today at (515) 450-6030 for more information.



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Aerial Map



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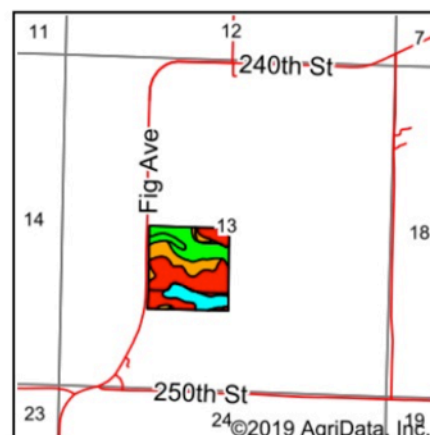
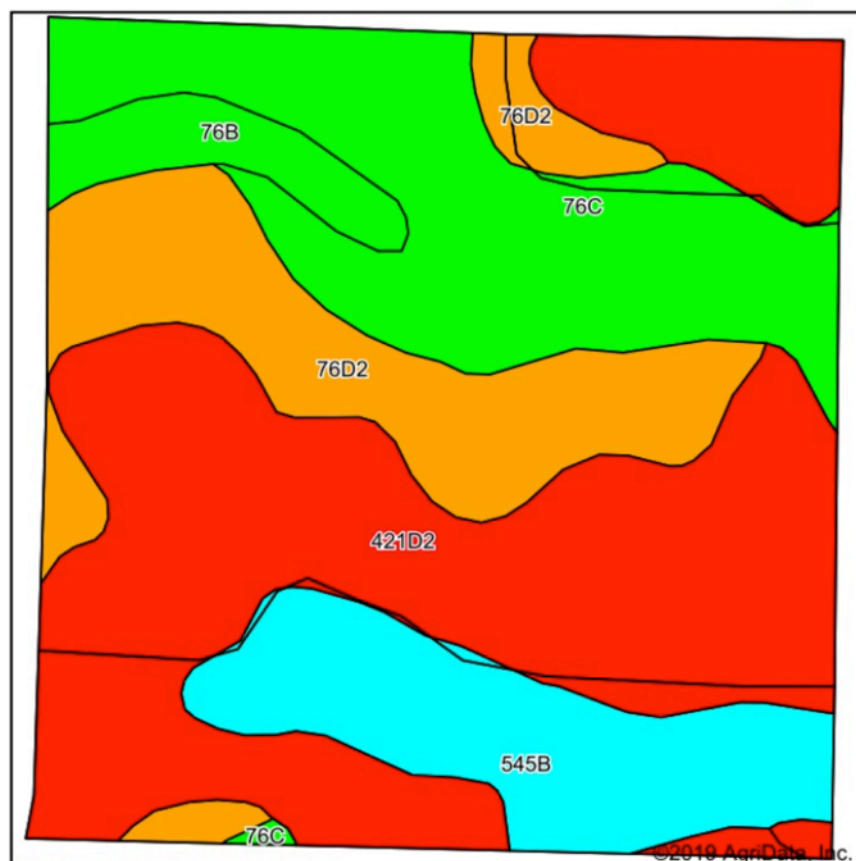
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Soils Map



State: **Iowa**
 County: **Adams**
 Location: **13-71N-35W**
 Township: **Nodaway**
 Acres: **38.32**
 Date: **5/10/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 30

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
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	16.74	43.7%		IVe	131.2	3.4	38	2.4	3.9	28	28	57	57	38
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	8.16	21.3%		IIle	196.8	5.5	57.1	3.5	5.9	80	67	79	79	61
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	6.80	17.7%		IIle	163.2	4.6	47.3	2.9	4.9	49	52	61	61	45
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	5.06	13.2%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0
76B	Ladoga silt loam, 2 to 5 percent slopes	1.45	3.8%		Ile	212.8	6	61.7	3.8	6.4	86	82	82	82	63
179F	Gara loam, 18 to 25 percent slopes	0.11	0.3%		VIle	120	3.4	34.8	2.2	3.6	18	15	64	64	35
Weighted Average						160	4.2	46.4	2.9	4.8	49.6	45.7	*n 57	*n 56.8	*n 40.1

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

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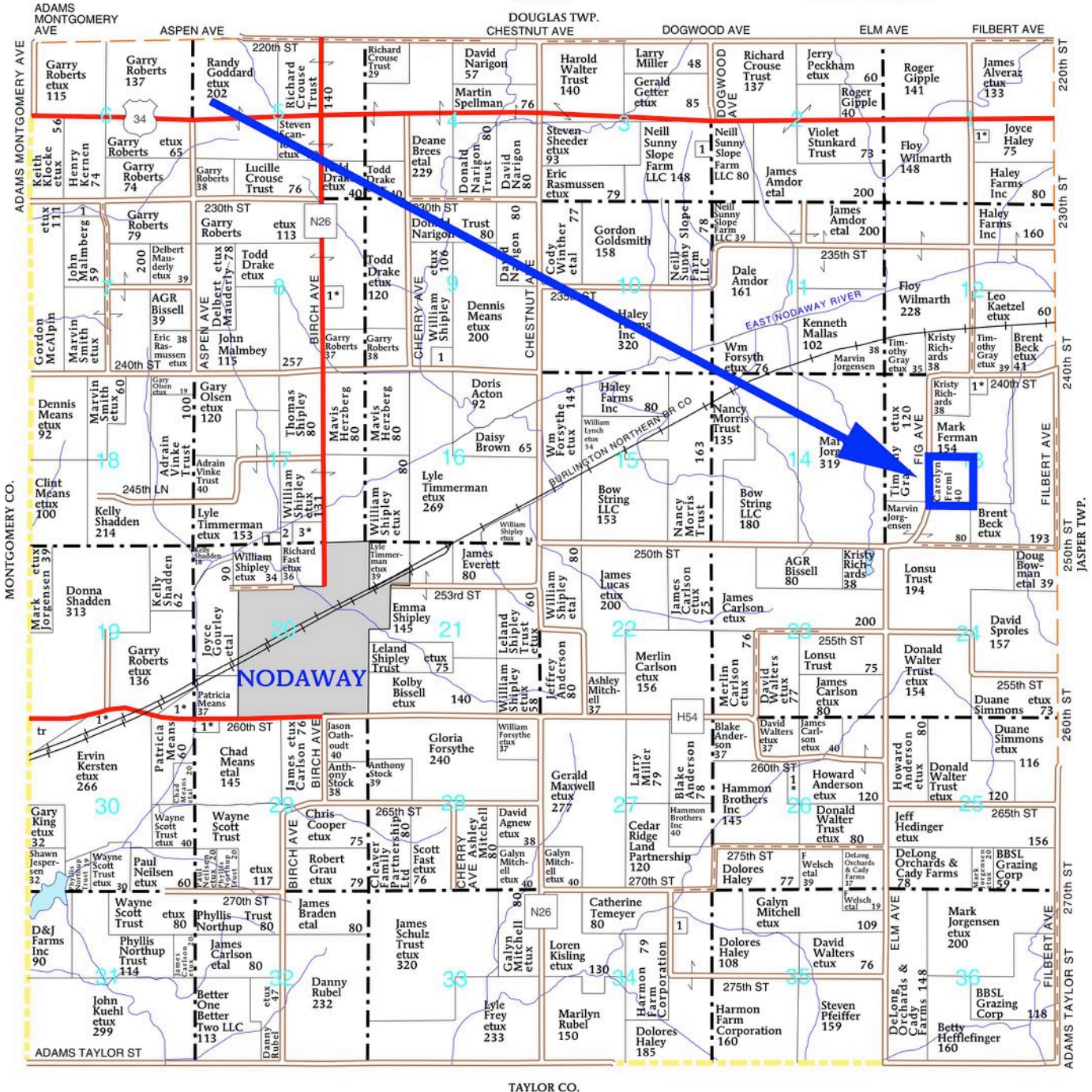
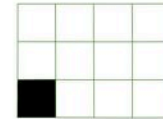
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T-71-N

NODAWAY PLAT

(Landowners)

R-35-W



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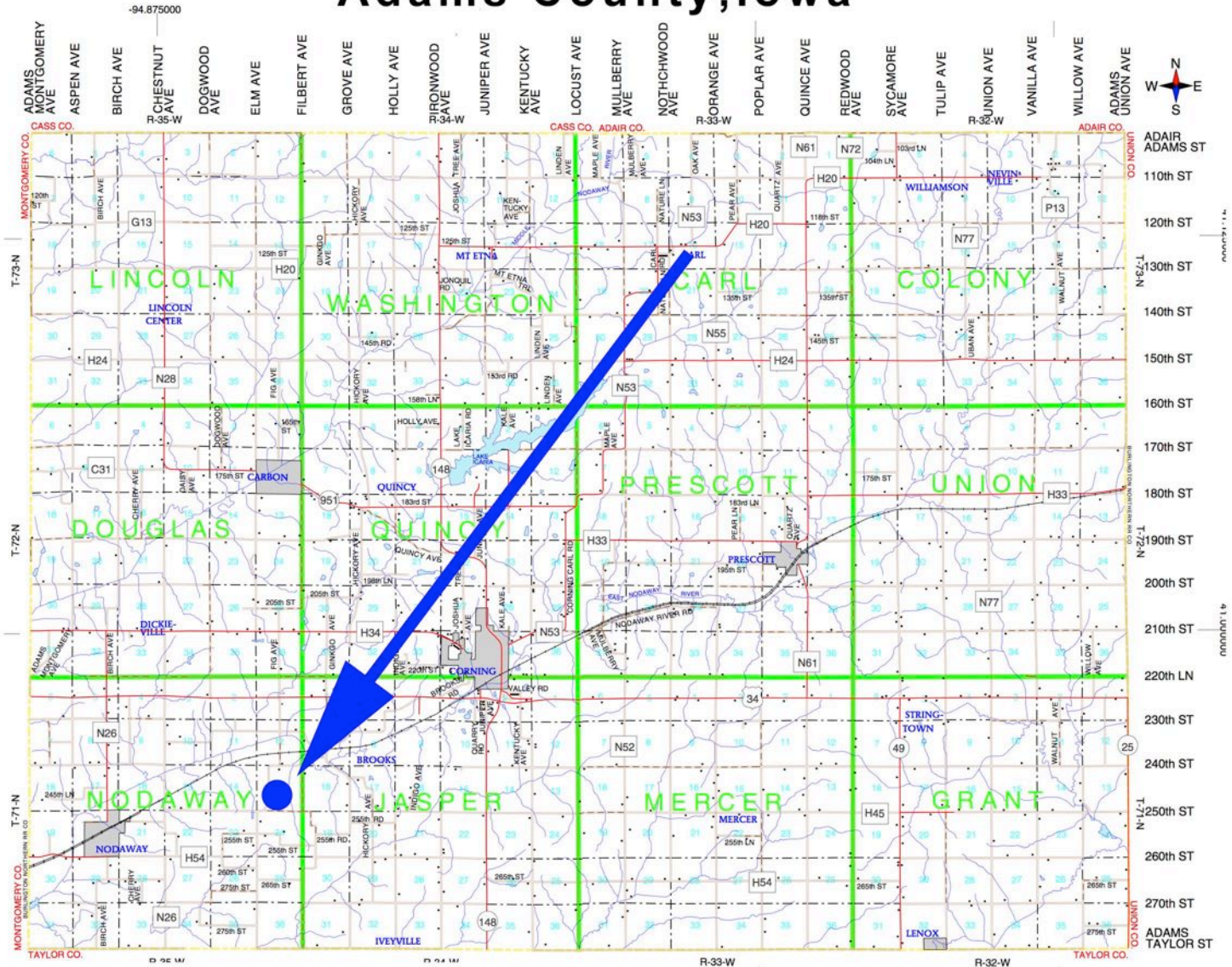
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Adams County, Iowa



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