

Prospectus

Preferred Properties of Iowa, Inc.



Hoskins 74 Farm

74 Acres, More or Less

Washington Township

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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Hoskins 74 Farm 74 Acres M/L – Adams County, IA

PROPERTY DETAILS		
PRICE:	\$265,000	
TAXES:	As the home has recently been separated from this farm, taxes are yet to be determined.	
LAND USE:	FSA shows 75.07 farmland acres, with 22.4 acres of cropland. <i>Adams-Union Co. FSA</i>	
CSR DATA:	CSR2- 56.5 <i>Surety Maps</i>	
POSSESSION:	Upon Closing	
TERMS:	Cash, payable at closing	
LOCATION:	North from Corning on Hwy. 148 to 125 th Street (H20), then east to Kale Avenue. Turn north on Kale to 110th Street, then east about 1 mile. Farm is on north side of 110 th St.	
LEGAL DESCRIPTION:	<i>See Addendum</i>	
AGENT:	Tom Miller (712) 621-1281	
COMMENTS		
Presenting the Hoskins 74 Farm.		
Call Tom today at (712) 621-1281 for more information or to see this farm.		

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Aerial Map



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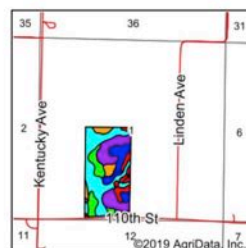
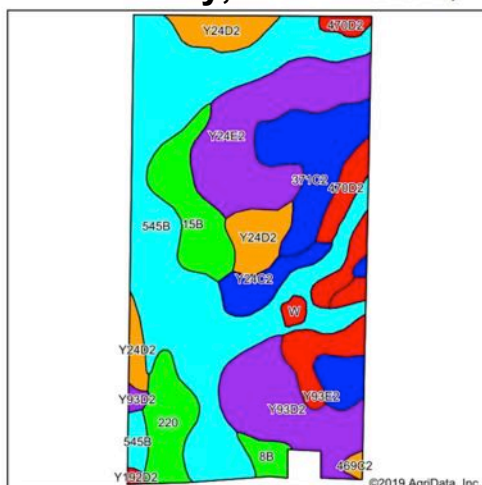
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Hoskins 74 Farm 74 Acres M/L – Adams County, IA

Soils Map



State: Iowa
County: Adams
Location: 1-73N-34W
Township: Washington
Acres: 74.08
Date: 5/28/2019



Map Provided By
surety
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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	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	% NCCPI Overall	% NCCPI Corn
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	26.43	35.7%		lie	177.6	3.7	51.5	3.2	5.3	63	52	9	7
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	9.61	13.0%		IVe	0	0	0	0	0	35		64	64
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	7.63	10.3%		lie	168	4.7	48.7	3	5	78	64	74	74
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	7.26	9.8%		lie	0	0	0	0	0	35		60	60
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.14	6.9%		lie	0	0	0	0	0	49		68	68
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	4.56	6.2%		lie	184	3.9	53.4	3.3	5.5	82	64	87	87
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	3.47	4.7%		liw	211.2	5.9	61.2	3.8	6.3	82	85	96	96
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.21	4.3%		IVe	134.4	3.5	39	2.4	4	26	25	60	60
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	2.78	3.8%		IVe	0	0	0	0	0	28		54	54
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.11	2.8%		lie	0	0	0	0	0	73		70	70
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	1.02	1.4%		lie	230.4	6.5	66.8	4.1	6.9	93	82	90	90
W	Water	0.41	0.6%			0	0	0	0	0	0	0		0
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	0.27	0.4%		lie	160	3.4	46.4	2.9	4.8	44	30	56	56
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.18	0.2%		IVe	0	0	0	0	0	16		53	53
Weighted Average						111.5	2.6	32.3	2	3.3	56.5		57.4	57.4

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

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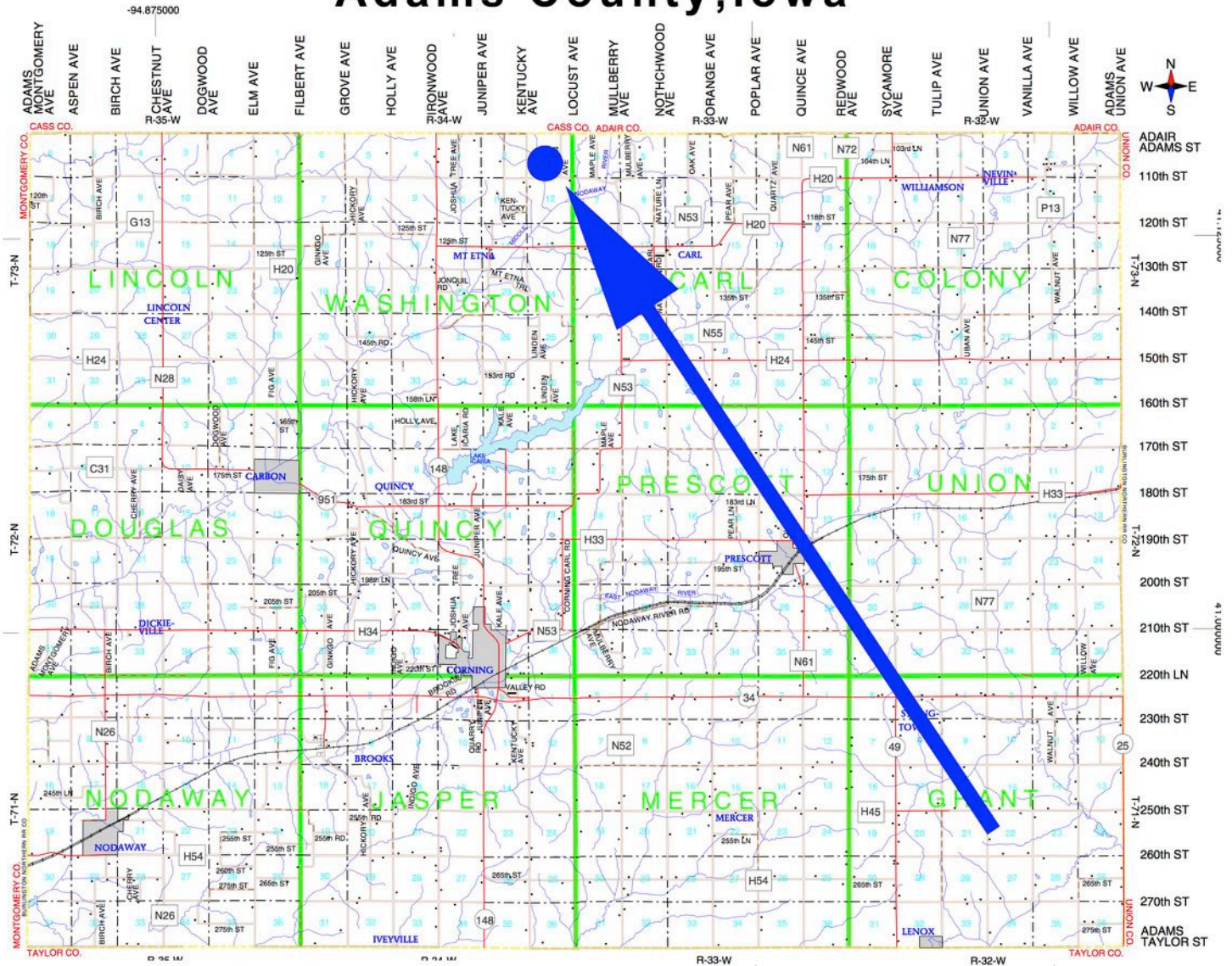
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