

Prospectus

Preferred Properties of Iowa, Inc.



Smith 80 Farm

76.89 Taxable Acres, More or Less

Dayton Twp.

Wright 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



preferredpropertiesofiowa.com

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Smith 80 Farm 76.89 Taxable Acres M/L – Wright County, IA

PROPERTY DETAILS			
PRICE:	\$750,000		
TAXES:	\$2324/year <i>Wright Co. Treasurer</i>		
LAND USE:	FSA shows 76.88 farmland acres, with 73.56 acres of cropland, of which 11.3 acres are enrolled in CRP. <i>Wright Co. FSA</i>		
FSA DATA:	<u>Crop</u>	<u>Base Ac</u>	<u>PLC Yld.</u>
	Corn	52.6	170
	<i>Wright Co. FSA</i>		
CSR DATA:	CSR- 76 CSR2- 80.7 <i>Surety Maps</i>		
CRP INCOME:	\$2,735 in annual CRP income, as follows: •11.3 acres @ \$242/acre for \$2,735, expiring in 09/2033. <i>Wright Co. FSA</i>		
POSSESSION:	Upon Closing		
TERMS:	Cash, payable at closing		
LOCATION:	About 3 miles east of Eagle Grove on 265 th Street, on the north side of the road		
LEGAL DESCRIPTION:	<i>See Addendum</i>		
AGENT:	Tom Miller (712) 621-1281		
COMMENTS			
Presenting the Smith 80 Farm.			
Call Tom today at (712) 621-1281 for more information.			

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.



preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Smith 80 Farm

76.89 Taxable Acres M/L – Wright County, IA

Aerial Map



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.



preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

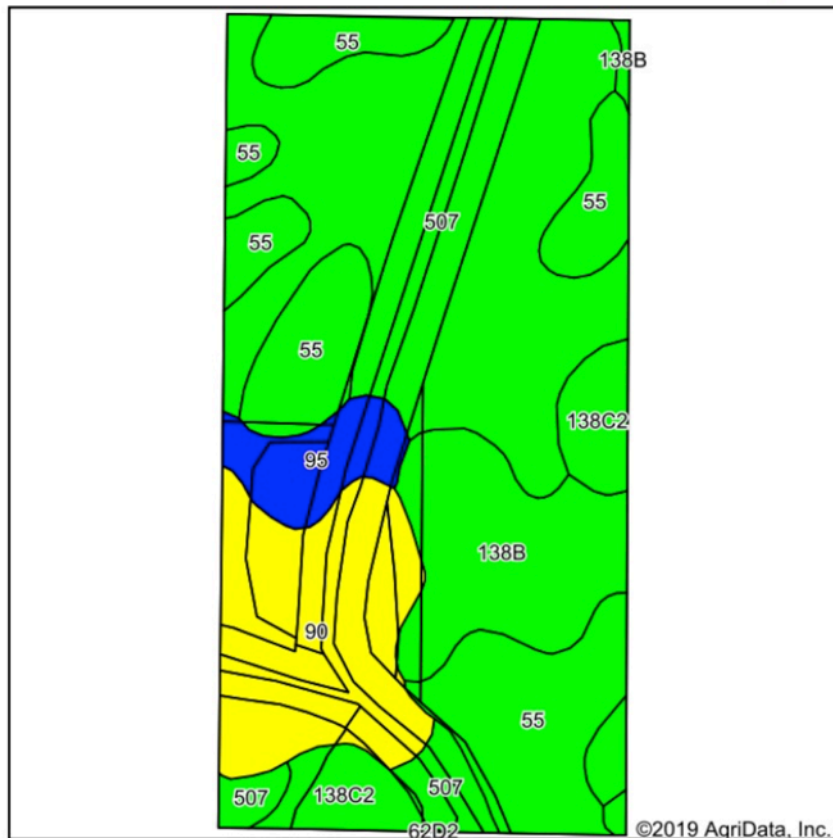
500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

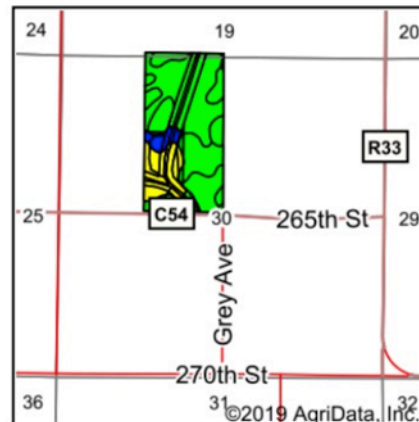
Prospectus

Smith 80 Farm

76.89 Taxable Acres M/L – Wright County, IA
Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wright**
Location: **30-91N-25W**
Township: **Dayton**
Acres: **76.87**
Date: **5/28/2019**



Maps Provided By:



Area Symbol: IA197, Soil Area Version: 25

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
507	Canisteo clay loam, 0 to 2 percent slopes	30.14	39.2%		Ilw	224	4.7	65	4	6.7	84	78	79	70	12
55	Nicollet clay loam, 1 to 3 percent slopes	17.04	22.2%		Iw	233.6	6.1	67.7	4.2	7	89	88	82	82	41
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	11.72	15.2%		Illw	177.6	3.7	51.5	3.2	5.3	55	59	78	75	7
138B	Clarion loam, 2 to 6 percent slopes	10.01	13.0%		Ile	225.6	6.3	65.4	4.1	6.8	89	80	83	81	54
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.56	5.9%		Ille	204.8	5.7	59.4	3.7	6.1	83	63	65	61	44
95	Harps clay loam, 0 to 2 percent slopes	3.40	4.4%		Ilw	198.4	4.2	57.5	3.6	6	72	62	77	69	12
Weighted Average						217	5.1	62.9	3.9	6.5	80.7	76	*n 79.1	*n 74.3	*n 25

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

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

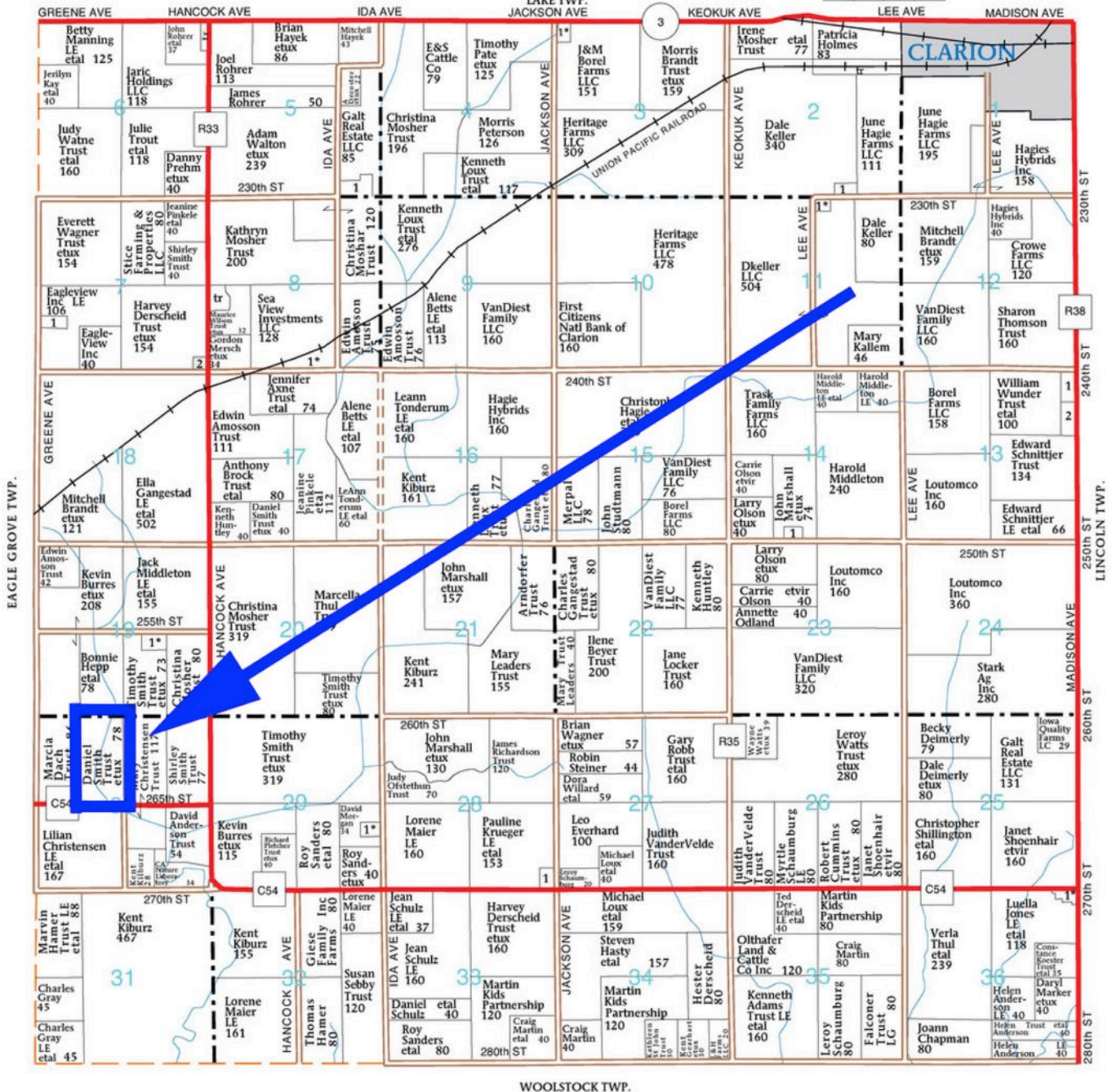
Smith 80 Farm

76.89 Taxable Acres M/L – Wright County, IA

T-91-N

DAYTON PLAT

R-25-W



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.

preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

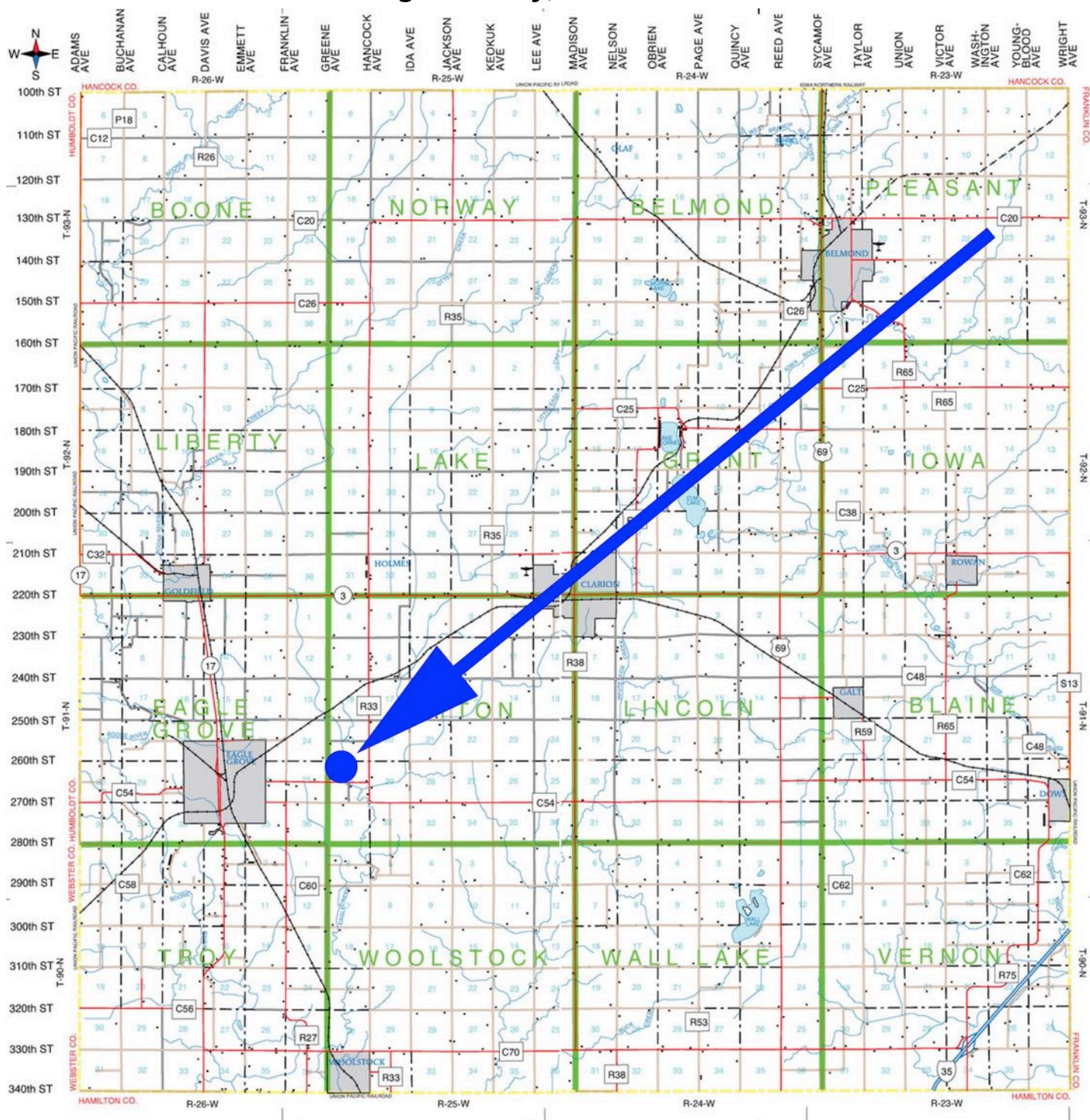
©2009 - Preferred Properties of Iowa



Prospectus

Smith 80 Farm

76.89 Taxable Acres M/L – Wright County, IA



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.



preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Smith 80 Farm 76.89 Taxable Acres M/L – Wright County, IA



Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

**Smith 80 Farm
76.89 Taxable Acres M/L – Wright County,**



Preferred Properties of Iowa, Inc.
500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa