

Prospectus

Preferred Properties of Iowa, Inc.



Reising Farm

113.8 Taxable Acres More or Less

Jefferson Twp.

Taylor 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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Reising Farm 113.8 Taxable Acres M/L – Taylor County, IA

PROPERTY DETAILS														
PRICE:	\$493,000.00 \$425,000.00													
TAXES:	\$2,068/year <i>Taylor Co. Treasurer</i>													
LAND USE:	FSA shows 114.74 farmland acres, with 91.20 effective cropland acres. <i>Taylor County FSA</i>													
FSA DATA:	<table><tr><td>Crop</td><td>Base Acres</td><td>PLC Yield</td></tr><tr><td>CORN</td><td>36.40</td><td>107</td></tr><tr><td>SOYBEANS</td><td>51.20</td><td>38</td></tr><tr><td>TOTAL</td><td>87.60</td><td></td></tr></table> <i>Taylor County FSA</i>		Crop	Base Acres	PLC Yield	CORN	36.40	107	SOYBEANS	51.20	38	TOTAL	87.60	
Crop	Base Acres	PLC Yield												
CORN	36.40	107												
SOYBEANS	51.20	38												
TOTAL	87.60													
CSR DATA:	CSR2- 57.8 <i>Surety Maps</i>													
POSSESSION:	Upon Closing, subject to farm lease agreement													
TERMS:	Cash, payable at closing													
LOCATION:	Approximately ½ mile south of Blockton, Iowa, along county pavement (Taygold Avenue) in Jefferson Township of Taylor County													
LEGAL DESCRIPTION:	<i>See Addendum</i>													
AGENT:	Tom Miller (712) 621-1281													
COMMENTS														
Presenting the Reising Farm-- If you are in the market for a row crop farm, this nice parcel is waiting for your consideration. This tract of land in Southern Iowa could make a nice addition to other land in your portfolio or a nice farm for your first land purchase. This parcel offers income from cash rent of the cropland acres if the buyer should so decide, as well as possibilities for some great deer and turkey hunting. Call Tom today at 712-621-1281 to schedule an appointment to view this parcel and discuss the possibilities for this fine farm in southwest Iowa.														

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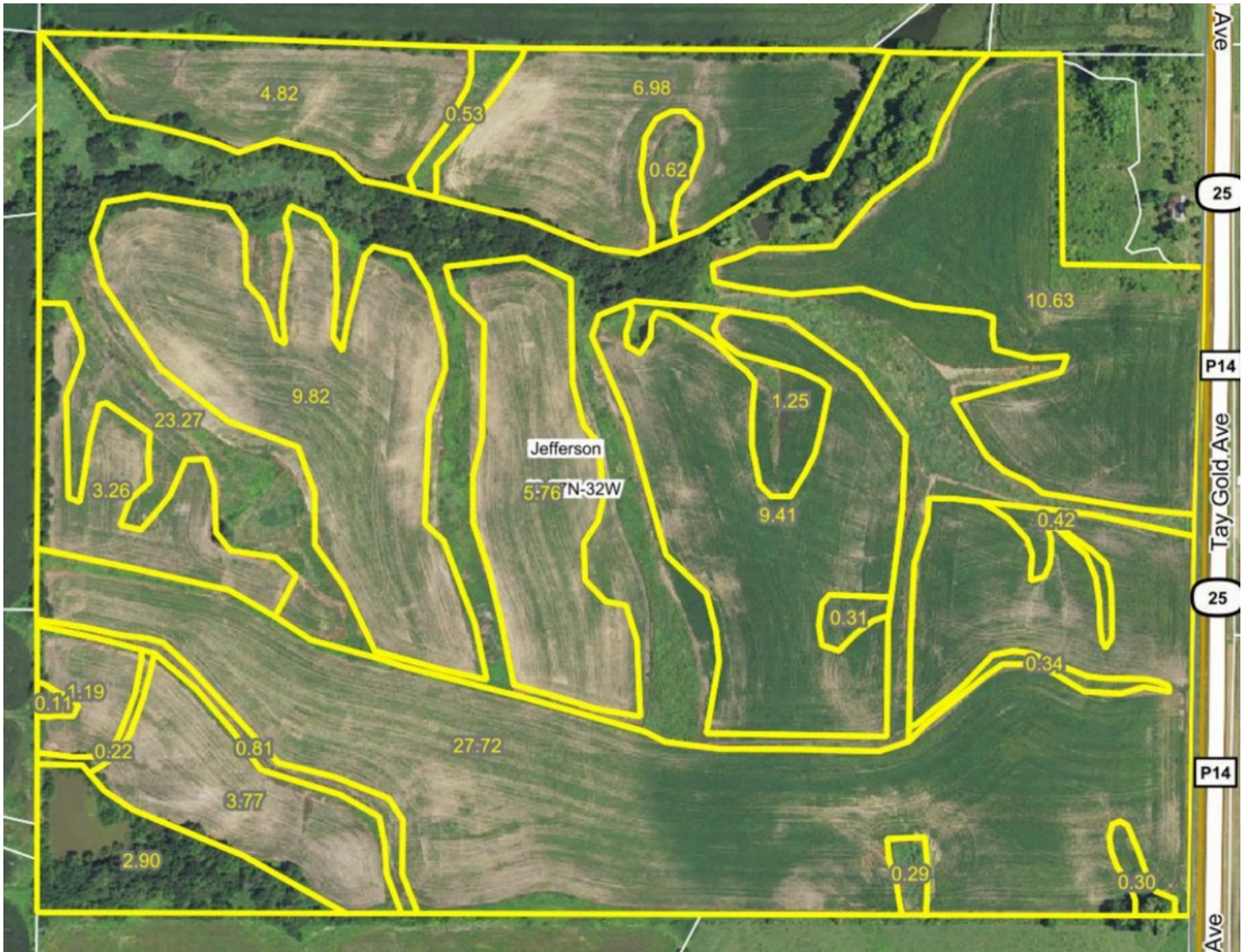
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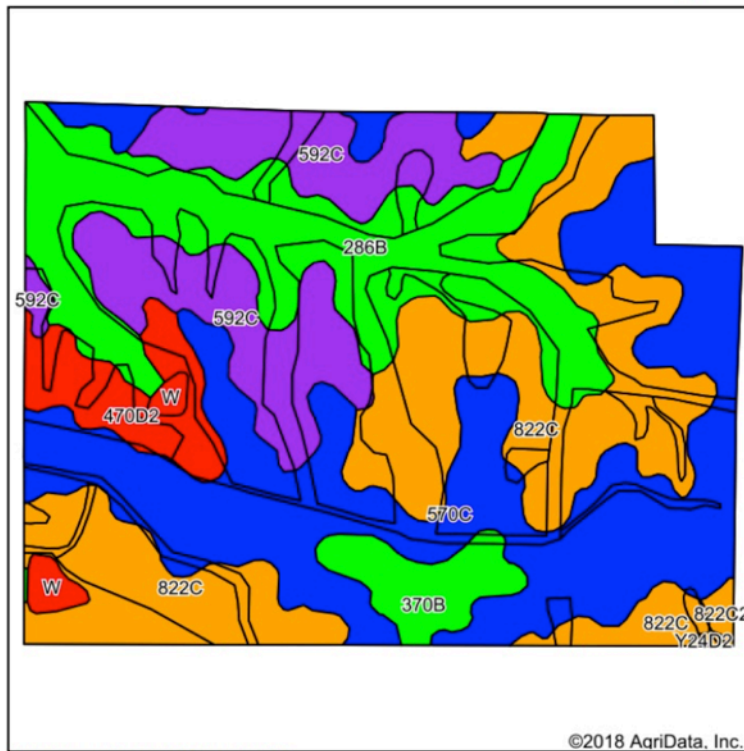
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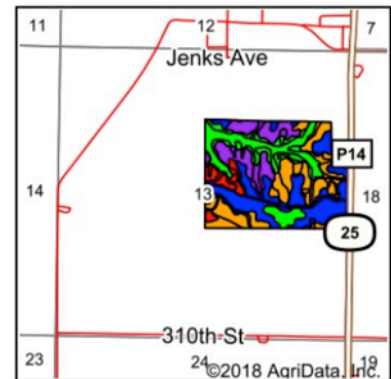
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Taylor**
 Location: **13-67N-32W**
 Township: **Jefferson**
 Acres: **114.73**
 Date: **12/21/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA173, Soil Area Version: 29															
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
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	35.58	31.0%		IIIe	192	5.4	55.7	3.5	5.8	71	69	97	97	64
822C	Lamoni silty clay loam, 5 to 9 percent slopes	29.56	25.8%		IIIe	134.4	3.5	39	2.4	4	43	35	68	68	28
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	22.35	19.5%		IIw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
592C	Mystic silt loam, 5 to 9 percent slopes	16.49	14.4%		IIIe	120	3.1	34.8	2.2	3.6	33	25	66	66	23
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	5.11	4.5%		IVe	134.4	3.5	39	2.4	4	24	25	59	59	41
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.93	3.4%		IIe	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
W	Water	1.16	1.0%			0	0	0	0	0	0	0		0	0
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.46	0.4%		IIIe	129.6	3.4	37.6	2.3	3.9	40	30	56	56	39
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.09	0.1%		IIIe	0	0	0	0	0	49		68	68	43
Weighted Average						167.7	4.3	48.6	3	5	57.8	-	*n 81.3	*n 81.3	*n 42.6

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

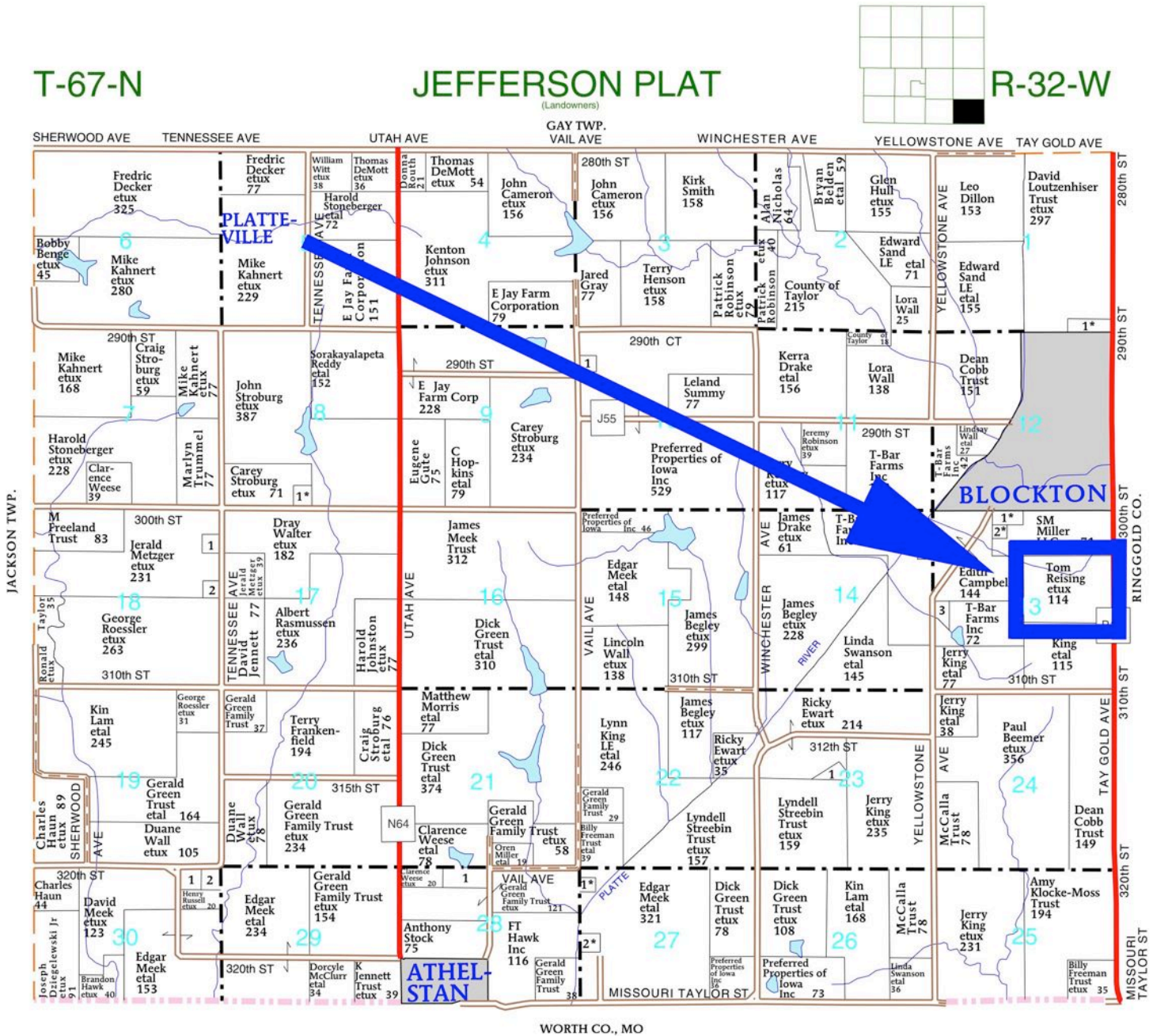
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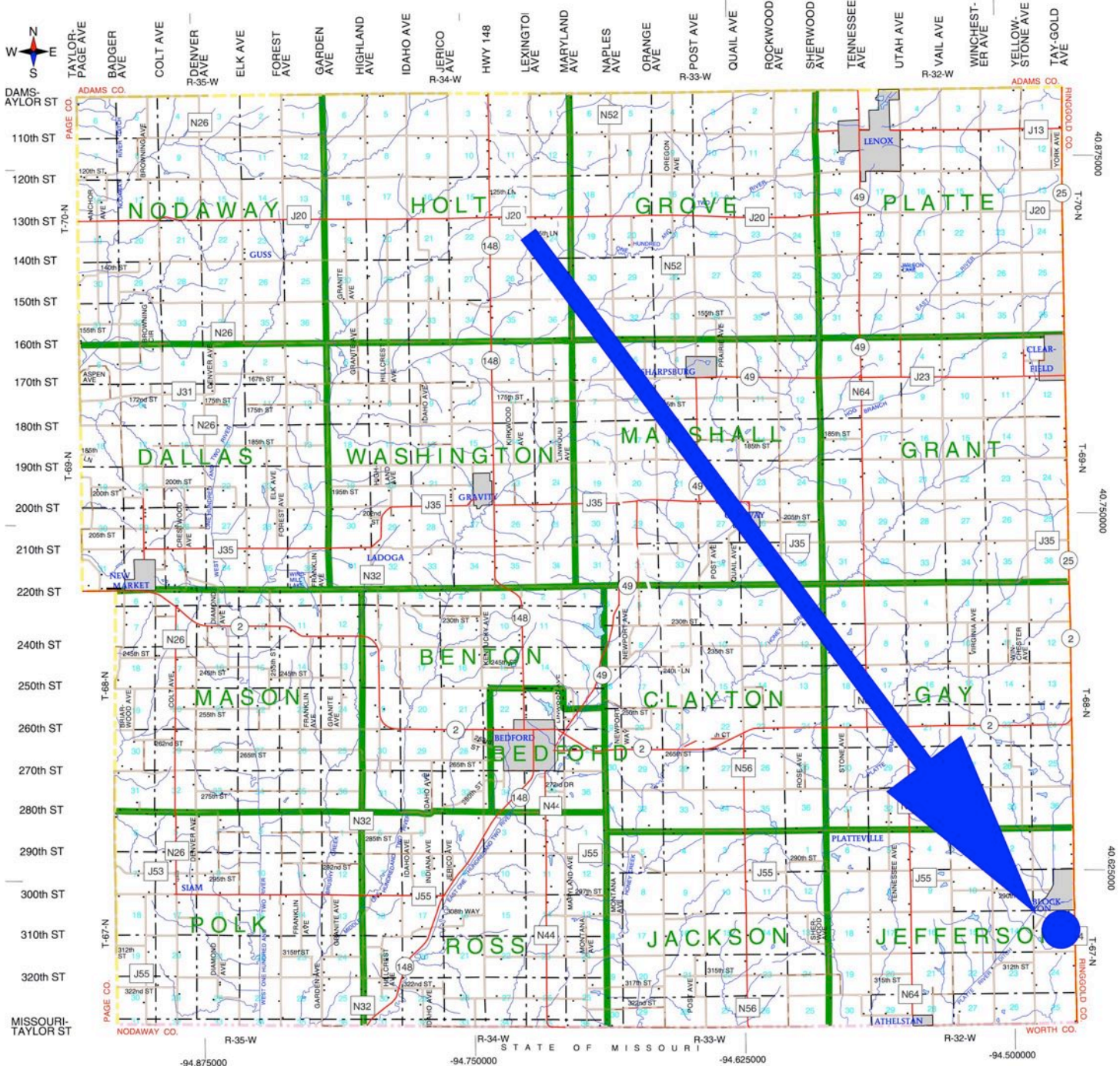


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