

Prospectus

Preferred Properties of Iowa, Inc.

Grundman Pasture

39 Taxable Acres, More or Less

Carl 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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Grundman Pasture 39 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS		
PRICE:	\$148,000	
TAXES:	\$412/year <i>Adams Co. Treasurer</i>	
LAND USE:	FSA shows 38.62 acres of pasture land. <i>Adams-Union Co. FSA</i>	
CSR DATA:	CSR2- 41.7 <i>Surety Maps</i>	
POSSESSION:	Upon Closing, subject to farm lease agreements	
TERMS:	Cash, payable at closing	
LOCATION:	North of Prescott on the west side of Poplar Avenue, about midway between 150th and 160 th .	
LEGAL DESCRIPTION:	<i>See Addendum</i>	
AGENT:	Tom Miller (712) 621-1281	
COMMENTS		
Presenting the Grundman Pasture.		
Call Tom today at (712)621-1281for more information.		

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Aerial Map



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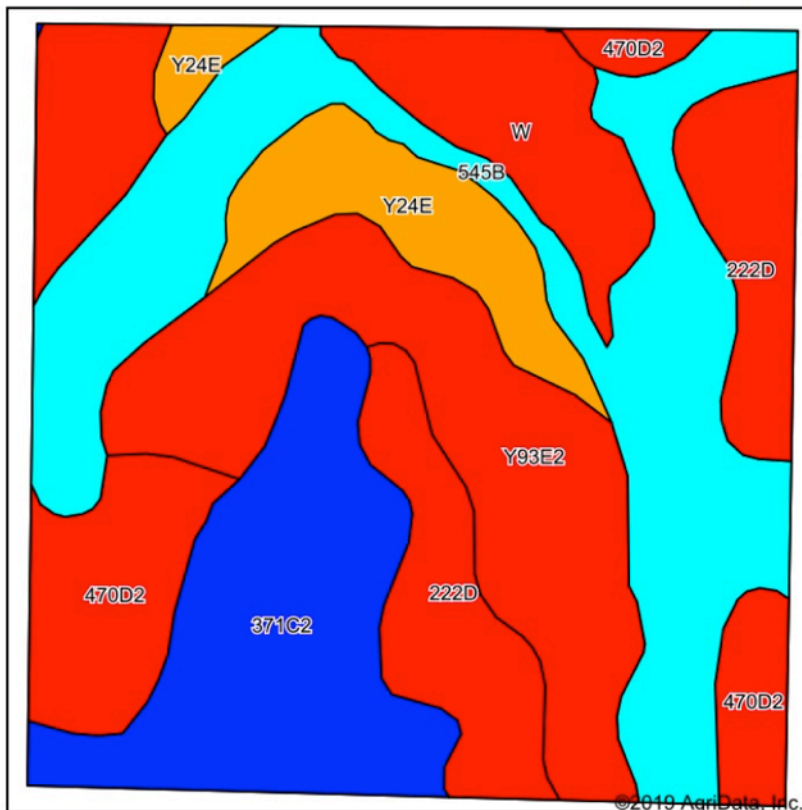
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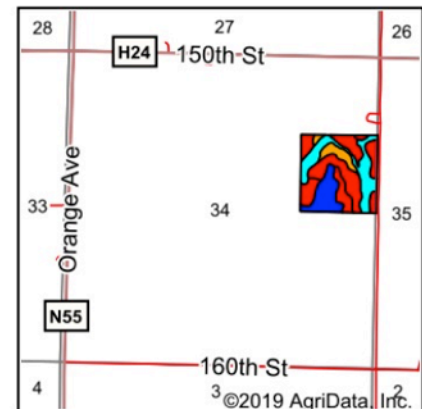
Grundman Pasture

39 Taxable Acres M/L – Adams County, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Adams
Location: 34-73N-33W
Township: Carl
Acres: 38.62
Date: 6/27/2019



Maps Provided By:



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
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	9.60	24.9%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	6.93	17.9%		IVe	0	0	0	0	0	28		54	54	34
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	6.26	16.2%		IIle	168	4.7	48.7	3	5	78	64	74	74	45
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	5.43	14.1%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
222D	Clarinda silty clay loam, 9 to 14 percent slopes	4.75	12.3%		IVw	116.8	2.5	33.9	2.1	3.5	13	15	57	57	16
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	2.95	7.6%		IVe	0	0	0	0	0	41		77	77	52
W	Water	2.70	7.0%			0	0	0	0	0	0	0		0	0
Weighted Average						104.6	2.5	30.3	1.9	3.1	41.7	*-	*n 45.3	*n 44.8	*n 24.7

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

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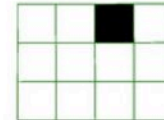
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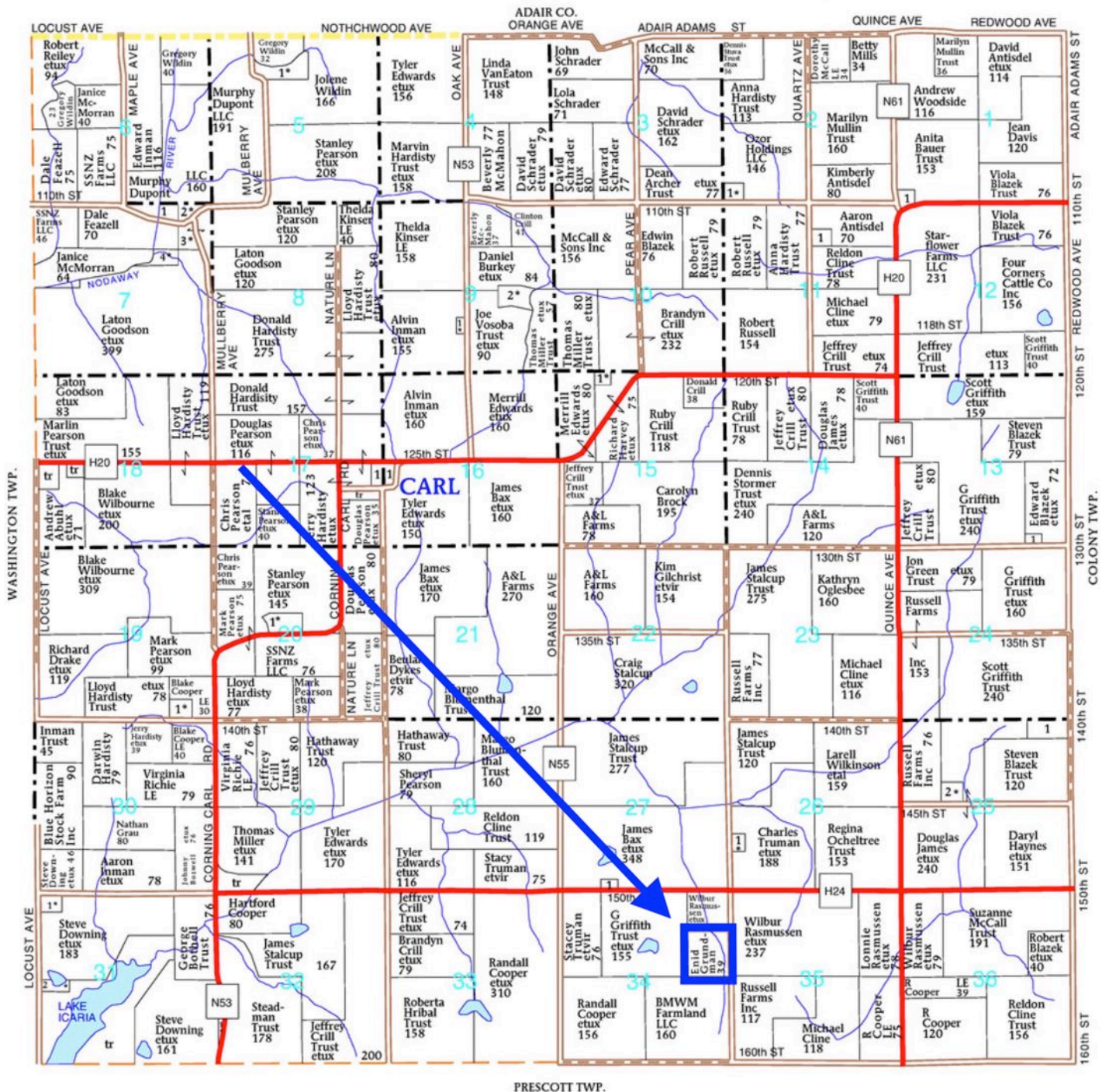
T-73-N

CARL PLAT

(Landowners)



R-33-W



PRESCOTT TWP.

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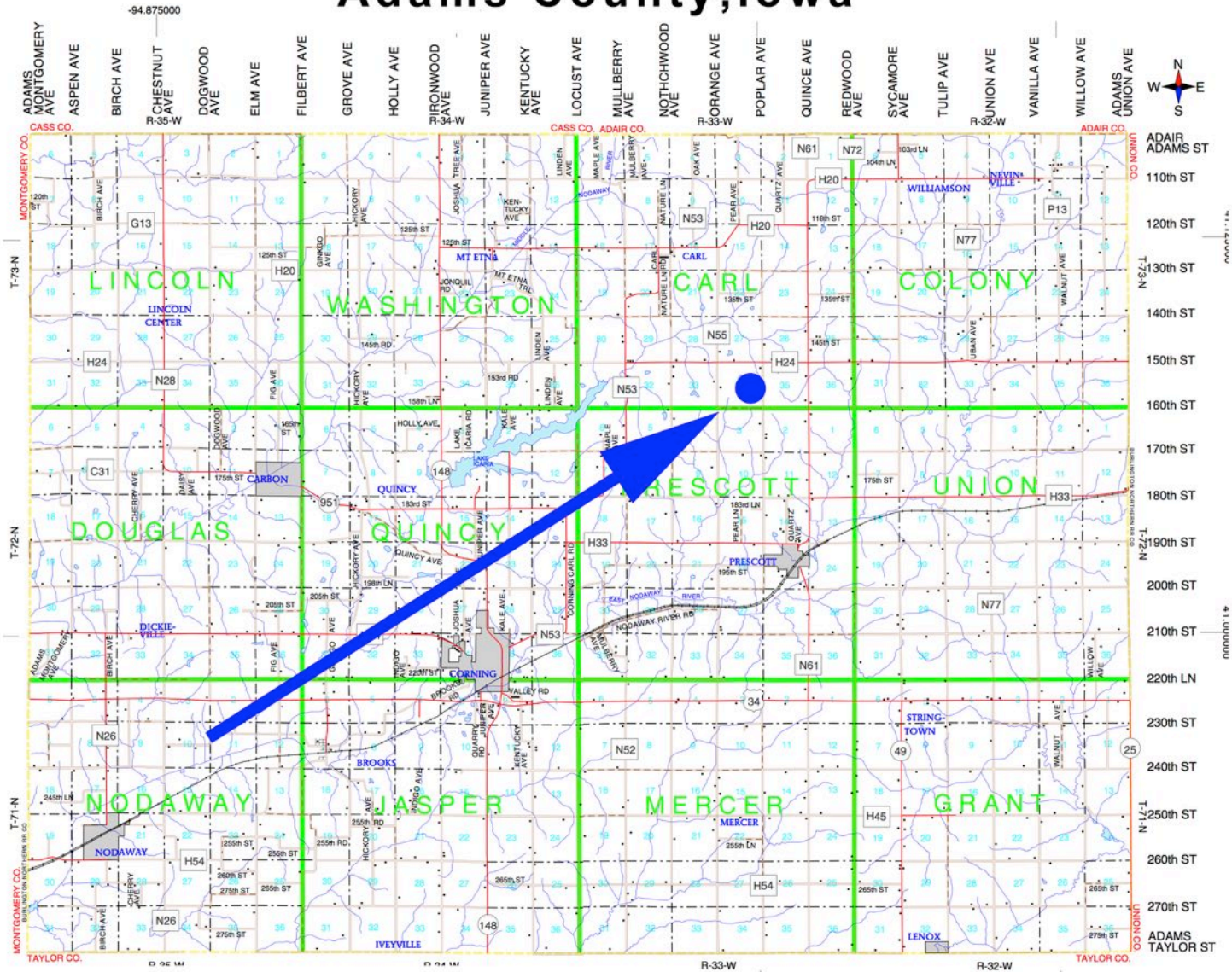
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Adams County, Iowa



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