

Prospectus

Preferred Properties of Iowa, Inc.



Stoneberger 198 Farm

198 Taxable Acres, More or Less

Washington 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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PROPERTY DETAILS				
PRICE:	\$1,144,000 \$970,200			
TAXES:	\$4,082/year Taylor Co. Treasurer			
LAND USE:	FSA shows 198.26 farmland acres, with 158.69 cropland acres, of which there are 76.36 acres of effective cropland and 82.33 acres in CRP. Taylor Co. FSA			
FSA DATA:	Crop	Base Ac	PLC Yield	CRP Red
	FARM # 5644			
	Corn	9.6	101	0
	Soybeans	9.9	36	0
	FARM # 1396			
	Corn	48.1	86	13.1
	Oats	0	0	0.7
	Taylor Co. FSA			
CRP DATA:	\$12,895 in annual CRP income, as follows: <ul style="list-style-type: none">• 51.10 acres x \$103.78/acre = \$5,303, expiring in 2019;• 15.50 acres x \$202.89/acre = \$3,145, expiring in 2019;• 7.91 acres x \$300.00/acre = \$2,373, expiring in 2032;• 7.87 acres x \$263.56/acre = \$2,074, expiring in 2032. Taylor Co. FSA			
CSR DATA:	CSR2- 65.9 Surety Maps			
POSSESSION:	Upon Closing, subject to farm lease agreement			
TERMS:	Cash, payable at closing			
LOCATION:	North of 210 th Street at Jerico Avenue in Washington Township of Taylor County, southwest of Gravity, IA			
LEGAL DESCRIPTION:	See Addendum			
AGENT:	Chad Bals		641-745-9587	
COMMENTS				
Presenting the Stoneberger 198 Farm. 198 total acres with 82.38 acres in CRP program-- annual income of \$12,895. 66.6 acres will expire this fall and could possibly be reenrolled for considerably higher amount. 76 acres are currently being cash rented for row crop 2019-20 season. Remainder of acres is a nice mix of timber and river & creeks. Several nice stand/blind locations for hunting whitetail deer & turkeys. Seller will consider splitting property. Seller would consider selling on contract. Seller would lease back hunting rights for 5 years. Give Chad a call at 641-745-9587 to see this farm.				



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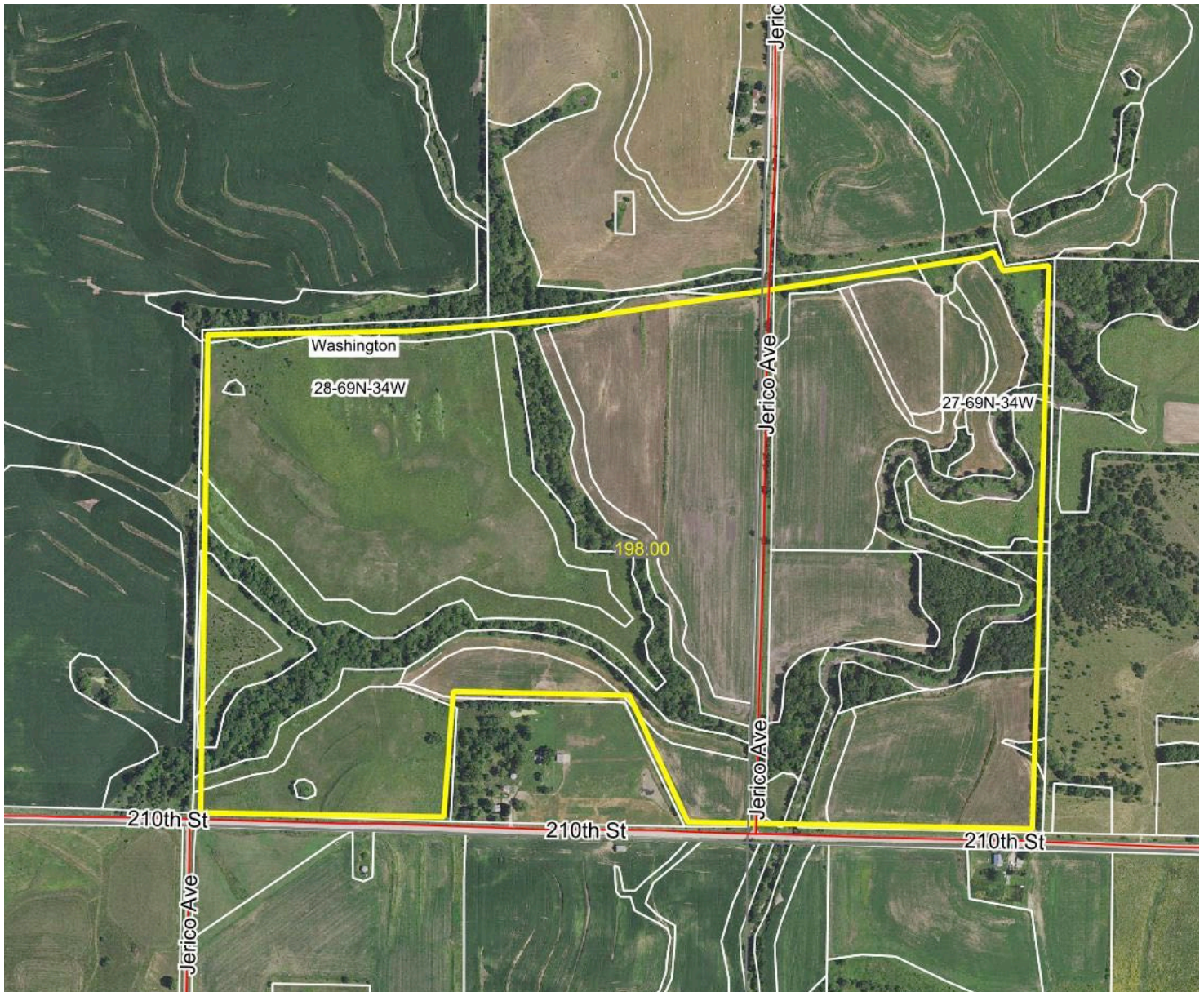
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Aerial Map



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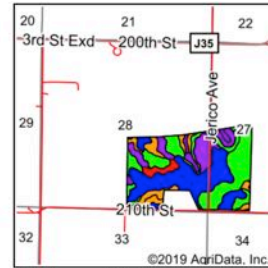
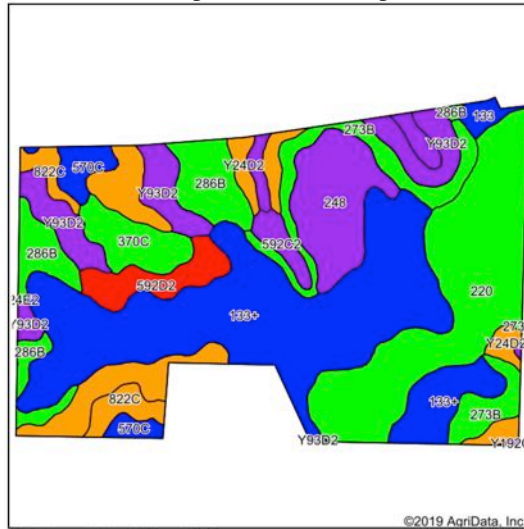
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State: Iowa
County: Taylor
Location: 28-69N-34W
Township: Washington
Acres: 198
Date: 8/1/2019



Map Provided By:
surety
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Area Symbol: IA173, Soil Area Version: 29															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	61.54	31.1%		Illw	204.8	4.3	59.4	3.7	6.1	78	85	95	95	13
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	35.46	17.9%		Illw	211.2	5.9	61.2	3.8	6.3	82	85	96	96	59
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	14.70	7.4%		Illle	0	0	0	0	0	35		60	60	37
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	13.87	7.0%		Illw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
248	Wabash silty clay loam, 0 to 1 percent slopes	13.73	6.9%		Illw	177.6	3.7	51.5	3.2	5.3	37	60	65	65	19
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	12.52	6.3%		Illle	0	0	0	0	0	49		68	68	43
273B	Olmitz loam, 2 to 5 percent slopes	12.49	6.3%		Illle	224	6.3	65	4	6.7	89	72	98	98	60
822C	Lamoni silty clay loam, 5 to 9 percent slopes	9.19	4.6%		Illle	134.4	3.5	39	2.4	4	43	35	68	68	28
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.49	3.3%		Illle	209.6	5.9	60.8	3.8	6.3	81	72	92	92	66
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6.27	3.2%		IVe	88	2.3	25.5	1.6	2.6	9	5	49	49	30
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	4.47	2.3%		Illle	192	5.4	55.7	3.5	5.8	71	69	97	97	64
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	2.46	1.2%		Illle	115.2	3	33.4	2.1	3.5	30	20	52	52	32
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.68	0.8%		Illle	0	0	0	0	0	36		71	71	42
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.64	0.8%		Illw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	13
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.49	0.8%		Illle	0	0	0	0	0	33		55	55	30
Weighted Average						166.4	4	48.3	3	5	66.5	71	85	85	35

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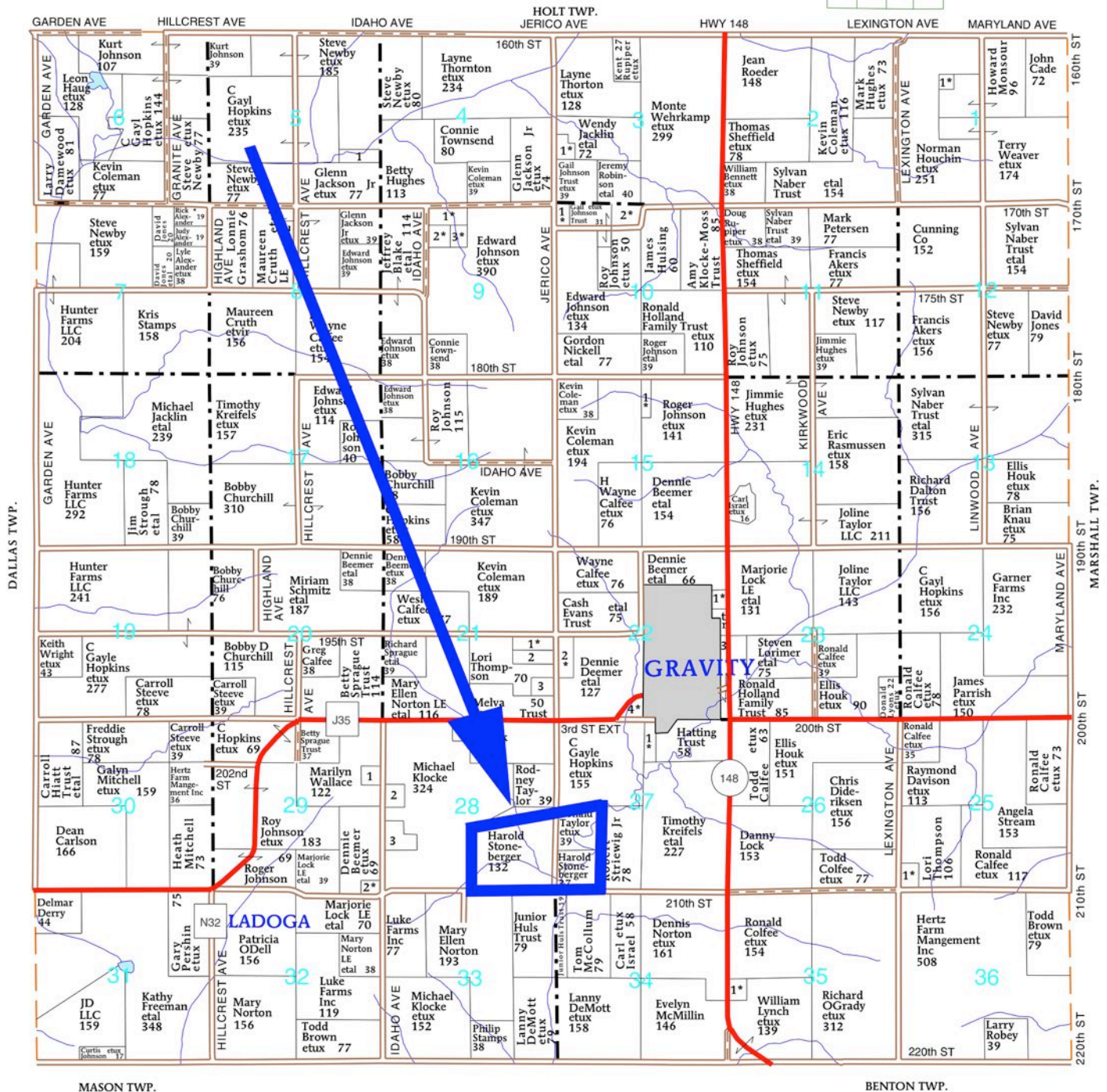
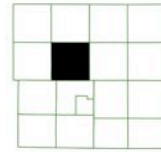
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T-69-N

WASHINGTON PLAT

(Landowners)

R-34-W



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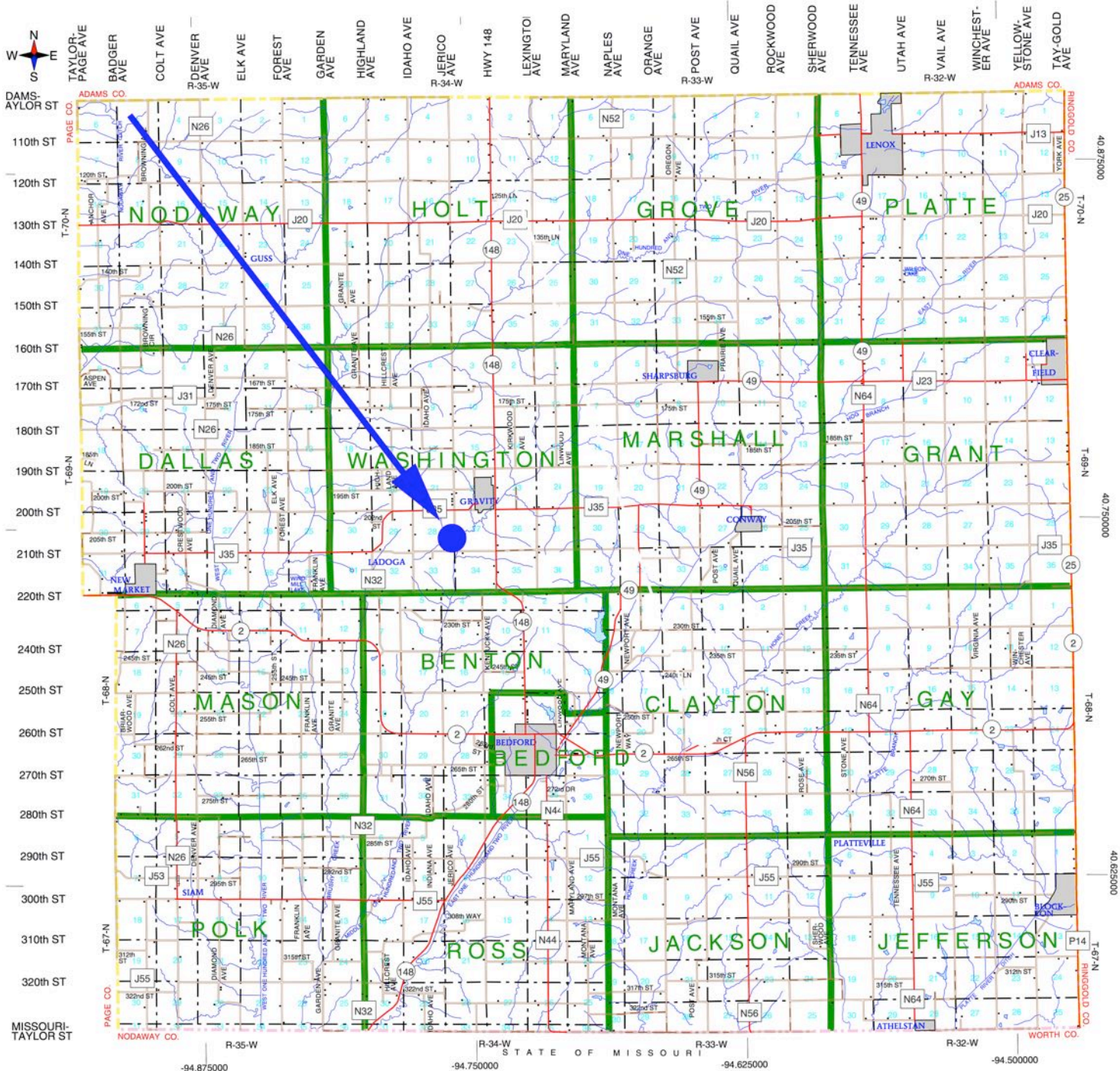
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