

# ***Prospectus***

## **Preferred Properties of Iowa, Inc.**



## **England Farm**

### **316 Taxable Acres More or Less**

### **Lincoln Twp.**

### **Ringgold 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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**500 W. Temple Street Lenox, IA 50851**

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# Prospectus

# England Farm

## 316 Taxable Acres M/L – Ringgold County, IA

| PROPERTY DETAILS  |   |           |            |           |      |       |     |          |       |    |       |        |  |
|---|---|-----------|------------|-----------|------|-------|-----|----------|-------|----|-------|--------|--|
| PRICE:  | \$1,250,000   |           |            |           |      |       |     |          |       |    |       |        |  |
| TAXES:  | \$5,820/year<br><i>Ringgold Co. Treasurer</i>   |           |            |           |      |       |     |          |       |    |       |        |  |
| LAND USE:   | FSA shows 315 farmland acres, with 195.68 effective cropland acres.<br><i>Ringgold County FSA</i>   |           |            |           |      |       |     |          |       |    |       |        |  |
| FSA DATA:   | <table><tr><td>Crop</td><td>Base Acres</td><td>PLC Yield</td></tr><tr><td>CORN</td><td>85.90</td><td>119</td></tr><tr><td>SOYBEANS</td><td>78.70</td><td>43</td></tr><tr><td>TOTAL</td><td>164.60</td><td></td></tr></table> <i>Ringgold County FSA</i> | Crop      | Base Acres | PLC Yield | CORN | 85.90 | 119 | SOYBEANS | 78.70 | 43 | TOTAL | 164.60 |  |
| Crop  | Base Acres  | PLC Yield |            |           |      |       |     |          |       |    |       |        |  |
| CORN  | 85.90   | 119       |            |           |      |       |     |          |       |    |       |        |  |
| SOYBEANS  | 78.70   | 43        |            |           |      |       |     |          |       |    |       |        |  |
| TOTAL   | 164.60  |           |            |           |      |       |     |          |       |    |       |        |  |
| CSR DATA:   | CSR2- 57.6 <i>Surety Maps</i>   |           |            |           |      |       |     |          |       |    |       |        |  |
| POSSESSION:   | Upon closing  |           |            |           |      |       |     |          |       |    |       |        |  |
| TERMS:  | Cash, payable at closing  |           |            |           |      |       |     |          |       |    |       |        |  |
| LOCATION:   | Approximately 1 mile east of Hwy 25 on 140 <sup>th</sup> Street in Lincoln Township of Ringgold County.   |           |            |           |      |       |     |          |       |    |       |        |  |
| LEGAL DESCRIPTION:  | <i>See Addendum</i>   |           |            |           |      |       |     |          |       |    |       |        |  |
| AGENT:  | Tom Miller                      (712) 621-1281  |           |            |           |      |       |     |          |       |    |       |        |  |
| COMMENTS  |   |           |            |           |      |       |     |          |       |    |       |        |  |
| Presenting the England Farm—  |   |           |            |           |      |       |     |          |       |    |       |        |  |
| 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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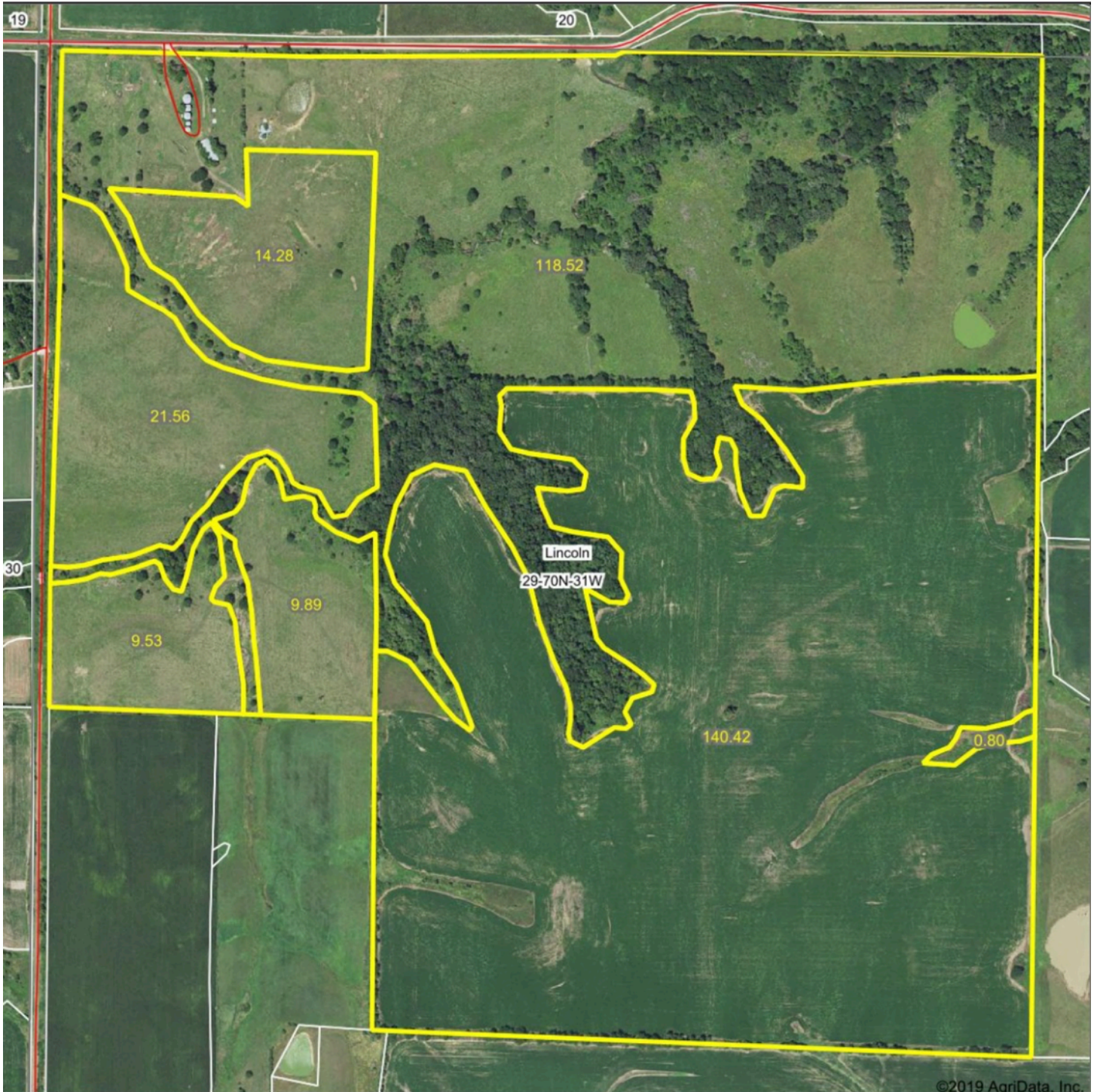
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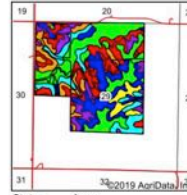
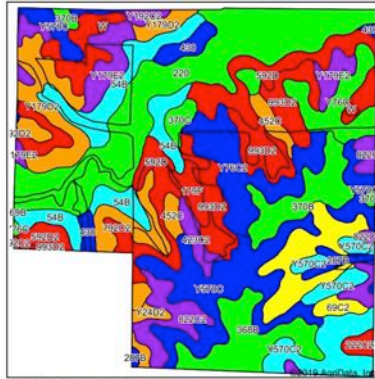
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# Prospectus

## England Farm 316 Taxable Acres M/L – Ringgold County, IA

Soils Map



State: Iowa  
County: Ringgold  
Location: 29-70N-31W  
Township: Lincoln  
Acres: 315  
Date: 8/23/2019



Soils data provided by USDA and NRCS.

| Area Symbol: IA159, Soil Area Version: 24 |   |       |                  |             |                |        |           |            |             |                |        |      |                |                     |
|---|---|-------|------------------|-------------|----------------|--------|-----------|------------|-------------|----------------|--------|------|----------------|---------------------|
| Code                                      | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-ir Class % | % Corn | % Alfalfa | % Soybeans | % Bluegrass | % Tall Grasses | CSR2** | CSR  | % NCCP Overall | % NCCP Small Grains |
| 220                                       | Notaway silt loam, 0 to 2 percent slopes, occasionally flooded                  | 48.21 | 14.7%            |             | IIIe           | 211.2  | 5.9       | 61.2       | 3.9         | 6.3            | 82     | 85   | 96             | 96                  |
| Y570C                                     | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes               | 33.72 | 10.7%            |             | IIIe           |        |           |            |             |                | 71     |      | 97             | 97                  |
| 99302                                     | Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded               | 22.26 | 7.1%             |             | IVe            | 123.2  | 3.4       | 35.7       | 2.2         | 3.7            | 28     | 30   | 60             | 60                  |
| 54B                                       | Zook silty clay loam, 2 to 5 percent slopes                                     | 21.32 | 6.8%             |             | IIIe           | 164.8  | 3.5       | 47.6       | 3           | 4.9            | 60     | 65   | 72             | 72                  |
| Y179D2                                    | Gara loam, dissected till plain, 9 to 14 percent slopes, eroded                 | 21.28 | 6.8%             |             | IVe            |        |           |            |             |                | 43     |      | 68             | 68                  |
| Y78C2                                     | Ludoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded     | 17.33 | 5.5%             |             | IIIe           |        |           |            |             |                | 75     |      | 64             | 64                  |
| 782C2                                     | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded                   | 16.82 | 5.3%             |             | IIIe           | 123.2  | 3.4       | 35.7       | 2.2         | 3.7            | 24     | 27   | 53             | 53                  |
| Y570C2                                    | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded       | 15.67 | 5.0%             |             | IIIe           |        |           |            |             |                | 68     |      | 80             | 80                  |
| 69C2                                      | Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 14.19 | 4.5%             |             | IIIe           | 163.2  | 3.4       | 47.3       | 2.9         | 4.9            | 56     | 45   | 61             | 61                  |
| 368B                                      | Mackeburg silty clay loam, 2 to 5 percent slopes                                | 13.93 | 4.4%             |             | IIIe           | 222.4  | 5.8       | 64.5       | 4           | 6.7            | 89     | 90   | 84             | 84                  |
| 592D                                      | Mytic loam, 9 to 14 percent slopes  | 13.76 | 4.4%             |             | IVe            | 91.2   | 2.4       | 26.4       | 1.6         | 2.7            | 10     | 10   | 66             | 66                  |
| 822C2                                     | Lamon silty clay loam, 5 to 9 percent slopes, moderately eroded                 | 12.20 | 3.9%             |             | IIIe           | 129.8  | 3.4       | 37.6       | 2.3         | 3.9            | 31     | 30   | 65             | 65                  |
| 370B                                      | Sharpsburg silty clay loam, 2 to 5 percent slopes                               | 12.16 | 3.9%             |             | IIIe           | 225.6  | 6.3       | 65.4       | 4.1         | 6.8            | 91     | 87   | 93             | 93                  |
| Y76C                                      | Ludoga silt loam, dissected till plain, 5 to 9 percent slopes                   | 10.81 | 3.5%             |             | IIIe           |        |           |            |             |                | 80     |      | 79             | 79                  |
| Y179E2                                    | Gara loam, dissected till plain, 14 to 18 percent slopes, eroded                | 10.13 | 3.2%             |             | IVe            |        |           |            |             |                | 32     |      | 65             | 65                  |
| 452C                                      | Lunelle silt loam, 5 to 9 percent slopes  | 5.63  | 1.8%             |             | IIIe           | 80     | 2.1       | 23.2       | 1.4         | 2.4            | 48     | 36   | 76             | 76                  |
| 430                                       | Asimone silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded      | 5.08  | 1.6%             |             | IIIe           | 203.2  | 5.3       | 58.9       | 3.7         | 6.1            | 77     | 83   | 86             | 86                  |
| 179F                                      | Gara loam, 18 to 25 percent slopes  | 3.38  | 1.1%             |             | IVe            | 120    | 3.4       | 34.8       | 2.2         | 3.8            | 18     | 15   | 64             | 64                  |
| 423C2                                     | Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded              | 3.10  | 1.0%             |             | IIIe           | 126.4  | 3.3       | 36.7       | 2.3         | 3.8            | 34     | 29   | 66             | 66                  |
| 592D2                                     | Mytic clay loam, 9 to 14 percent slopes, moderately eroded                      | 2.86  | 0.9%             |             | IVe            | 88     | 2.3       | 25.5       | 1.6         | 2.6            | 10     | 5    | 56             | 56                  |
| 287B                                      | Zook-silty silty clay loams, 0 to 5 percent slopes                              | 2.78  | 0.9%             |             | IIIe           | 184    | 3.9       | 53.4       | 3.3         | 5.5            | 75     | 60   | 77             | 77                  |
| 370C                                      | Sharpsburg silty clay loam, 5 to 9 percent slopes                               | 2.30  | 0.7%             |             | IIIe           | 209.8  | 5.9       | 60.8       | 3.8         | 6.3            | 81     | 72   | 92             | 92                  |
| Y24D2                                     | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded          | 2.17  | 0.7%             |             | IIIe           | 0      | 0         | 0          | 0           | 0              | 49     |      | 68             | 68                  |
| Y93D2                                     | Shelby-Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded    | 2.03  | 0.6%             |             | IIIe           | 0      | 0         | 0          | 0           | 0              | 35     |      | 60             | 60                  |
| 222C2                                     | Clarendon silty clay loam, 5 to 9 percent slopes, moderately eroded             | 1.74  | 0.6%             |             | IVe            | 140.8  | 3         | 40.8       | 2.5         | 4.2            | 28     | 25   | 45             | 45                  |
| Y192C2                                    | Adair clay loam, dissected till plain, 0 to 9 percent slopes, eroded            | 1.34  | 0.4%             |             | IIIe           | 0      | 0         | 0          | 0           | 0              | 33     |      | 55             | 55                  |
| W   | Water   | 0.70  | 0.2%             |             |                | 0      | 0         | 0          | 0           | 0              | 0      | 0    | 0              | 0                   |
| Weighted Average                          |   |       |                  |             |                | 164.3  | 2.7       | 36.2       | 1.9         | 3.1            | 57.6   | 57.6 | 76.1           | 76.1                |

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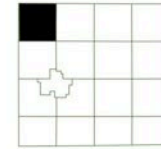
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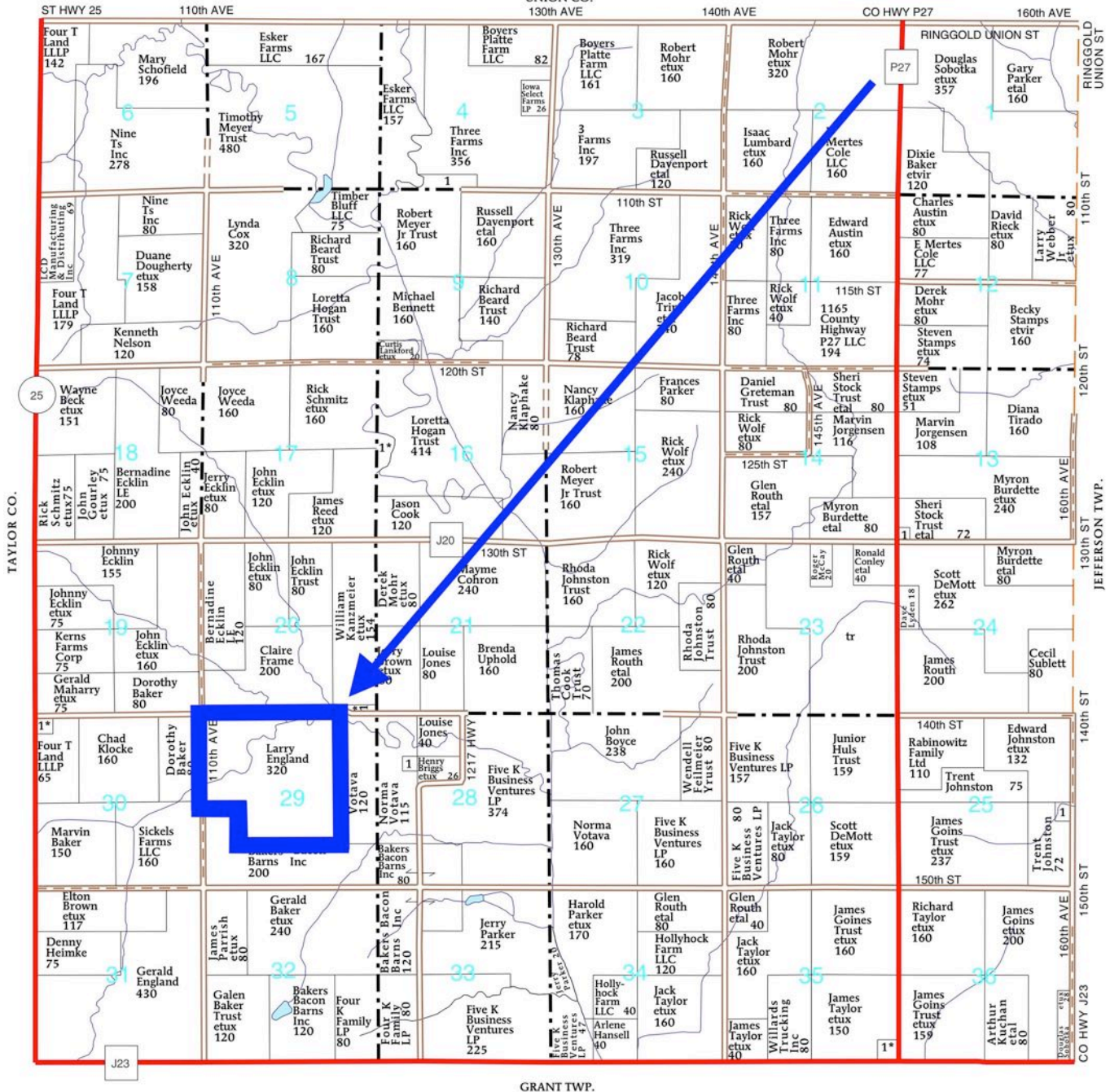
T-70-N

LINCOLN PLAT

(Landowners)



R-31-W



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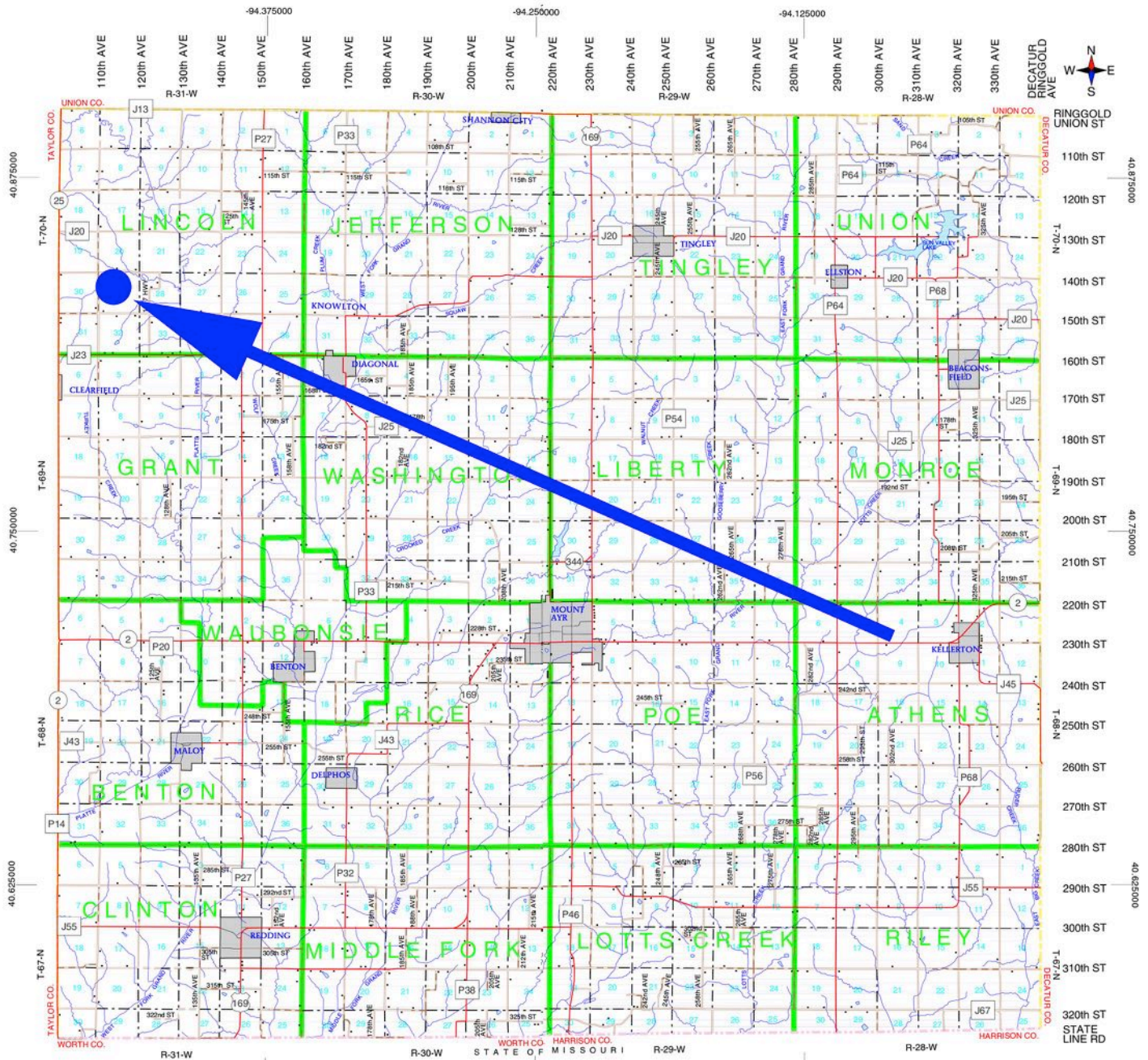
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