# Prospectus Preferred Properties of Iowa, Inc.



## **Templeton Farm** 118 Taxable Acres More or Less **Quincy Twp. 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

Broker/Owner Dan Zech 712-303-7085 Agent/Owner Tom Miller 12-621-1281

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

#### **Templeton Farm** 118 Taxable Acres M/L - Adams County, IA

	PROPERTY D	TAU C
	ETAILS	
PRICE:	\$480,000.00	
TAXES:	\$1,732/year Adams Co. Treasurer	
LAND USE:	FSA shows 116.03 farmland acres, with 60.99 effective cropland acres.  Adams County FSA	
FSA DATA:	Crop         Base Ac.         PLC YId           CORN         30.49         121           SOYBEANS         15.11         43           TOTAL         45.6           Adams County FSA	
CSR DATA:	CSR2- 47.5 Surety Maps	
POSSESSION:	Upon closing	- N.C. Market
TERMS:	Cash, payable at closing	
LOCATION:	East of Kale Avenue, north of 183 <sup>rd</sup> Street in sections 11 & 14 of Quincy Township of Adams County, Iowa.	
LEGAL DESCRIPTION:	See Addendum	
AGENT:	Tom Miller (712) 621-1281	





#### **COMMENTS**

Presenting the Templeton Farm—Long-time family owned farm. Farm has 60 acres more or less that was farmed in the past. Good water fences and tenant says a very productive pasture. Highway location, great recreation, and a nice spot to put a cabin.

Give Tom a call at 712-621-1281 for more information.

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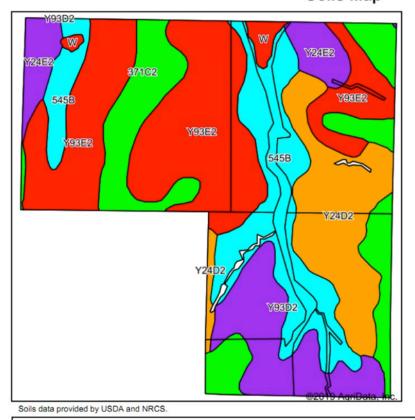
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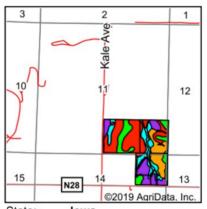
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500 W. Temple Street Lenox, IA 50851

## Templeton Farm 118 Taxable Acres M/L – Adams County, IA Soils Map





State: Iowa
County: Adams
Location: 11-72N-34W
Township: Quincy
Acres: 115.54
Date: 11/6/2019







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
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	38.11	33.0%		IVe	0	0	0	0	0	28		53	53	33
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	21.50	18.6%		lle	177.6	3.7	51.5	3.2	5.3	63	52	9	7	(
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	19.03	16.5%		Ille	168	4.7	48.7	3	5	83	64	70	70	43
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	17.16	14.9%		Ille	0	0	0	0	0	49		67	67	43
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	11.99	10.4%		Ille	0	0	0	0	0	35		60	60	37
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	6.31	5.5%		IVe	0	0	0	0	0	35		64	64	40
W	Water	1.44	1.2%			0	0	0	0	0	0	0		0	(
Weighted Average					60.7	1.5	17.6	1.1	1.8	47.5	*-	*n 50.4	*n 50	*n 3	

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

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QUINCY PLAT T-72-N R-34-W WASHINGTON TWP. LOCUST AVE Joni Houck 36 Garner Farms Inc Randall Ramsey etux 67 160th ST Potter etal 64 Blue Horizon Stock Farm Inc 62 Lynda Fife etal 32 Philip Carley 53 Kathleen Murdock 71 Philip Carley 213 Kathleen Murdock Darleen Templeton 245 HOLLY AVE Cleo McCuen 160 Austin Turner Trust 47 Arnold Beath 107 Judy Loonan Phyllis Houck 87 170th ST Daniel Coder etux 88 Daniel Coder etux 163 Dan Ferber etux 139 LAKE Judy Loonan 382 RONWOOD HOLLY AVE OCUST AVE Richard Schow 110 Merrilyn Schroeder 109 QUINCY Gary James 118 Brent Christenson etux 214 Rodolfo Morales 72 etux 385 Marvin Jorgensen 159 148 Jim ONeill etux 237 champ McCuen etux 80 190th ST 190th ST PRESCOTT TWP. 190th ST Phyllis Miller 160 Harold Muschamp etux 75 Bern Boyett 147 Stanley Roberts etux 80 Phyllis Miller 120 Wayne Goodvin etux 138 HICKORY AVE Michael Bagby 166 Marvin Jorgensen 315 Gerald Getter etux 102 Olin Strait 120 Royce Davis Trust Chrisann Corp 138 Michael Mullen etux 169 198th LN James Kimpson etux 77 ton Grau 40 Davis Trust 200th ST Goldie Strait 41 205th ST Clayton Grau 66 Chris-ann 1\* Corp 38 Adam Dow-ing 39 etux Royce tr Jack Hill etux 156 Scott Shuey etux 134 Trust ORNING CARL RD
Dale etux
Carmichael 1111 Steve Mary Watts Bak etal Donald Drennar etux 74 Clifford Mann etux 146 GINKGO AVE James Robert Graf etux 40 Freeland Trust 302 Helen Reese 83 Roger Walter Michael Brown Trust etux 158 Clifford Mann 366 DeLano Properties LLC 153 Lyle Steeve Trust etux 196 etux 113 Shuey 48 Sim-mental Acres tr Phyllis Barton 40 Susan Hoskinson William Lynch etux 88 Alan Worth Trust etux 200 Rober Grau 120 James Geiger 150 Roger Walter Joel 97 Kohlhoff etux Trust 220th ST INDIGO Steven Spring Trust etal 80 Steven Spring Trust etal 120 Michael Dasher 80 etux 234 CORNING ST

JASPER TWP.

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Ran-dall James 35

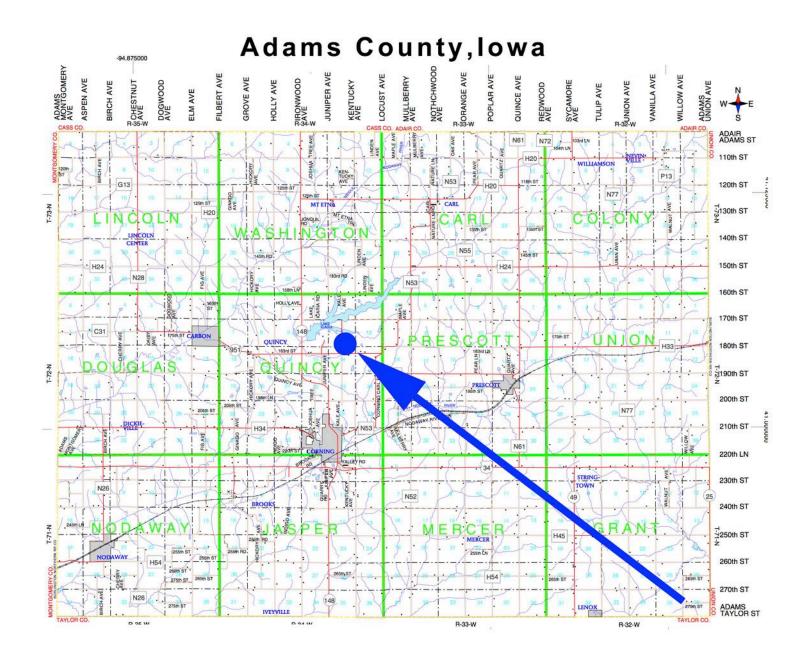


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