

# **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**  
**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



***preferredpropertiesofiowa.com***

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

©2009 - Preferred Properties of Iowa



# Prospectus

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

PROPERTY DETAILS														
PRICE:	\$480,000.00													
TAXES:	\$1,732/year <i>Adams Co. Treasurer</i>													
LAND USE:	FSA shows 116.03 farmland acres, with 60.99 effective cropland acres. <i>Adams County FSA</i>													
FSA DATA:	<table><tr><td><u>Crop</u></td><td><u>Base Ac.</u></td><td><u>PLC Yld</u></td></tr><tr><td>CORN</td><td>30.49</td><td>121</td></tr><tr><td>SOYBEANS</td><td>15.11</td><td>43</td></tr><tr><td>TOTAL</td><td>45.6</td><td></td></tr></table> <i>Adams County FSA</i>		<u>Crop</u>	<u>Base Ac.</u>	<u>PLC Yld</u>	CORN	30.49	121	SOYBEANS	15.11	43	TOTAL	45.6	
<u>Crop</u>	<u>Base Ac.</u>	<u>PLC Yld</u>												
CORN	30.49	121												
SOYBEANS	15.11	43												
TOTAL	45.6													
CSR DATA:	CSR2- 47.5 <i>Surety Maps</i>													
POSSESSION:	Upon closing													
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:	<i>See Addendum</i>													
AGENT:	Tom Miller      (712) 621-1281													
COMMENTS														
<p>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.</p> <p>Give Tom a call at 712-621-1281 for more information.</p>														

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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa



# Prospectus

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



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

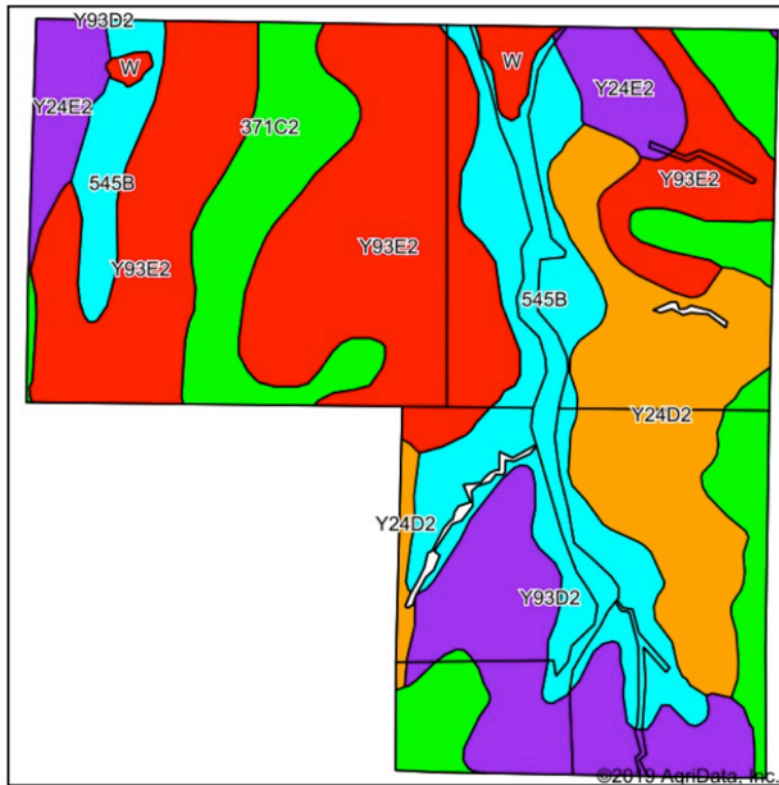
**Preferred Properties of Iowa, Inc.**

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

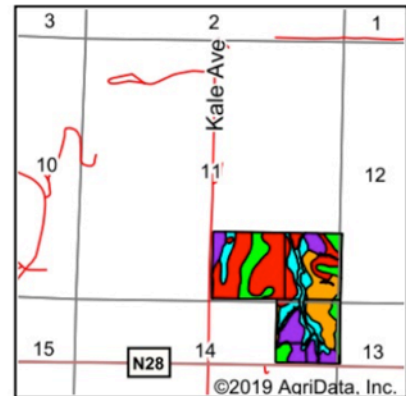
©2009 - Preferred Properties of Iowa

# Prospectus

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



Soils data provided by USDA and NRCS.



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



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgrIDataInc.com



Area Symbol: IA003, Soil Area Version: 31															
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%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	19.03	16.5%		IIle	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%		IIle	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%		IIle	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	0
Weighted Average						60.7	1.5	17.6	1.1	1.8	47.5	*-	*n 50.4	*n 50	*n 30.4

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

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa



# Prospectus

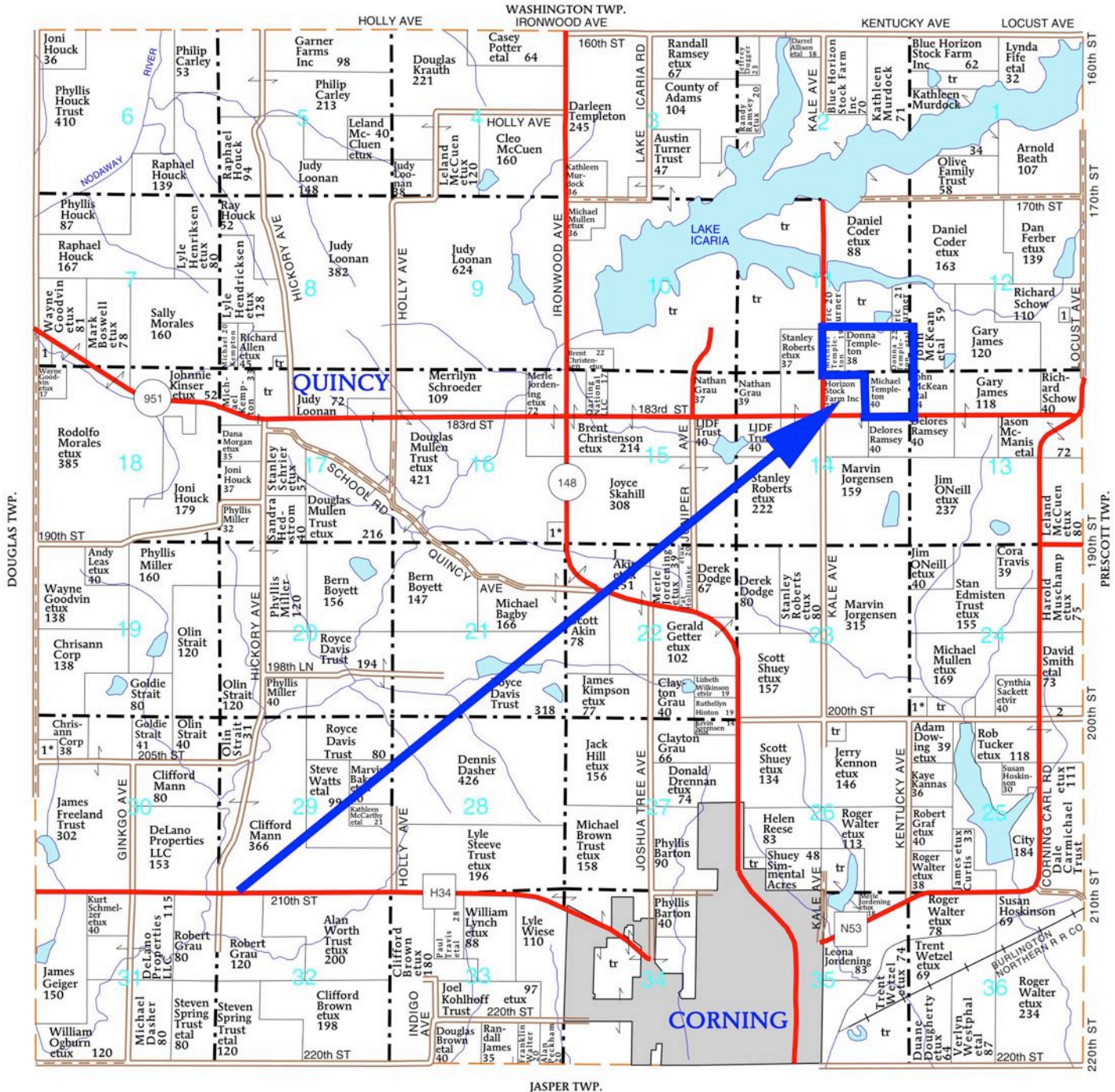
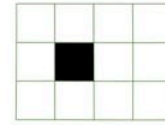
## Templeton Farm 118 Taxable Acres M/L – Adams County, IA

T-72-N

QUINCY PLAT

(Landowners)

R-34-W



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

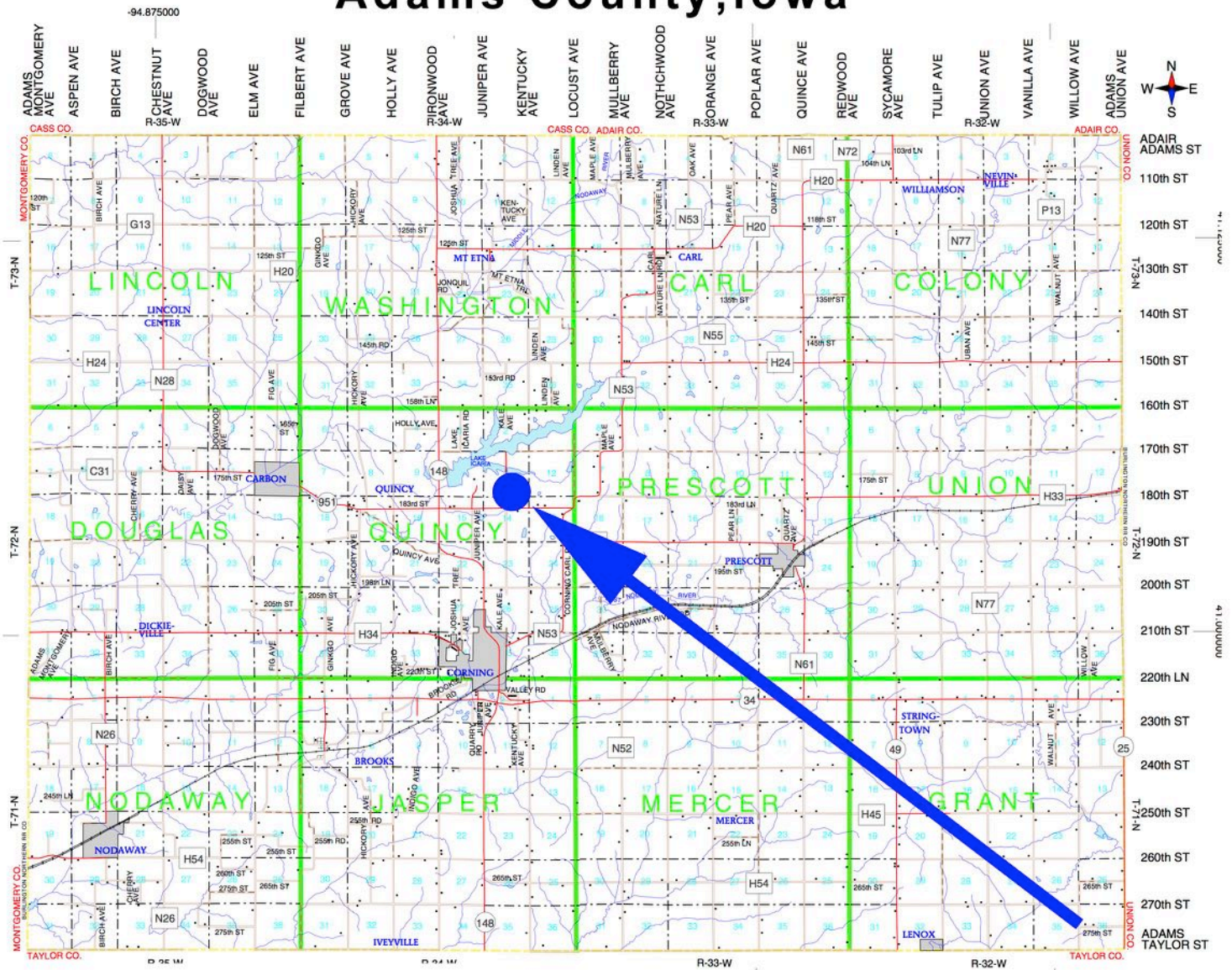
©2009 - Preferred Properties of Iowa



# Prospectus

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

## 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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa



# ***Prospectus***

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



**Preferred Properties of Iowa, Inc.**  
**500 W. Temple Street Lenox, IA 50851**

*©2009 - Preferred Properties of Iowa*