

# ***Prospectus***

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



## **Goddard Farm**

### **Est. 105 Taxable Acres More or Less**

### **East Twp.**

### **Montgomery 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

## Goddard Farm

Est. 105 Taxable Acres M/L – Montgomery County, IA

PROPERTY DETAILS																
PRICE:	\$595,000															
TAXES:	TBD, subject to survey (\$2,383 pre-survey) Montgomery Co. Treasurer															
LAND USE:	An estimated 105 farmland acres, ml, with 99.82 cropland acres, of which there are 11.9 effective cropland acres and 85.0 acres in CRP. Montgomery County FSA															
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac</td><td>CRP Red</td><td>PLCYield</td></tr><tr><td>CORN</td><td>26.70</td><td>29.98</td><td>129</td></tr><tr><td>SOYBEANS</td><td>0</td><td>50.20</td><td>0</td></tr></table> Montgomery County FSA				Crop	Base Ac	CRP Red	PLCYield	CORN	26.70	29.98	129	SOYBEANS	0	50.20	0
Crop	Base Ac	CRP Red	PLCYield													
CORN	26.70	29.98	129													
SOYBEANS	0	50.20	0													
CSR DATA:	CSR2- 63.8 Surety Maps															
CRP DATA:	\$22,849 yearly income as follows: •43.80 acres @\$260.38/acre for 11,405, expiring in 09/2026; •20.67 acres @ \$289.20/acre for \$5978, expiring in 09/2026; •20.52 acres @ \$266.35 for \$5466, expiring in 09/2027. Montgomery County FSA															
POSSESSION:	Upon Closing, may be subject to farm lease agreement															
TERMS:	Cash, payable at closing															
LOCATION:	Near 240 <sup>th</sup> and S Avenue in East Township of Montgomery County															
LEGAL DESC:	See Addendum															
AGENT:	Cole Winther (712) 621-0966															
COMMENTS																
Investors and hunters: If you're looking for great recreation potential with strong income, this is a farm that needs your attention. This farm includes 85 CRP acres of CRP exp. 2026/2027 earning \$22,849/yr or approx. \$269/per acre! FSA shows another 14.82 acres in crop production. The cattle lot/catch pen area, a great cabin or house site, includes 8 pens, 1 big lot, & 6 Cobett waterers with rural water & well water. The wildlife and the pond have been managed for several years creating excellent pheasant, quail, deer & turkey potential and has a nice fishing pond that is stocked as well. Further, this farm borders Viking Lake State Park which is an 1,100 acre refuge that does not allow hunting. Give Cole Winther a call to view this unique investment at 712-621-0966.																

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.**

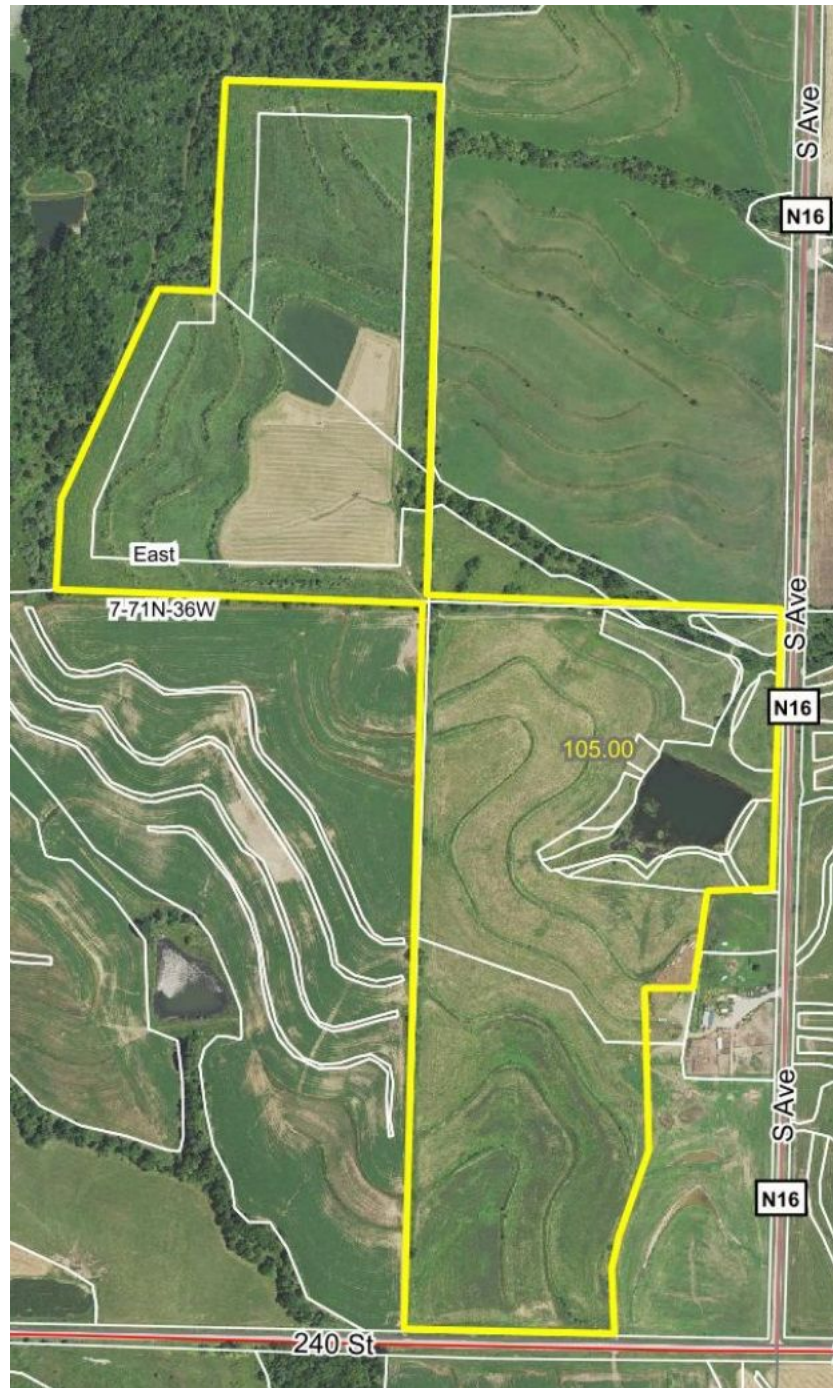
**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa

# Prospectus

## Goddard Farm

Est. 105 Taxable Acres M/L – Montgomery 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

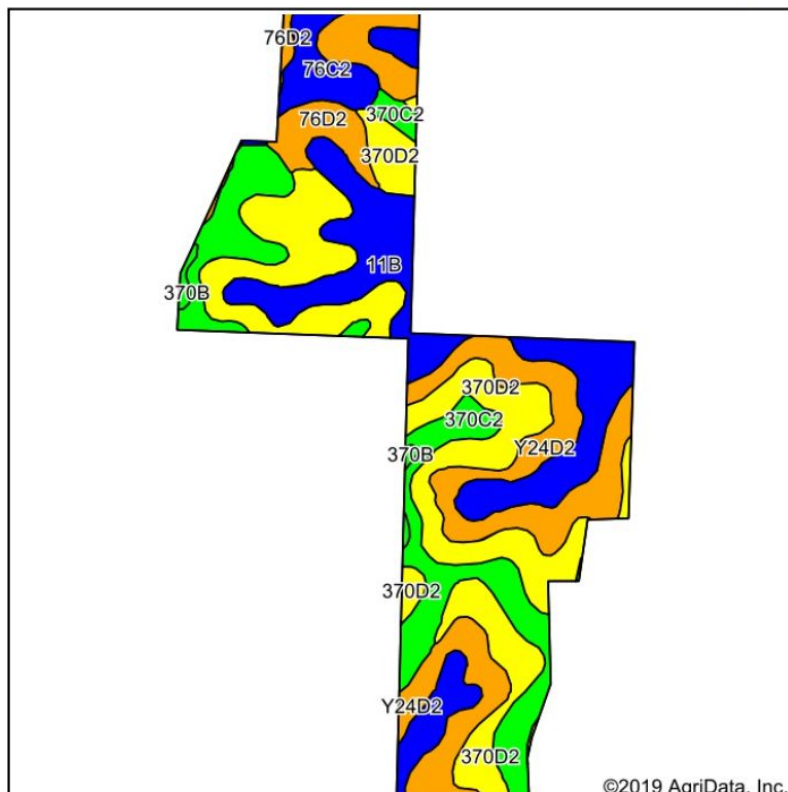


# Prospectus

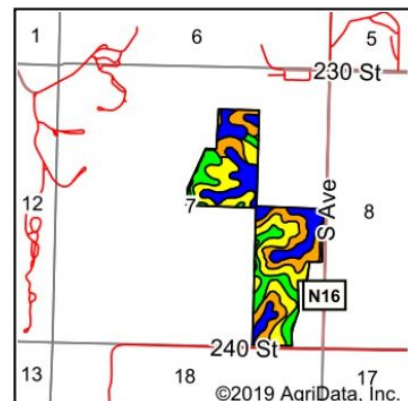
## Goddard Farm

Est. 105 Taxable Acres M/L – Montgomery County, IA

### Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Montgomery**  
 Location: **7-71N-36W**  
 Township: **East**  
 Acres: **105**  
 Date: **10/28/2019**



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



Area Symbol: IA137, Soil Area Version: 26

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
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	31.99	30.5%		Ille	164.8	4.6	47.8	3	4.9	54	57	68	68	44
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	23.17	22.1%		Ilw	200	4.2	58	3.6	6	79	68	92	92	59
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	18.85	18.0%		Ille	0	0	0	0	0	49		68	68	43
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	18.28	17.4%		Ille	204.8	5.7	59.4	3.7	6.1	80	67	71	71	48
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	7.82	7.4%		Ille	163.2	4.6	47.3	2.9	4.9	49	52	61	61	45
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	4.26	4.1%		Ille	192	5.4	55.7	3.5	5.8	75	62	64	64	47
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.63	0.6%		Ille	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
Weighted Average						151.3	3.9	43.9	2.7	4.5	63.8	*-	*n 73.3	*n 73.3	*n 48.1

\*\*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

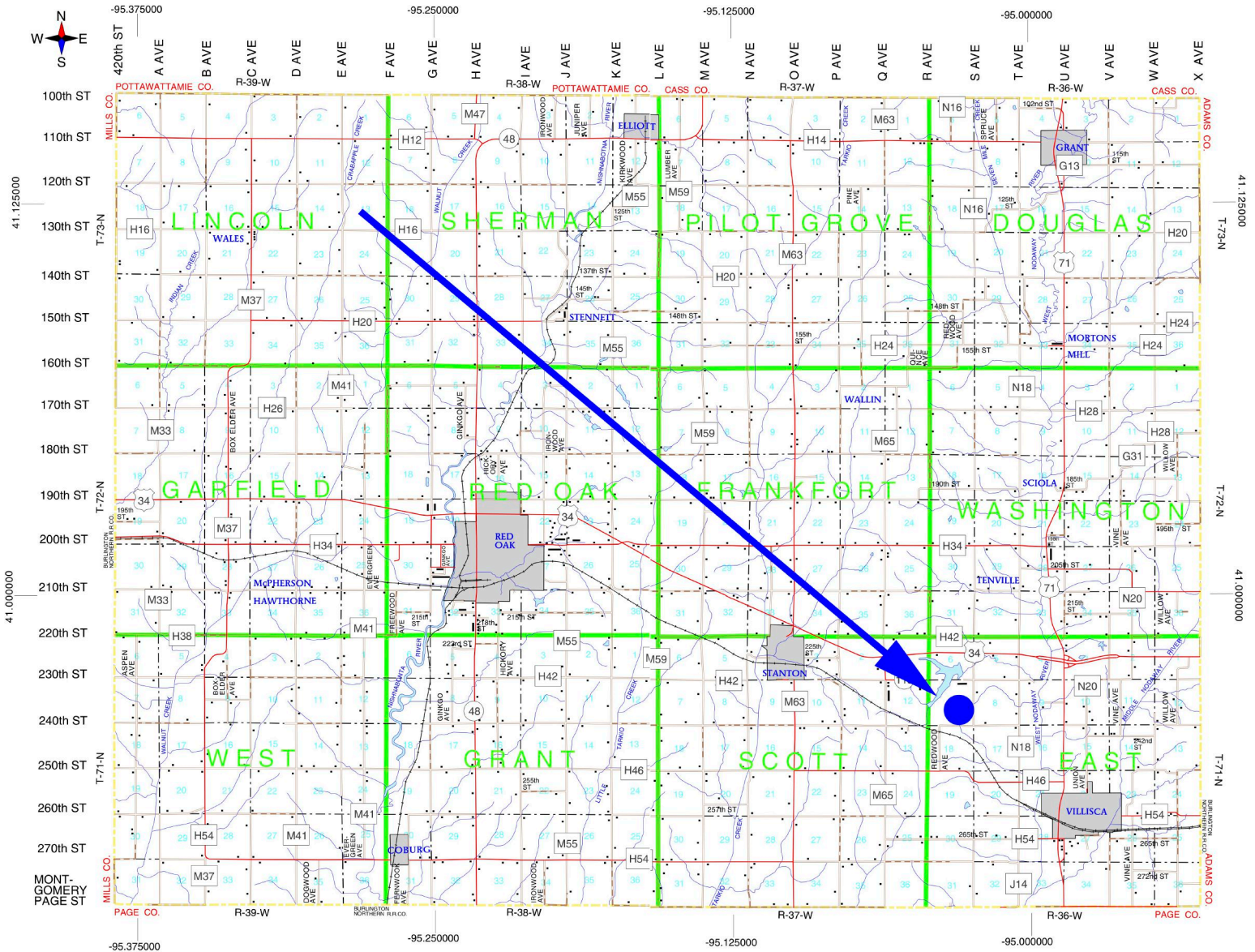




# Prospectus

## Goddard Farm

Est. 105 Taxable Acres M/L – Montgomery 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