

Prospectus

Preferred Properties of Iowa, Inc.



Narigon 135 Farm

135 Taxable Acres, More or Less

Nodaway 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



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500 W. Temple Street Lenox, IA 50851

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Narigon 135 Farm 135 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS			
PRICE:	\$472,500.00		
TAXES:	Currently \$2,888/year, will likely change following survey. <i>Adams Co. Treasurer</i>		
LAND USE:	FSA shows approx. 135 farmland acres, with 110 acres of effective cropland. <i>Adams-Union Co. FSA</i>		
FSA DATA:	Crop	Base Ac	PLC Yld.
	Corn	43.68	98
	Soybeans	41.62	30
	Total Base Acres	85.3	
	<i>Adams-Union Co. FSA</i>		
CSR DATA:	CSR- 46.1 CSR2- 53.7 <i>Surety Maps</i>		
POSSESSION:	Upon Closing, subject to farm lease agreements		
TERMS:	Cash, payable at closing		
LOCATION:	Approximately 7 miles west of Corning on US Hwy 34, then south on Chestnut to 230 th , and west approx. ¼ mile. Farm lies on either side of 230th Street, just south of US 34.		
LEGAL DESCRIPTION:	<i>See Addendum</i>		
AGENT:	Tom Miller (712) 621-1281		
COMMENTS			
Presenting the Narigon Farm. Long-time family owned farm with highway location—priced to sell. We have sold pasture farms for what we are asking for this row crop farm. Over 80 percent tillable. A little clean up could make more tillable acres.			
Give Tom a call at 712-621-1281 for this listing.			



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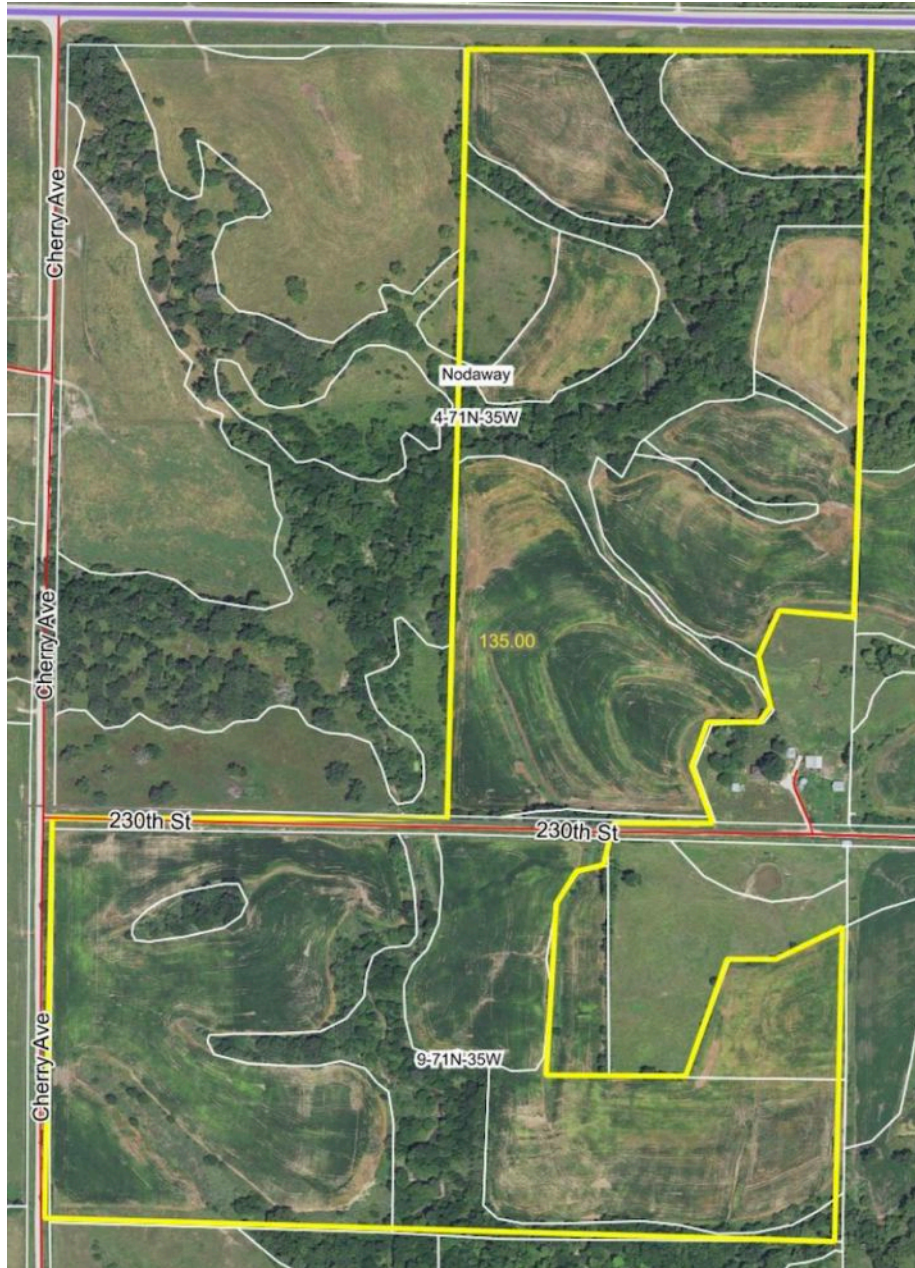
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Aerial Map



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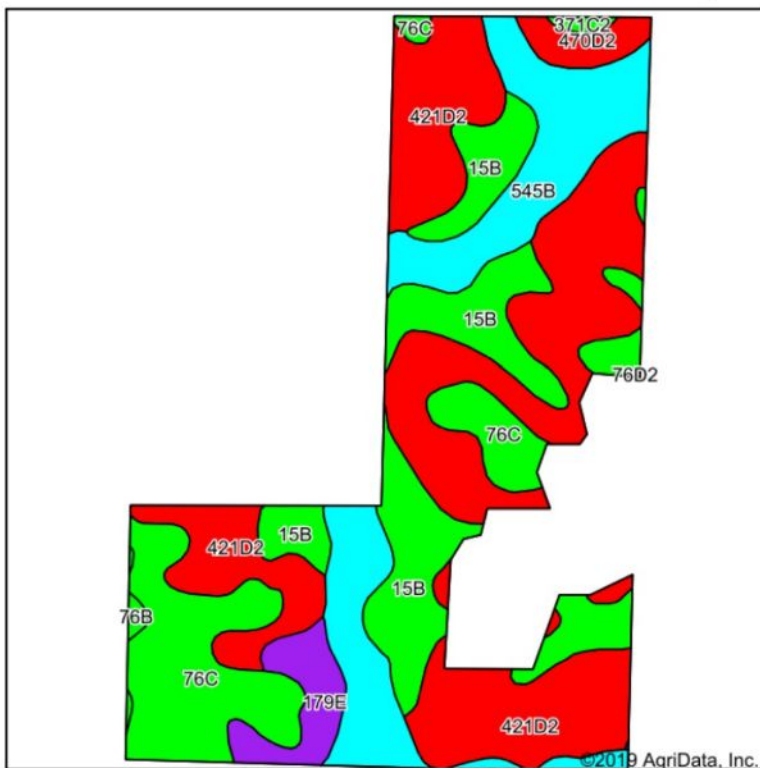
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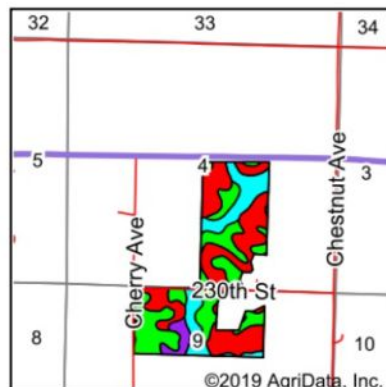
Narigon 135 Farm

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Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Adams
Location: 4-71N-35W
Township: Nodaway
Acres: 135
Date: 11/19/2019



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	54.11	40.1%		IVe	131.2	3.4	38	2.4	3.9	28	28	57	57	38
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	25.00	18.5%		IIle	196.8	5.5	57.1	3.5	5.9	80	67	79	79	61
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	24.74	18.3%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	22.33	16.5%		Ile	184	3.9	53.4	3.3	5.5	82	64	87	87	38
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	5.04	3.7%		VIe	144	4	41.8	2.6	4.3	37	35	82	82	56
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	2.77	2.1%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
76B	Ladoga silt loam, 2 to 5 percent slopes	0.51	0.4%		Ile	212.8	6	61.7	3.8	6.4	86	82	82	82	63
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	0.50	0.4%		IIle	168	4.7	48.7	3	5	83	64	70	70	43
Weighted Average						161.6	4	46.8	2.9	4.8	53.7	46.1	*n 58.4	*n 58	*n 36.1

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

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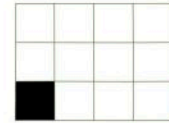
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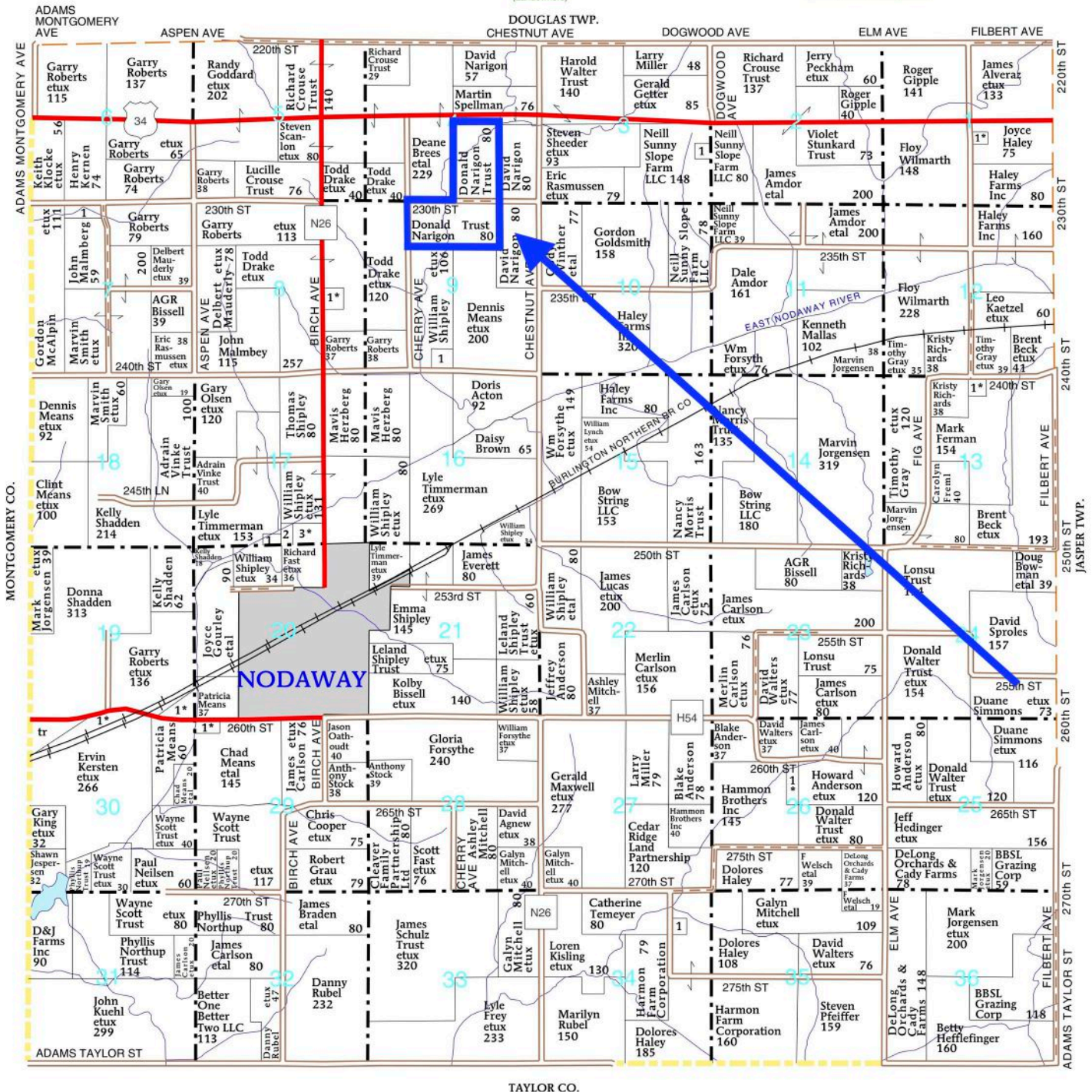
T-71-N

NODAWAY PLAT

(Landowners)



R-35-W



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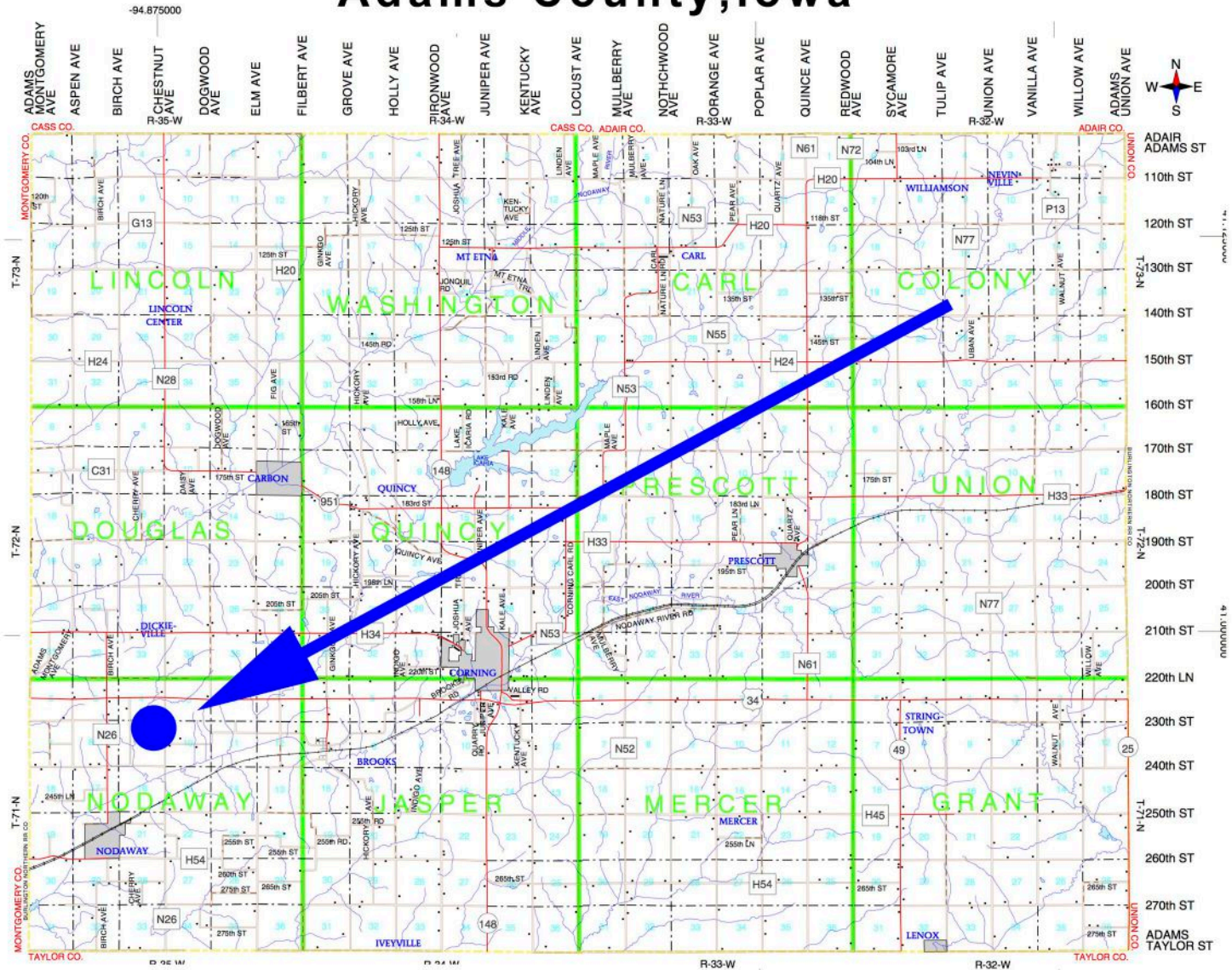
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