

# **Prospectus**

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



### **Fleming 80 Farm**

### **80 Taxable Acres More or Less**

### **Sand Creek Twp.**

### **Union 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:

**David Brown**  
641-344-5559

**Craig Donaldson**  
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**Tracy Cameron**  
641-344-3616

**Mark Pearson**  
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**Brennan Kester**  
515-450-6030

**Ryan Frederick**  
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**Maury Moore**  
712-621-1455

**Ed Drake**  
641-322-5145

**Ralph Neill**  
641-322-3481

**Curtis Kinker**  
641-333-2820

**Ronald Holland**  
402-209-1097



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

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# Prospectus

## Fleming 80 Farm 80 Taxable Acres M/L – Union Co.

PROPERTY DETAILS	
<b>PRICE:</b>	<b>\$440,000.00</b>
<b>TAXES:</b>	Estimated to be approximately \$1,388 annually.
<b>LAND USE:</b>	Farm consists of approximately 80 acres of farmland, the vast majority of which are enrolled in the Conservation Reserve Program. This will need to be reconstituted by the Union County FSA.
<b>CSR DATA:</b>	CSR2- 56.6                      Surety Maps
<b>FSA DATA:</b>	The subject farm is being sold off of a larger tract. The subject farm will have to be reconstituted by the Farm Service Agency in order to determine the government payment information. Union County FSA
<b>CRP DATA:</b>	Approximately 70 acres @ \$181.86 per acre, for an estimated annual payment of \$12,730.20, expiring 2022. This will need to be reconstituted by the Union County FSA.
<b>POSSESSION:</b>	Upon Closing
<b>TERMS:</b>	Cash, payable at closing
<b>LOCATION:</b>	<i>From Arispe, go south two miles on Hwy 169, turn east two miles on 270<sup>th</sup> Street, then north on Pheasant avenue to 265<sup>th</sup> Street. Farm lies northeast of 265<sup>th</sup> Street and Pheasant Avenue intersection.</i>
<b>LEGAL DESCRIPTION:</b>	<i>See Preferred Properties of Iowa</i>
<b>AGENT:</b>	<i>Tom Miller - 712-621-1281</i>
COMMENTS	
<p>Presenting the Fleming 80 Farm, talk about the ultimate recreational farm with income!</p> <ul style="list-style-type: none"> <li>•Above average soils with a farm that has 86 percent of production income.</li> <li>•Large ponds for fishing.</li> <li>•Remarkable pheasant hunting.</li> <li>•Several of the most beautiful building spots you could ask for.</li> <li>•39 miles to Interstate 35.</li> <li>•80 miles to Des Moines.</li> <li>•A watershed contract for priority funding from FSA and NRCS.</li> </ul> <p>It has been years since we have listed a farm with this income stream accompanied with the amount of beauty and hunting that this farm offers. Come see it for yourself!</p>	



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**Aerial Map**



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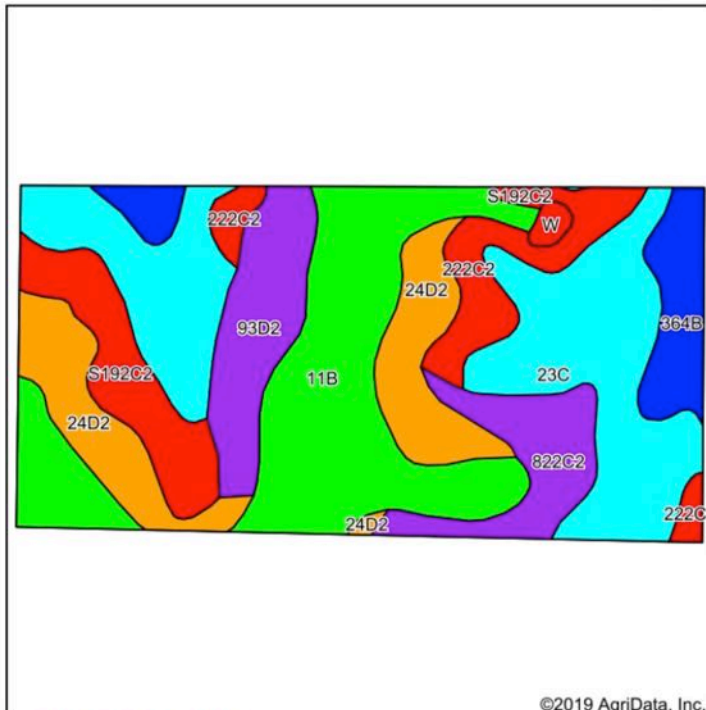
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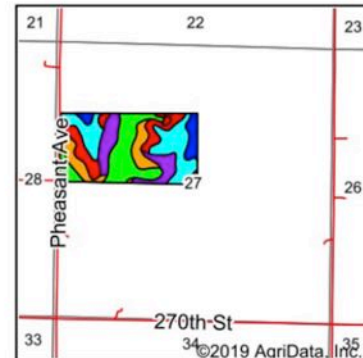
# Prospectus

## Fleming 80 Farm 80 Taxable Acres M/L – Union Co. Iowa

### Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Union  
Location: 27-71N-29W  
Township: Sand Creek  
Acres: 80  
Date: 1/7/2020



Maps Provided By:



Area Symbol: IA175, Soil Area Version: 22															
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
23C	Arispe silty clay loam, 5 to 9 percent slopes	20.68	25.9%		IIIe	80	2.1	23.2	1.4	2.4	66	55	82	82	50
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	19.58	24.5%		Ile	204.8	4.3	59.4	3.7	6.1	82	68	95	95	21
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	10.51	13.1%		IIIe	168	4.7	48.7	3	5	46	48	68	68	44
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	6.42	8.0%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	64	64	38
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	6.15	7.7%		IIIe	0	0	0	0	0	29		60	60	32
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.87	7.3%		IVw	140.8	3	40.8	2.5	4.2	28	25	45	45	14
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	5.33	6.7%		IIIe	129.6	3.4	37.6	2.3	3.9	32	30	55	55	31
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.99	6.2%		Ile	80	2.1	23.2	1.4	2.4	72	75	77	77	44
W	Water	0.47	0.6%			0	0	0	0	0	0	0		0	0
Weighted Average						128	3.1	37.1	2.3	3.8	56.6	74.9	74.9	35.2	

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

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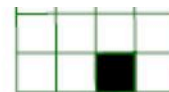
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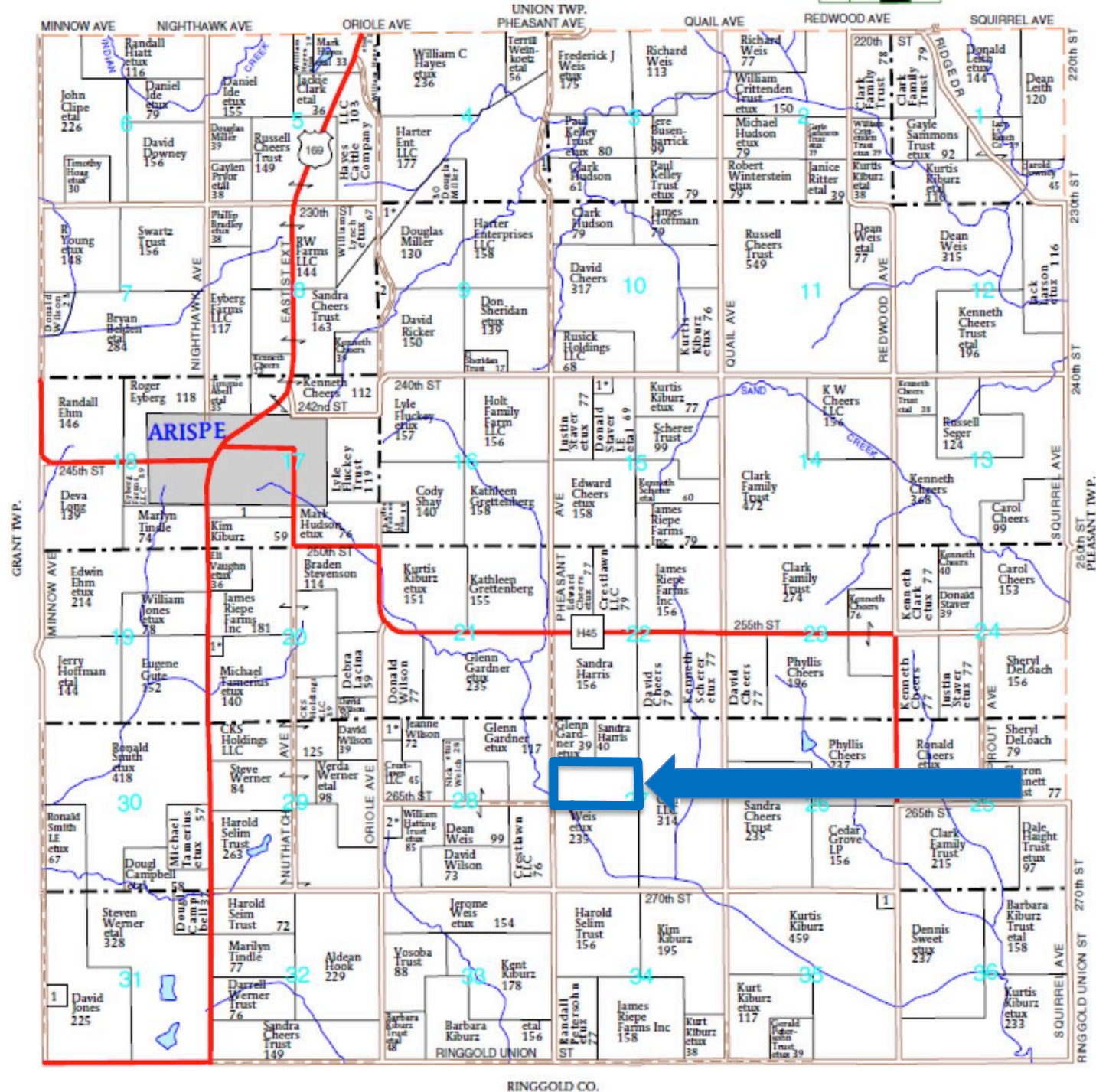
T-71-N

SAND CREEK PLAT

(Landowners)



R-29-W



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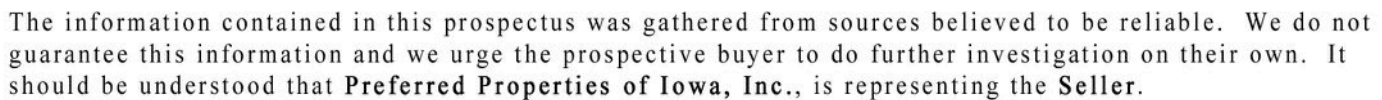
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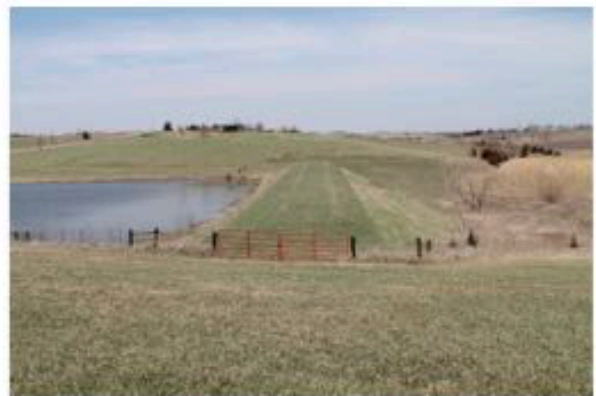
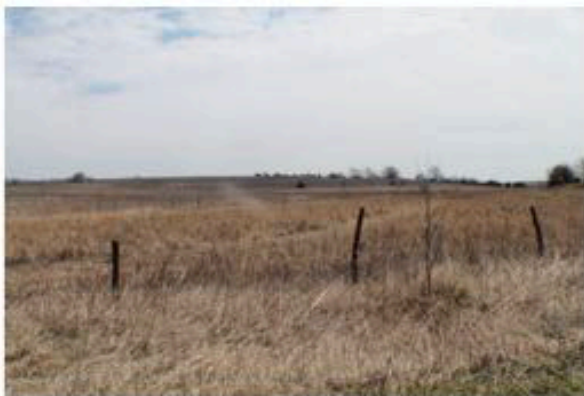
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