

Prospectus

Preferred Properties of Iowa, Inc.



Schafer 120 Farm

113 Taxable Acres More or Less

Prescott 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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Schafer 120 Farm 113 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS				
PRICE:	\$516,000.00 \$450,000.00			
TAXES:	\$1,970/year Adams Co. Treasurer			
LAND USE:	FSA shows 114.17 farmland acres, with 75.8 cropland acres, of which 58.49 are in CRP. Adams County FSA			
FSA DATA:	Crop	Base Ac.	CRP Red.	PLC Yld
	CORN	17.31	14.59	87
	OATS	0	1.0	0
	TOTAL	17.31		
	Adams County FSA			
CRP DATA:	58.49 acres in CRP for \$15,494 annual income, as follows: •58.49 acres @ \$264.90/acre= \$15,494, expiring in 09/2027 Adams County FSA			
CSR DATA:	CSR2- 57.5		Surety Maps	
POSSESSION:	Upon closing			
TERMS:	Cash, payable at closing			
LOCATION:	Northwest of the intersection of 190 th Street and Orange Avenue in Prescott Township of Adams County.			
LEGAL DESCRIPTION:	See Addendum			
AGENT:	Tom Miller		(712) 621-1281	
COMMENTS				
<p>Presenting the Schafer 120 Farm— Eight years left on the CRP contract with income totaling \$123,952 for the remainder of the contract. CRP income is \$15,494 per year (58.49 acres in the pollinator program @ \$264.90 per acre). Also, there is some new fencing, new crossings, new tile, new pond (1.5 acre, M/L) with livestock watering system. This farm has it all-- income, recreation that offers excellent deer, and turkey hunting. Highway location that bodes well for new home construction or a great place to build a cabin and enjoy fishing the new pond with the grandkids. 17 acres in row crop or pasture. Very unique farm. Come take a look!</p> <p>Call Tom today at 712-621-1281 for more information.</p>				



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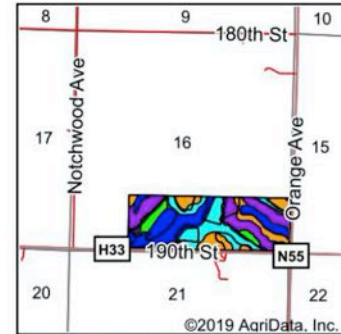
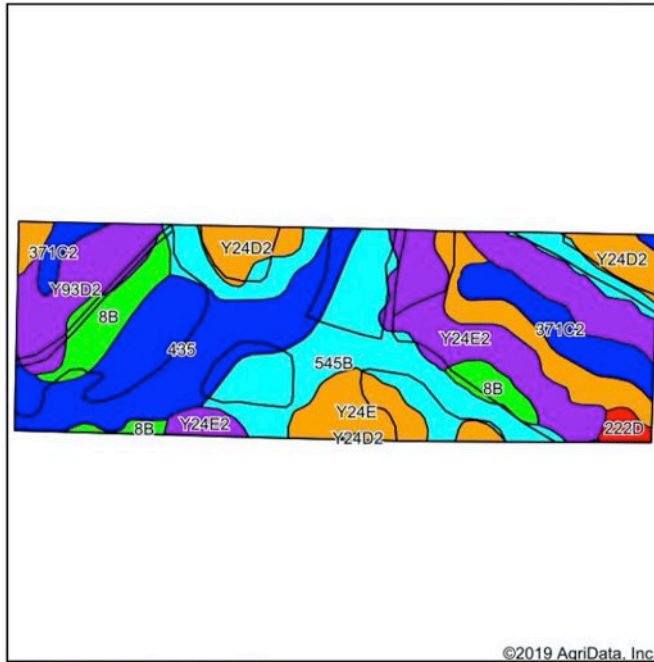
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Schafer 120 Farm

113 Taxable Acres M/L – Adams County, IA

Soils Map



State: Iowa
 County: Adams
 Location: 16-72N-33W
 Township: Prescott
 Acres: 114.18
 Date: 10/2/2019



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 30																
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	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	25.99	22.8%		IIe	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0	
435	Zook-Mt. Sterling complex, 0 to 2 percent slopes, occasionally flooded	22.55	19.7%		IIw	187.2	3.9	54.3	3.4	5.6	73	75	74	74	56	
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	19.51	17.1%		IVe	0	0	0	0	0	35		64	64	40	
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	8.40	7.4%		IIie	0	0	0	0	0	35		60	60	37	
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	8.00	7.0%		IIie	168	4.7	48.7	3	5	78	64	74	74	45	
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	7.94	7.0%		IIe	230.4	6.5	66.8	4.1	6.9	93	82	90	90	70	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.53	6.6%		IIie	0	0	0	0	0	49		68	68	43	
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	6.70	5.9%		IIie	160	3.4	46.4	2.9	4.8	44	30	56	56	35	
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	6.39	5.6%		IVe	0	0	0	0	0	41		77	77	52	
222D	Clarinda silty clay loam, 9 to 14 percent slopes	1.17	1.0%		IVw	116.8	2.5	33.9	2.1	3.5	13	15	57	57	16	
Weighted Average						115.8	2.6	33.6	2.1	3.5	57.5	~	*n 56.1	*n 55.7	*n 36.6	

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

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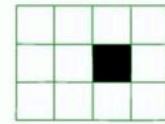
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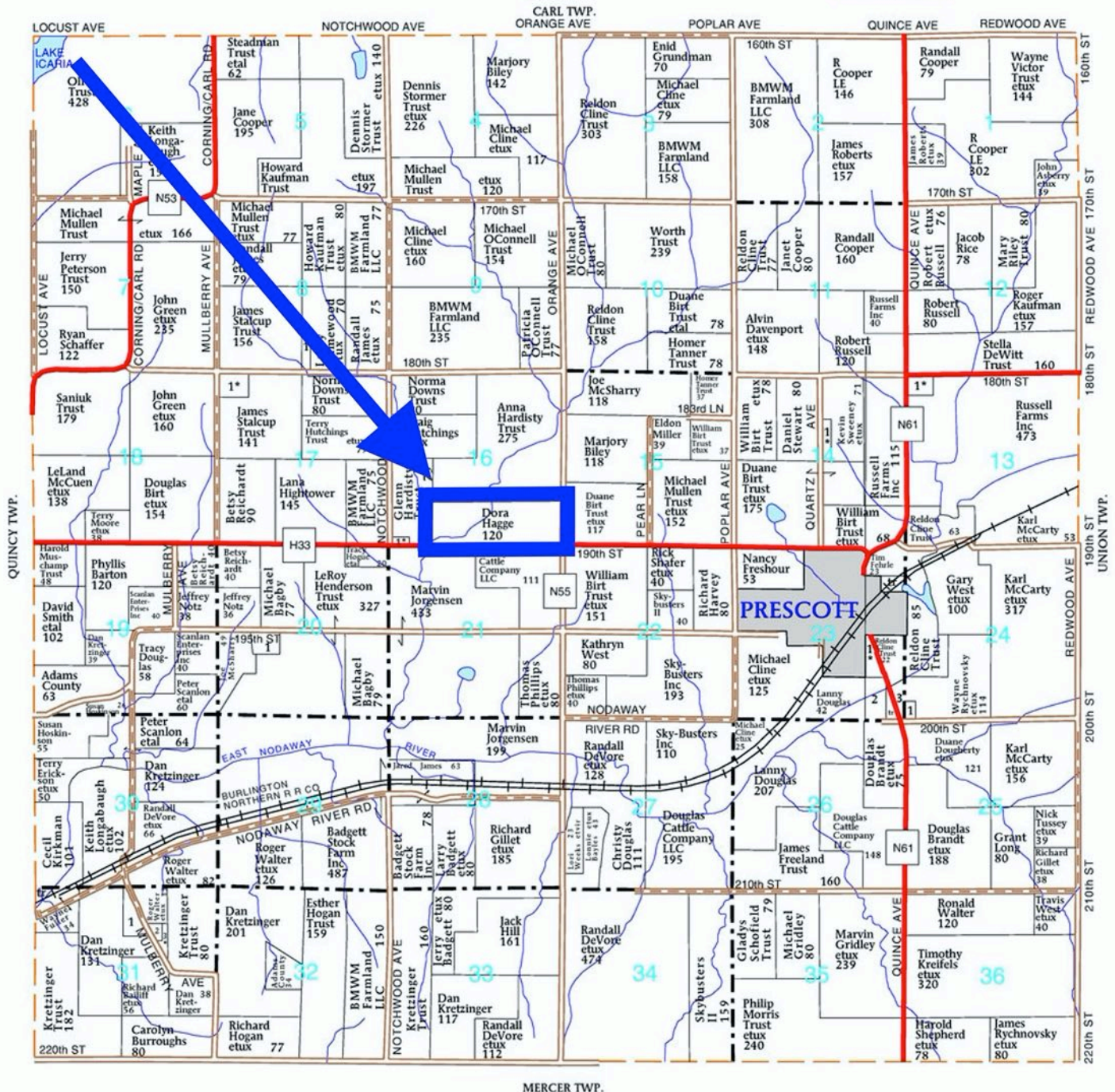
T-72-N

PRESCOTT PLAT

(Landowners)



R-33-W



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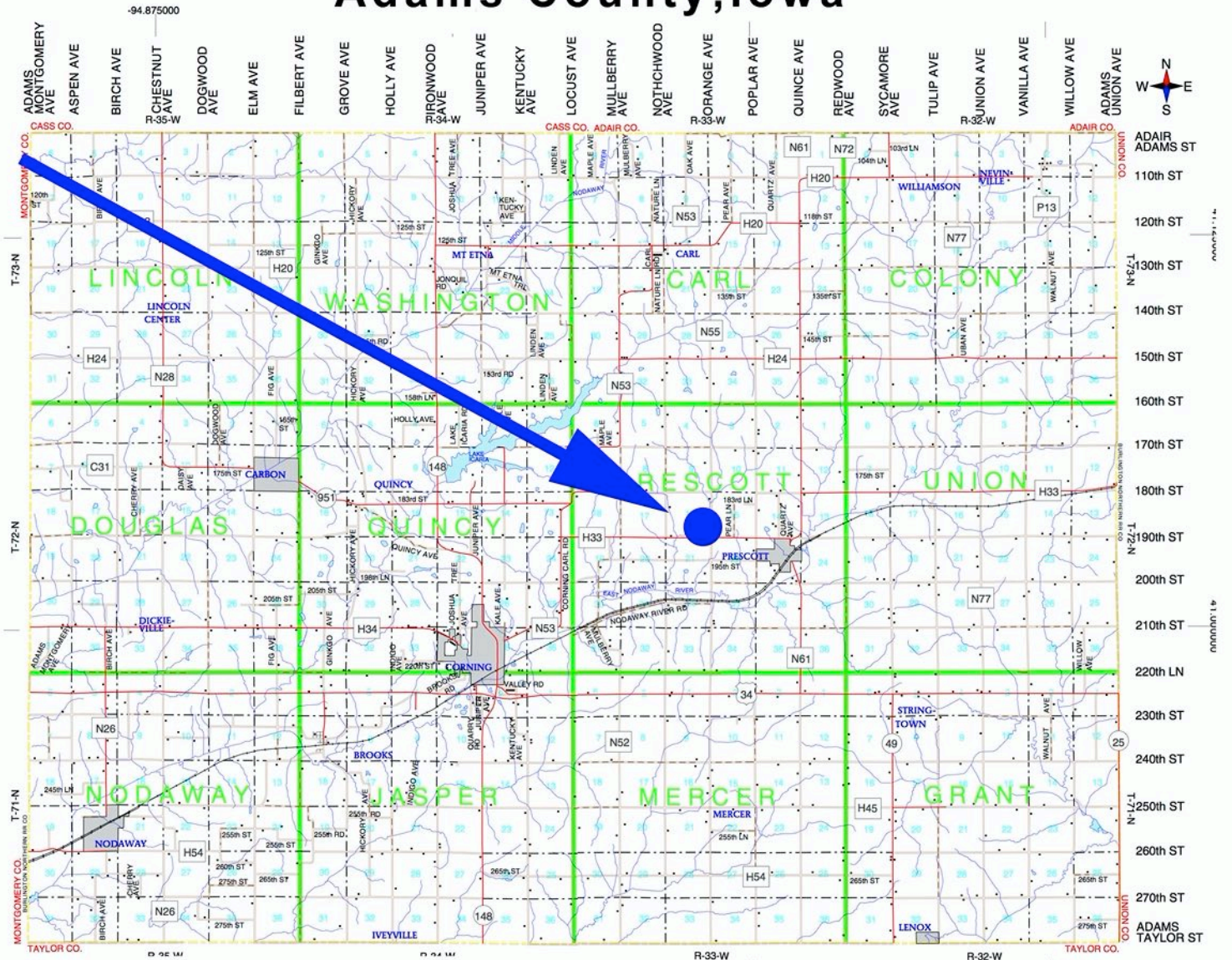
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