

Prospectus

Preferred Properties of Iowa, Inc.



Lange 40 Farm

40.17 Taxable Acres More or Less

Grove Twp.

Taylor 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

Brad Adamson
641-202-3862

Ed Drake
641-322-5145

Fletcher Sunderman
712-370-5241

Ronald Holland
402-209-1097



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Lange 40 Farm

40.17 Taxable Acres M/L – Taylor County, IA

PROPERTY DETAILS												
PRICE:	\$150,000.00											
TAXES:	\$832/year <i>Taylor Co. Treasurer</i>											
LAND USE:	FSA shows 35.97 farmland acres, with 24.79 cropland acres, of which there are 9.66 acres of effective cropland and 15.13 acres in CRP. <div>Taylor County FSA</div>											
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac.</td><td>PLC Yld</td></tr><tr><td>CORN</td><td>1.7</td><td>89</td></tr><tr><td>TOTAL</td><td>1.7</td><td></td></tr></table> <div>Taylor County FSA</div>			Crop	Base Ac.	PLC Yld	CORN	1.7	89	TOTAL	1.7	
Crop	Base Ac.	PLC Yld										
CORN	1.7	89										
TOTAL	1.7											
CRP INCOME:	\$3,594.00 annual CRP payment, as follows: •15.13 acres @ \$237.56 per acre, expiring 09/30/2027. <div>Taylor County FSA</div>											
CSR DATA:	CSR2- 60 <i>Surety Maps</i>											
POSSESSION:	Upon closing											
TERMS:	Cash, payable at closing											
LOCATION:	Approximately 7.5 miles west of Lenox on South side of Adams-Taylor Street in Grove Township of Taylor County.											
LEGAL DESCRIPTION:	<i>See Addendum</i>											
AGENT:	<i>Tom Miller</i> (712) 621-1281											
COMMENTS												
Presenting the Lange 40 Farm— Give Tom Miller a call at 712-621-1281 for more information.												



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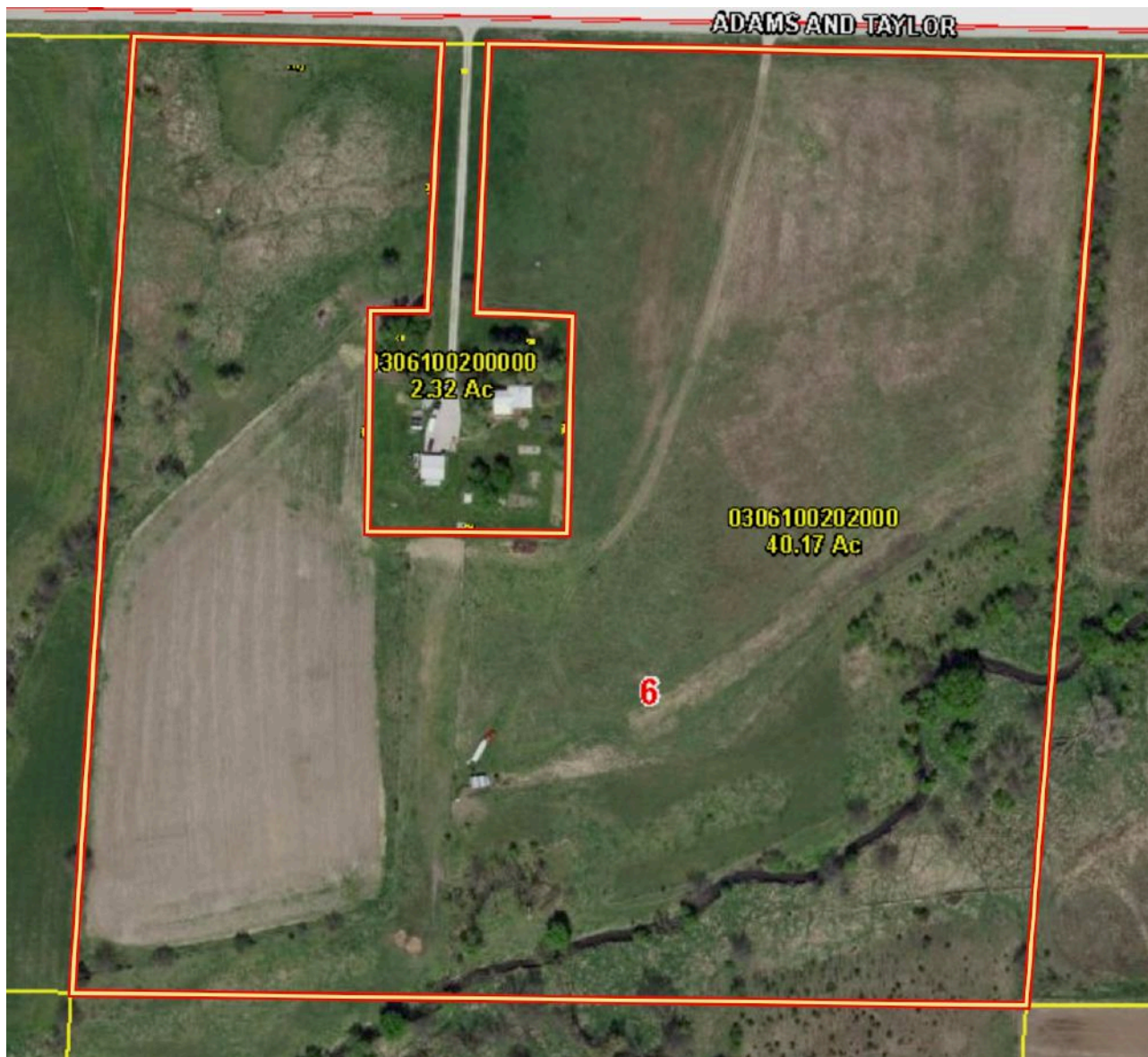
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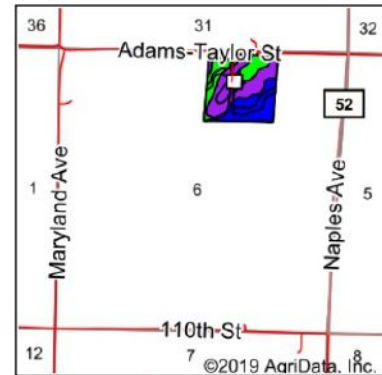
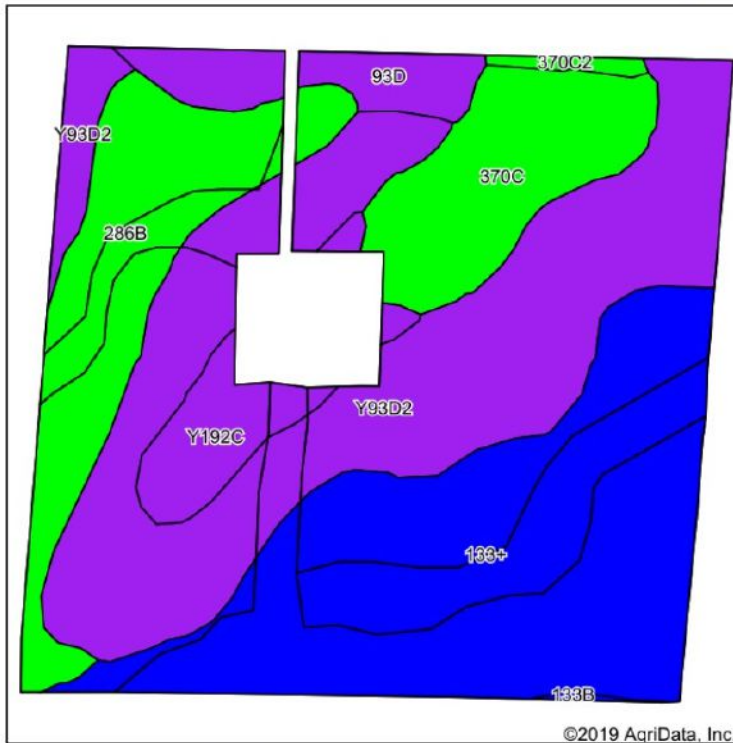
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40.17 Taxable Acres M/L – Taylor County, IA

Soils Map



State: Iowa
County: Taylor
Location: 6-70N-33W
Township: Grove
Acres: 35.97
Date: 2/11/2020



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA173, Soil Area Version: 30															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*l Corn	*l Alfalfa	*l Soybeans	*l Bluegrass	*l Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	12.58	35.0%		Ille	0	0	0	0	0	35		60	60	37
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	11.60	32.2%		Ilw	204.8	4.3	59.4	3.7	6.1	78	85	95	95	13
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	4.95	13.8%		Ilw	216	4.5	62.6	3.9	6.5	80	65	92	92	41
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	3.53	9.8%		Ille	209.6	5.9	60.8	3.8	6.3	81	72	92	92	66
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	1.58	4.4%		Ille	0	0	0	0	0	36		71	71	40
93D	Shelby-Adair complex, 9 to 14 percent slopes	1.53	4.3%		Ille	144	3.7	41.8	2.6	4.3	38	36	79	79	54
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.20	0.6%		Ille	204.8	5.7	59.4	3.7	6.1	80	67	71	71	48
Weighted Average						123.6	2.8	35.8	2.2	3.7	60	71	*n 80.2	*n 80.2	*n 33.6

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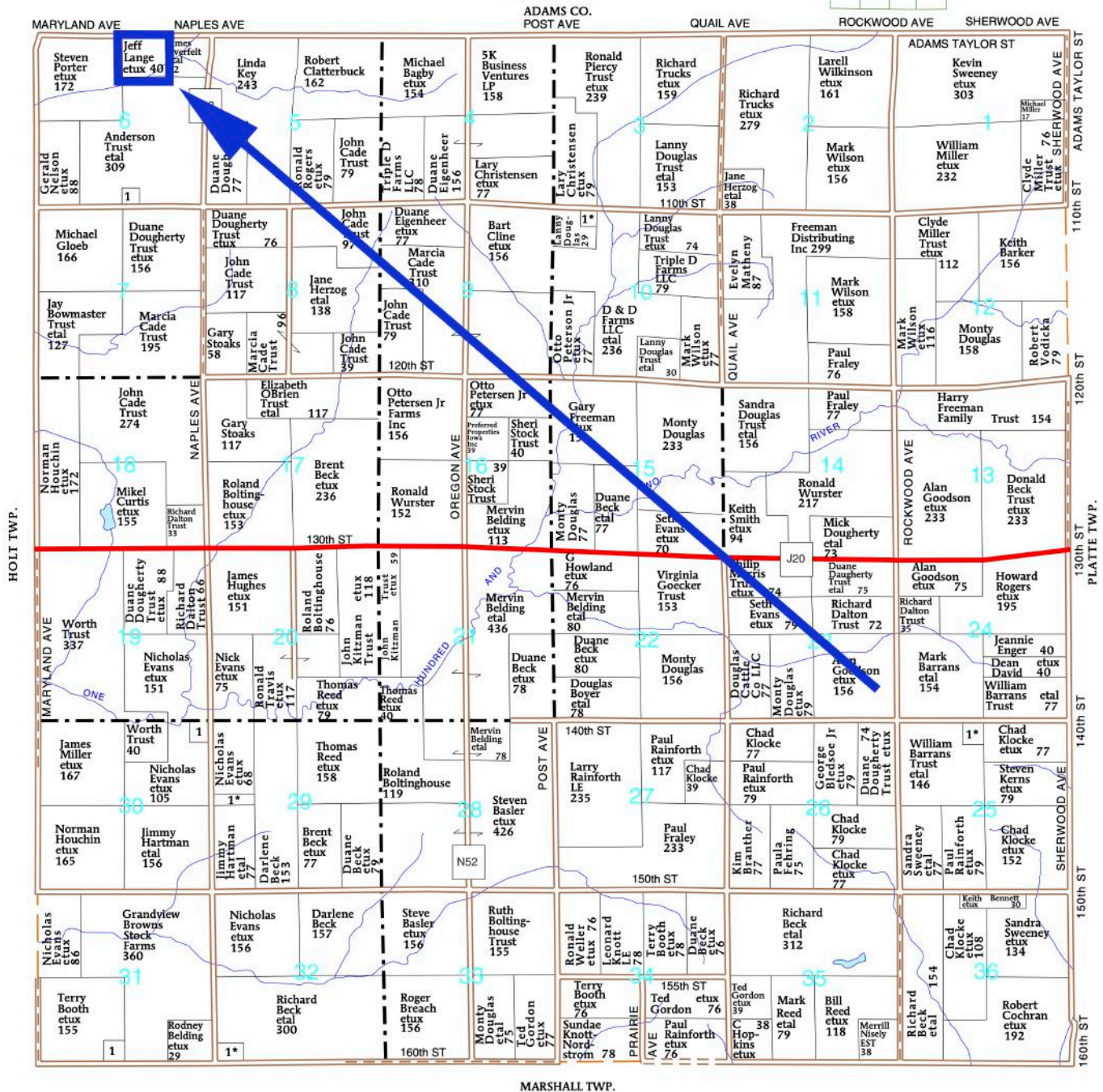
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T-70-N

GROVE PLAT

(Landowners)

R-33-W



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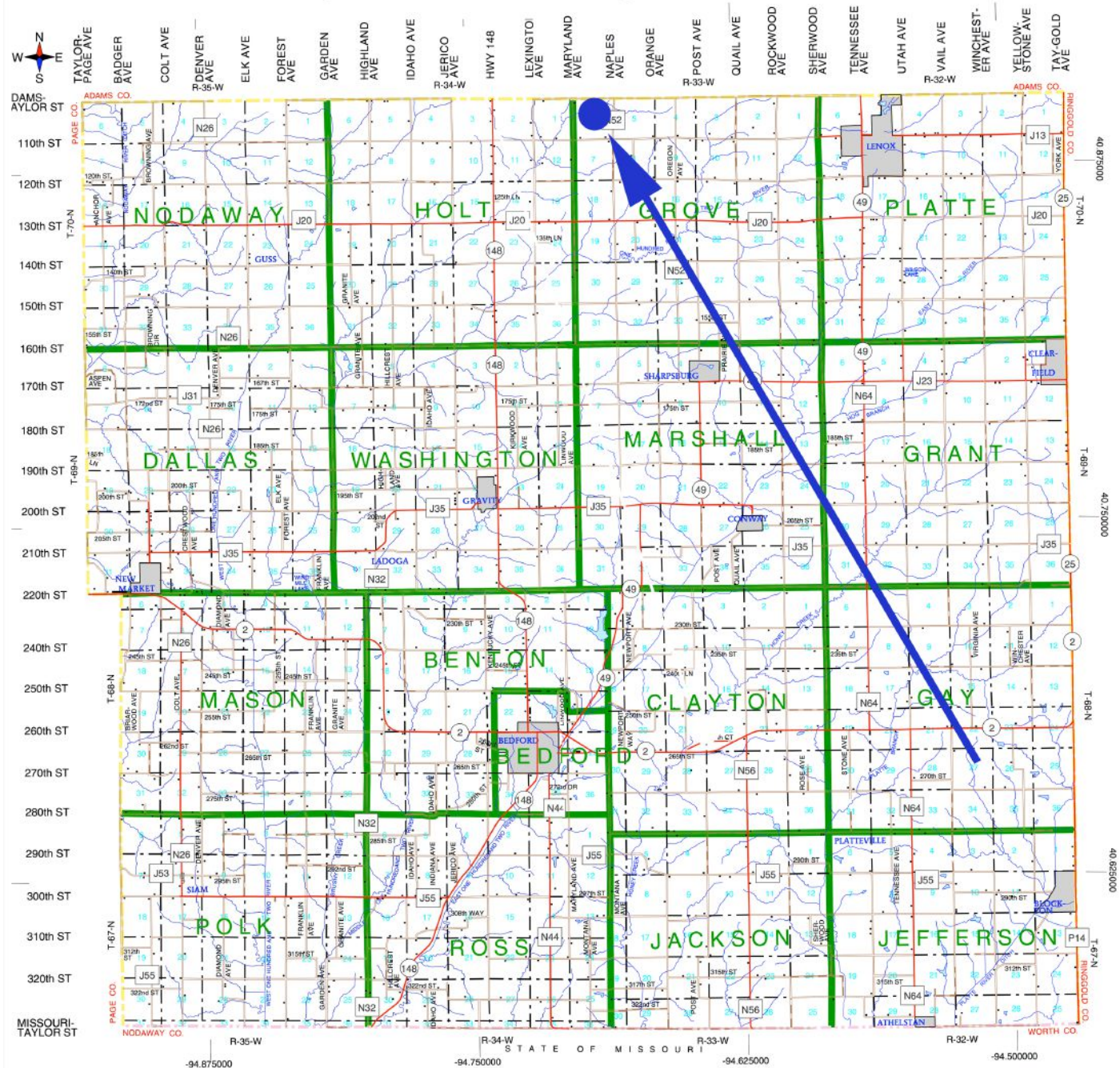


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