

# ***Prospectus***

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



## **Grasshorn Farm**

### **61.88 Taxable Acres More or Less**

### **Colfax Twp.**

### **Page 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 us: 641-333-2705**

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



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# Prospectus

## Grasshorn Farm

61.88 Taxable Acres M/L – Page County, IA

PROPERTY DETAILS		
PRICE:	\$262,990.00	 
TAXES:	\$1,248/year <i>Page Co. Treasurer</i>	
LAND USE:	FSA shows 60.31 acres of farmland, with 50.22 acres of cropland and 50.22 effective cropland acres. <i>Page County FSA</i>	
CSR DATA:	CSR2- 59.7 <i>Surety Maps</i>	
POSSESSION:	Upon closing	
TERMS:	Cash, payable at closing	
LOCATION:	Approximately 1.5 miles west of Hwy 71, south of 320 <sup>th</sup> Street in Colfax Township of Page County.	
LEGAL DESCRIPTION:	<i>See Addendum</i>	
AGENT:	<i>Cole Winther</i> (712) 621-0966	
COMMENTS		
<p>Presenting the Grasshorn Farm. This mostly tillable farm would make a nice add on to the farm portfolio. Besides the tillable acres, the east side of the property is a great pinch point for big cruising bucks during the rut. Seller will entertain offers.</p> <p>Contact Cole Winther at 712-621-0966 for a showing</p>		

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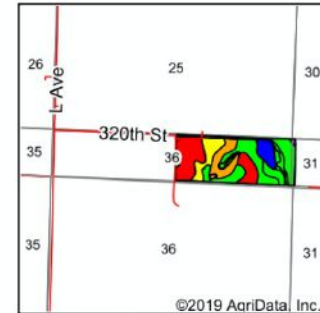
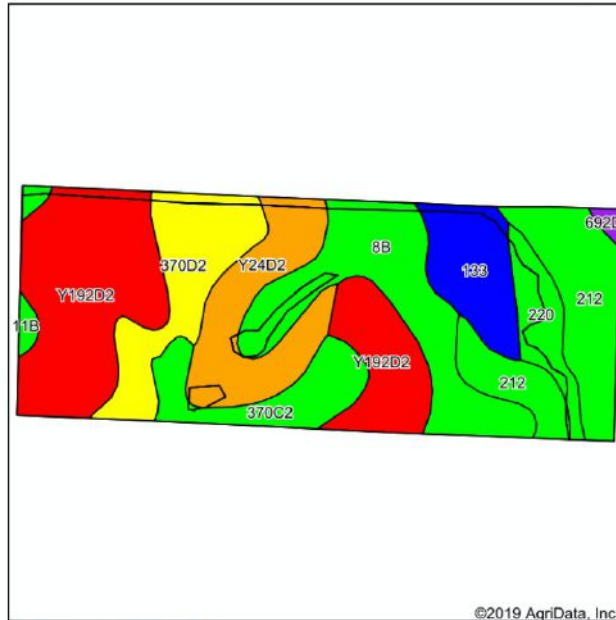


# Prospectus

## Grasshorn Farm

61.88 Taxable Acres M/L – Page County, IA

### Soils Map



State: Iowa  
County: Page  
Location: 36-67N-38W  
Township: Colfax  
Acres: 61.16  
Date: 3/11/2020



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA145, 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
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	16.34	26.7%		IVe	0	0	0	0	0	16		53	53	28
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	9.60	15.7%		IIe	230.4	6.5	66.8	4.1	6.9	93	84	90	90	70
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	8.64	14.1%		Iw	228.8	8.4	66.4	4.1	6.9	91	91	95	95	56
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.21	11.8%		IIIe	0	0	0	0	0	49		67	67	43
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	6.66	10.9%		IIIe	164.8	4.8	47.8	3	4.9	54	55	68	68	44
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	4.62	7.6%		IIw	204.8	4.3	59.4	3.7	6.1	78	80	94	94	12
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	4.31	7.0%		IIIe	204.8	5.7	59.4	3.7	6.1	80	65	71	71	48
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	2.81	4.6%		IIw	211.2	5.9	61.2	3.8	6.3	82	85	96	96	59
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	0.68	1.1%		IIw	216	4.5	62.6	3.9	6.5	80	65	95	95	28
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	0.29	0.5%		IVe	80	2.1	23.2	1.4	2.4	30	10	56	56	38
Weighted Average						128.8	3.5	37.4	2.3	3.9	59.7	74.8	74.8	74.8	43.7

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

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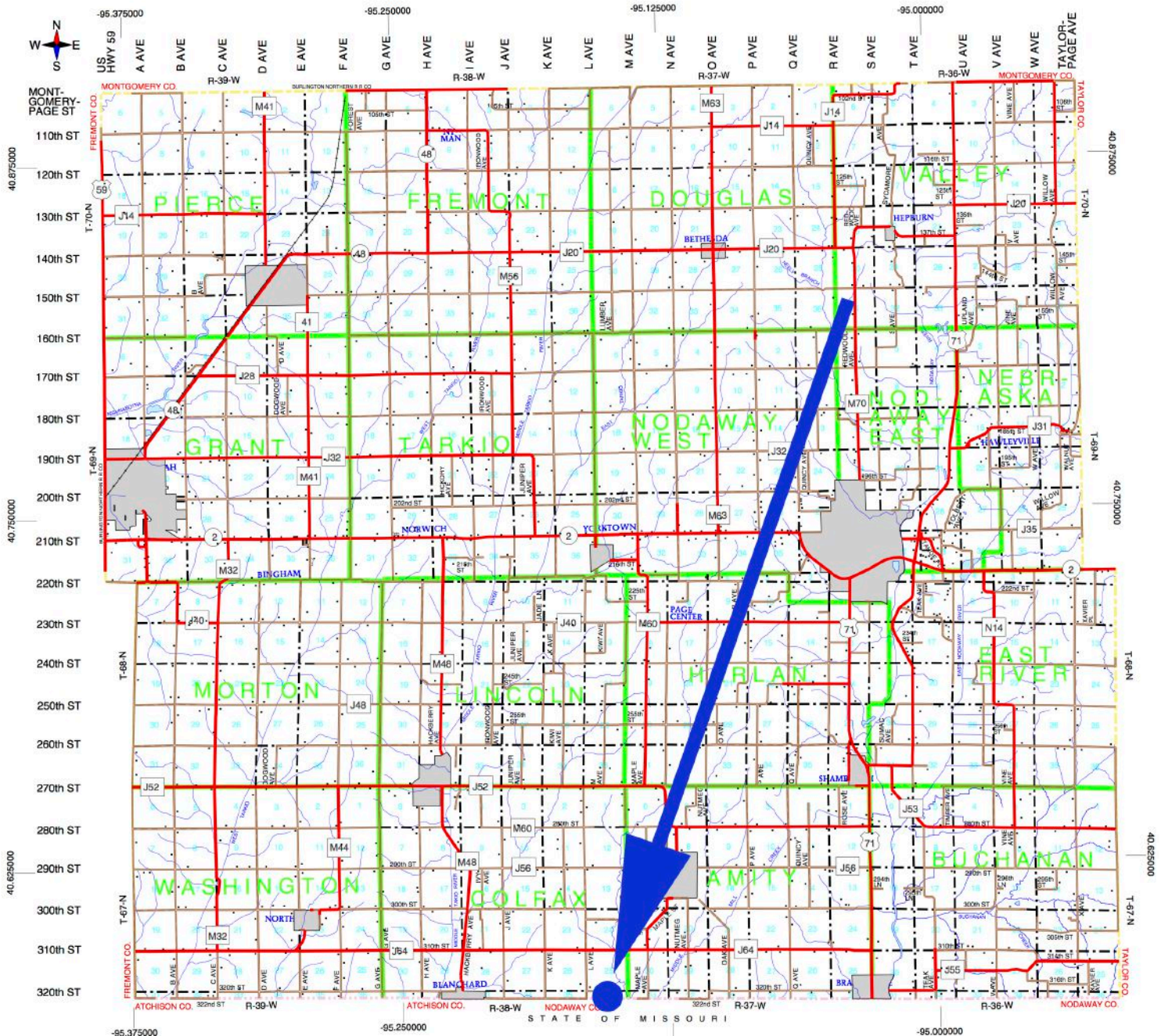
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## PAGE COUNTY



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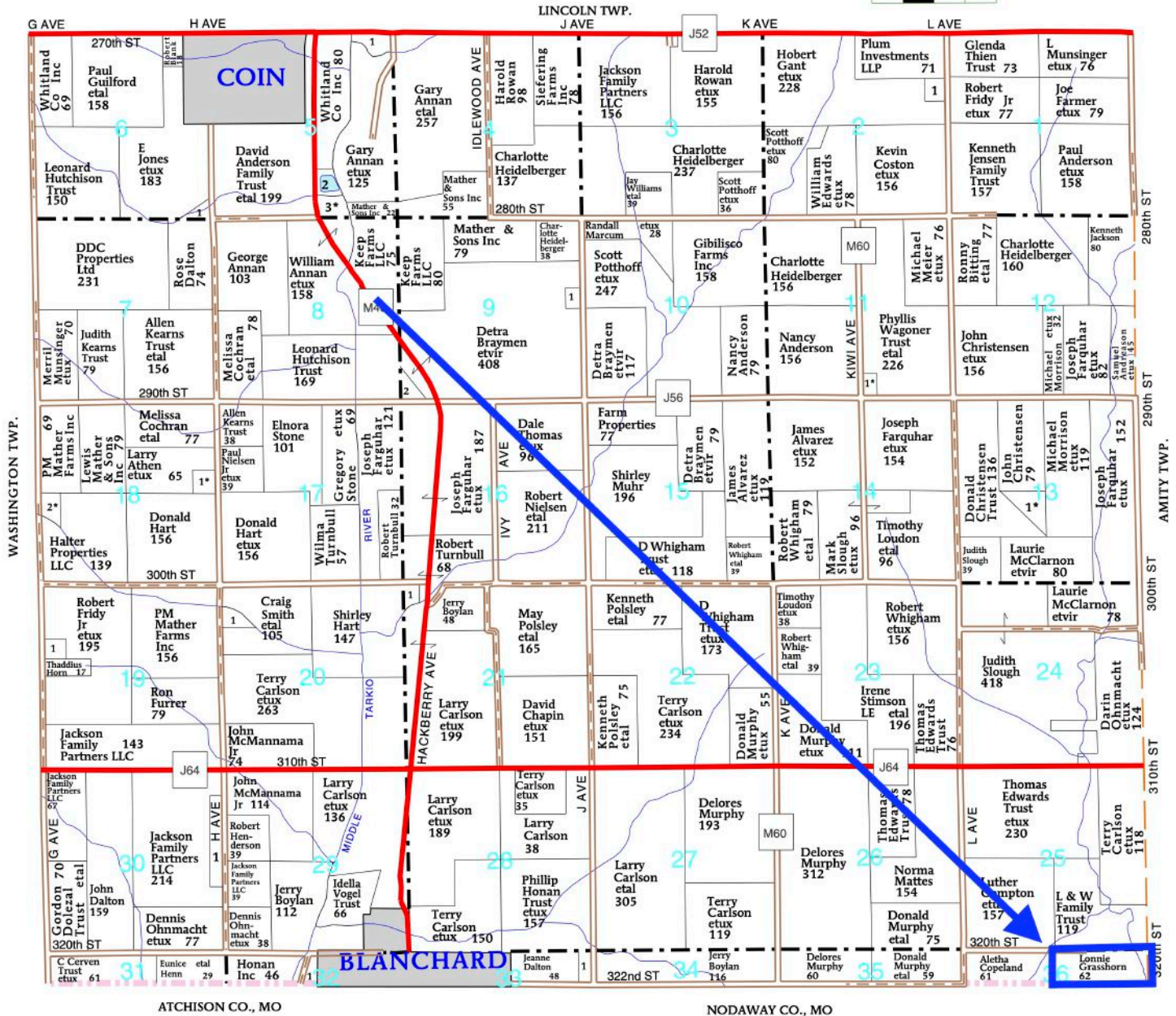
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T-67-N

COLFAX PLAT

R-38-W



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