

# ***Prospectus***

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



### **MLR Farm**

### **79 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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**500 W. Temple Street Lenox, IA 50851**

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# Prospectus

## MLR Farm

### 79 Acres M/L – Taylor County, IA

PROPERTY DETAILS																
PRICE:	\$458,200.00															
TAXES:	\$1,672 annually <i>Taylor Co. Treasurer</i>															
LAND USE:	FSA shows 78.74 acres farmland, with 75.1 acres cropland, all of which are enrolled in the Conservation Reserve Program (CRP). <i>Taylor Co. FSA</i>															
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac</td><td>CRP Red Ac</td><td>PLCYield</td></tr><tr><td>Wheat</td><td>0</td><td>2.8</td><td>0</td></tr><tr><td>Soybeans</td><td>0</td><td>37.48</td><td>0</td></tr></table> <i>Taylor Co. FSA</i>				Crop	Base Ac	CRP Red Ac	PLCYield	Wheat	0	2.8	0	Soybeans	0	37.48	0
Crop	Base Ac	CRP Red Ac	PLCYield													
Wheat	0	2.8	0													
Soybeans	0	37.48	0													
CRP DATA:	\$18,701 in annual CRP income, as follows: 75.1 acres x \$249.01/acre = \$18,701, expiring in 09/2026. <i>Taylor Co. FSA</i>															
CSR DATA:	CSR2- 58.5 <i>Surety Maps</i>															
POSSESSION:	Upon Closing															
TERMS:	Cash, payable at closing															
LOCATION:	4 miles south of Lenox on Hwy 49 to 160 <sup>th</sup> Street, then west 2½ miles															
LEGAL DESCRIPTION:	<i>See Addendum</i>															
AGENT:	Brennan Kester (515) 450-6030															
COMMENTS																
Presenting the MLR Farm. Located in a very strong farming community and within a couple miles of Sharpsburg. This 79-acre tract offers fantastic CRP income for years to come with all the Mid Contract Management already completed. Some tile and terracing has been done, so it could be easily converted to row crop after the CRP contract expires. The farm boasts 95% tillable and would be a great farm to add to your portfolio or long-term investment. Don't miss out on this efficient income producing farm! Let your money work for you with a locked-in return for the next 6 years. Call today! Brennan Kester, 515-450-6030.																



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# Prospectus

**MLR Farm**  
**79 Acres M/L – Taylor County, IA**

Aerial Map



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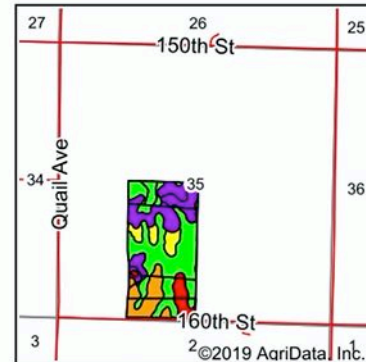
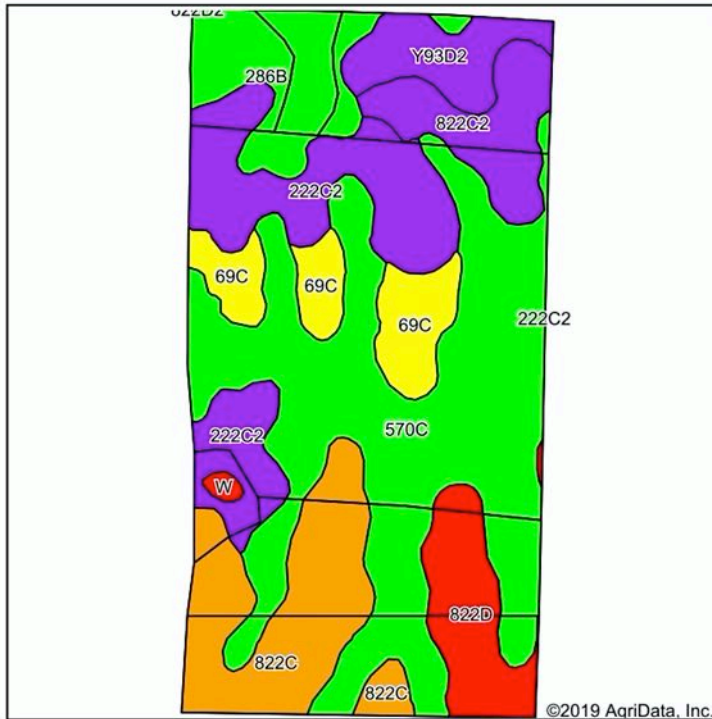
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# Prospectus

## MLR Farm 79 Acres M/L – Taylor County, IA

### Soils Map



State: **Iowa**  
County: **Taylor**  
Location: **35-70N-33W**  
Township: **Grove**  
Acres: **78.75**  
Date: **2/18/2020**



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

Area Symbol: IA173, 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	
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	30.52	38.8%		Ille	192	5.4	55.7	3.5	5.8	84	69	97	97	52	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.59	14.7%		IVw	140.8	3	40.8	2.5	4.2	33	25	54	54	35	
822C	Lamoni silty clay loam, 5 to 9 percent slopes	10.34	13.1%		Ille	134.4	3.5	39	2.4	4	42	35	77	77	45	
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	6.59	8.4%		Ilw	216	4.5	62.6	3.9	6.5	80	65	92	92	41	
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	5.65	7.2%		Illw	168	3.5	48.7	3	5	59	50	76	76	15	
822D	Lamoni silty clay loam, 9 to 14 percent slopes	5.04	6.4%		IVe	105.6	2.7	30.6	1.9	3.2	15	20	73	73	43	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	4.98	6.3%		Ille	129.6	3.4	37.6	2.3	3.9	32	30	55	55	31	
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	3.77	4.8%		Ille	0	0	0	0	0	35		60	60	37	
W	Water	0.27	0.3%			0	0	0	0	0	0	0		0	0	
Weighted Average						157.9	4	45.8	2.8	4.7	58.5	*-	*n 79.8	*n 79.8	*n 42.2	

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

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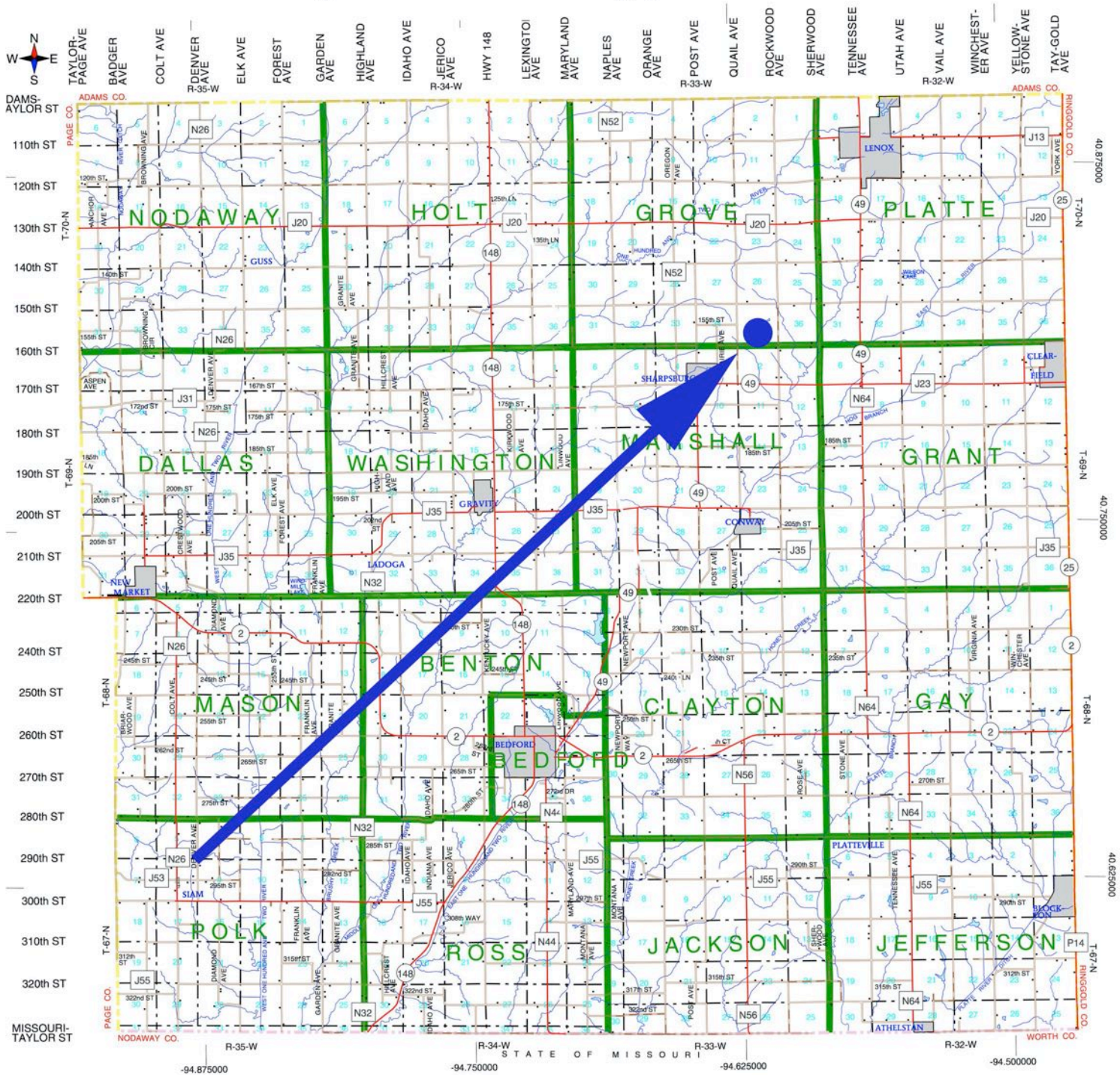


# Prospectus

## MLR Farm

156 Taxable Acres M/L – Taylor County, IA

## Taylor County, Iowa



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