

Prospectus

Preferred Properties of Iowa, Inc.



Afton Recreational 80

80 Acres, More or Less

170th Street, Union Township

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:

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



preferredpropertiesofiowa.com



500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Afton Recreational 80 80 Acres M/L – Union County, IA

PROPERTY DETAILS																
PRICE:	\$271,600.00															
TAXES:	\$1,110 annually <i>Union Co. Treasurer</i>															
LAND USE:	FSA shows 77.26 acres farmland, with 22.25 acres cropland, 2.79 acres of which are enrolled in the Conservation Reserve Program (CRP). <i>Ringgold Co. FSA</i>															
FSA DATA:	<table><tr><th>Crop</th><th>Base Ac</th><th>PLCYield</th><th>CRP Red</th></tr><tr><td>CORN</td><td>12.8</td><td>96</td><td>0</td></tr><tr><td>SOYBEANS</td><td>3.2</td><td>35</td><td>0</td></tr></table> <i>Ringgold Co. FSA</i>	Crop	Base Ac	PLCYield	CRP Red	CORN	12.8	96	0	SOYBEANS	3.2	35	0			
Crop	Base Ac	PLCYield	CRP Red													
CORN	12.8	96	0													
SOYBEANS	3.2	35	0													
CRP DATA:	\$441.00 in annual CRP income, as follows: 2.79 acres x \$158.00/acre = \$441.00, expiring in 09/2029. <i>Ringgold Co. FSA</i>															
CSR DATA:	CSR2- 59 <i>Surety Maps</i>															
POSSESSION:	Upon Closing															
TERMS:	Cash, payable at closing															
LEGAL DESCRIPTION:	<i>The North Half of the Northeast Quarter (N1/2NE1/4) of Section Nine (9), Township Seventy-two (72), Range Twenty-nine (29) West of the 5th P.M., Union County, Iowa, and more particularly described by the abstract.</i>															
AGENT:	Brennan Kester (515) 450-6030															





COMMENTS

Presenting the Afton Recreational 80. Located within a couple miles of Afton right in middle big buck country. This farm has all the signs to be a fantastic tract to harvest deer, turkeys, and pheasant year in and year out. Large, south-facing slopes in the middle of the farm are perfect for bedding along with understory to provide plenty of locations to set up stands. Open areas with oak trees are ready for spring turkey hunts. Running through the timber is a sandy creek bed that allows for quiet access to stands and pinch points anytime of the day. Trails are throughout the farm, as well as CRP and places for food plots. The tillable bottom currently being farmed has great income, some tile and a food source for wildlife. If you are looking for a tract of a lifetime to enjoy the great outdoors or the pursuit of giant whitetails this farm is a must! Call today to get this farm locked up before hunting season this fall! Call Brennan Kester for a showing, 515-450-6030.

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.



preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

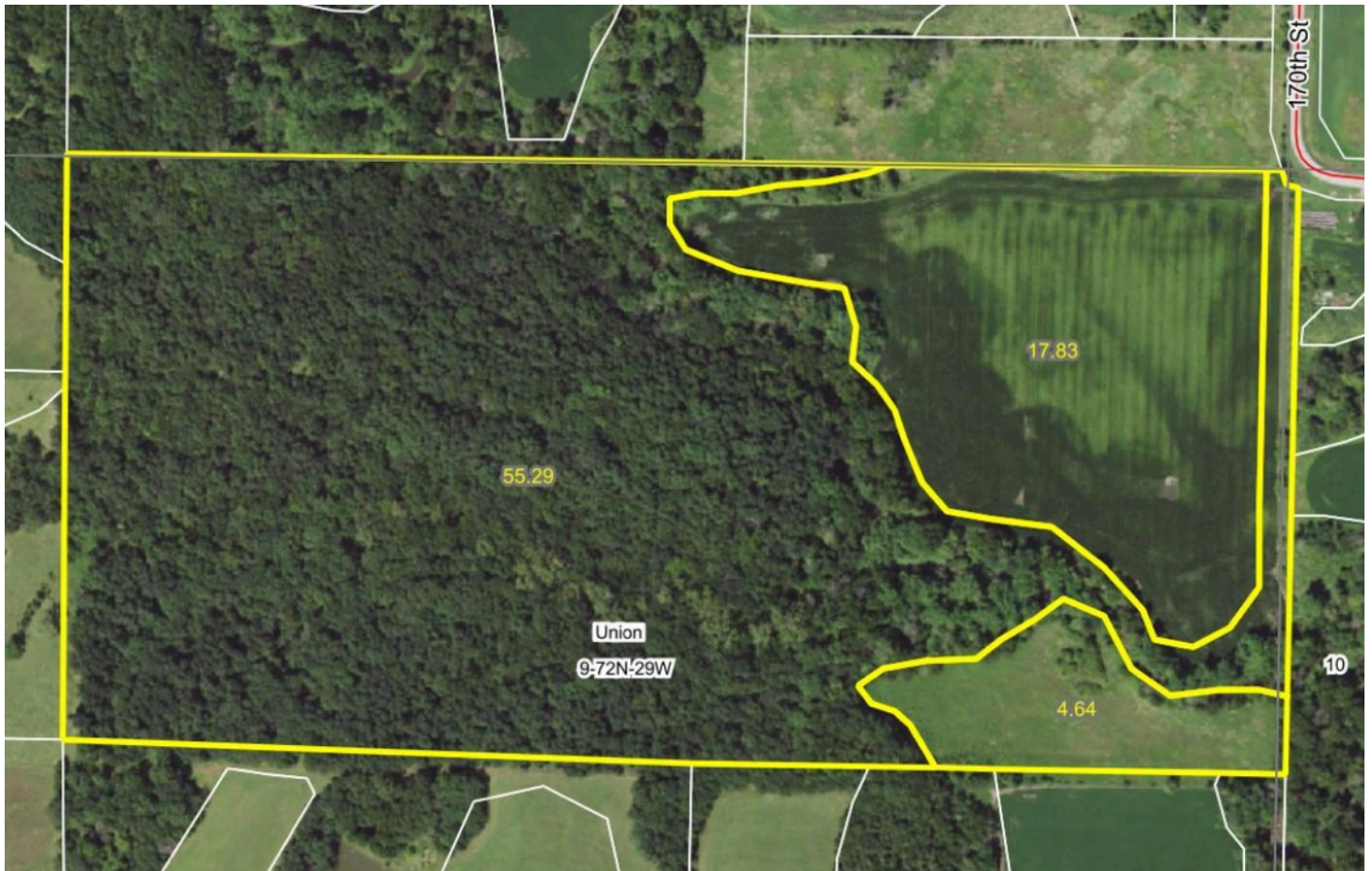
500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Afton Recreational 80
80 Acres M/L – Union County, IA

Aerial Map



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.



preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

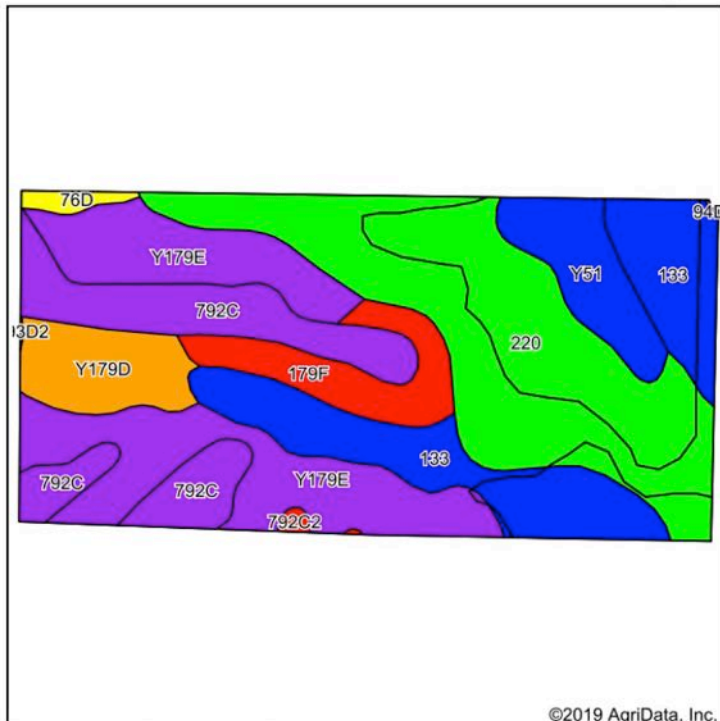
500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

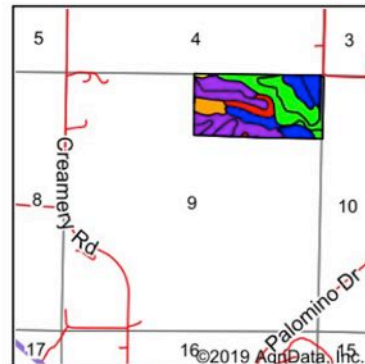
Prospectus

Afton Recreational 80 80 Acres M/L – Union County, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Union
Location: 9-72N-29W
Township: Union
Acres: 77.76
Date: 5/1/2020



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com



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
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	22.70	29.2%		Ilw	211.2	5.9	61.2	3.8	6.3	82	85	96	96	59
Y179E	Gara loam, dissected till plain, 14 to 18 percent slopes	16.73	21.5%		Vle						37		82	82	56
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	13.41	17.2%		Ilw	204.8	4.3	59.4	3.7	6.1	78	80	94	94	12
792C	Armstrong loam, 5 to 9 percent slopes	10.21	13.1%		Ille	128	3.3	37.1	2.3	3.8	37	31	72	72	47
179F	Gara loam, 18 to 25 percent slopes	4.75	6.1%		Vle	120	3.4	34.8	2.2	3.6	18	15	64	64	35
Y51	Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded	4.57	5.9%		Ilw						74		90	90	14
Y179D	Gara loam, dissected till plain, 9 to 14 percent slopes	4.52	5.8%		IVe						49		88	88	59
76D	Ladoga silt loam, 9 to 14 percent slopes	0.64	0.8%		Ille	168	4.7	48.7	3	5	52	57	74	74	57
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	0.23	0.3%		Ille	123.2	3.2	35.7	2.2	3.7	26	27	61	61	36
Weighted Average						122.9	3.2	35.6	2.2	3.7	59	-	*n 86.4	*n 86.4	*n 44.5

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

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

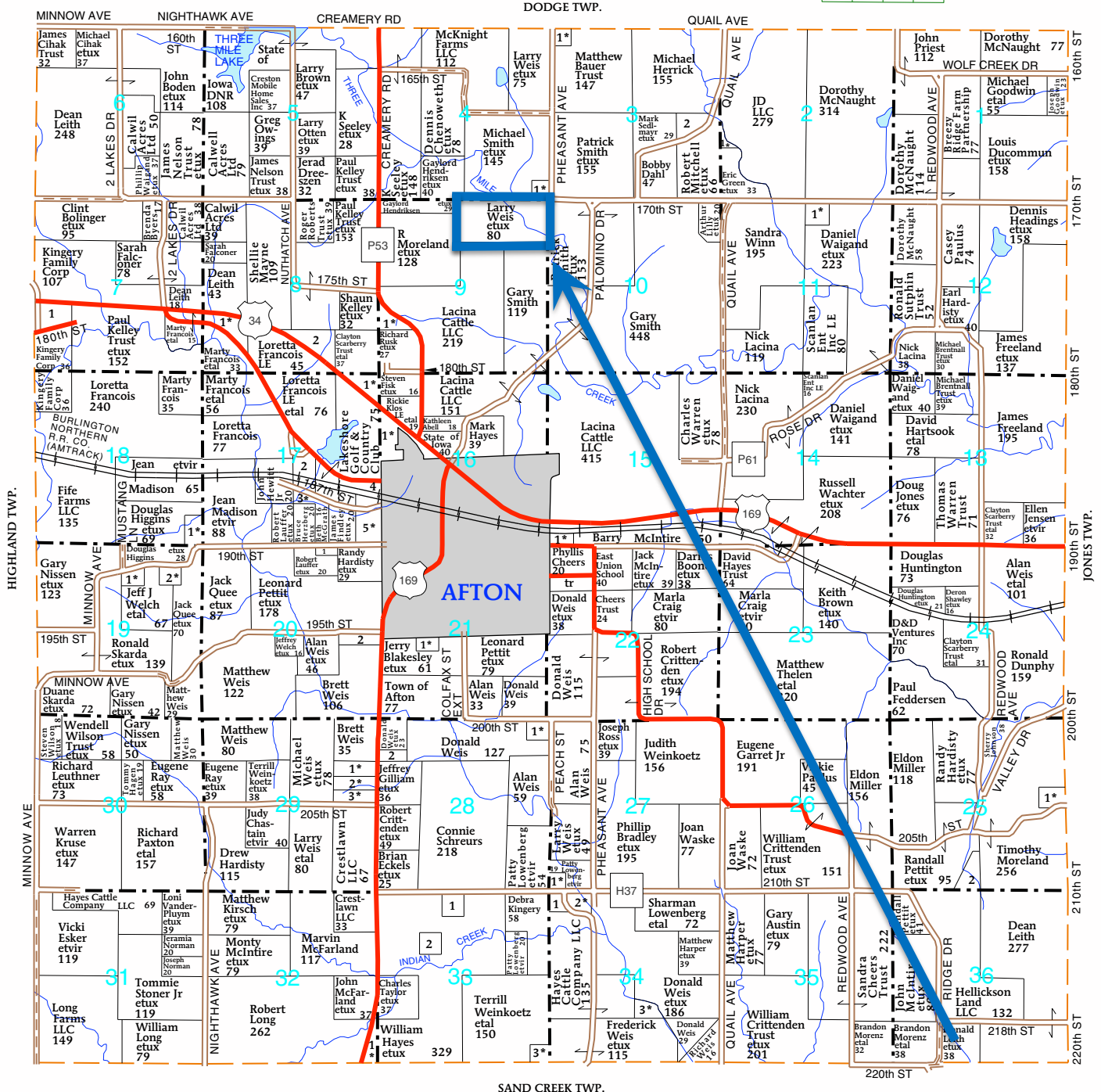
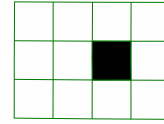
Afton Recreational 80
80 Acres M/L – Union County, IA

T-72-N

UNION PLAT

(Landowners)

R-29-W



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.

preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

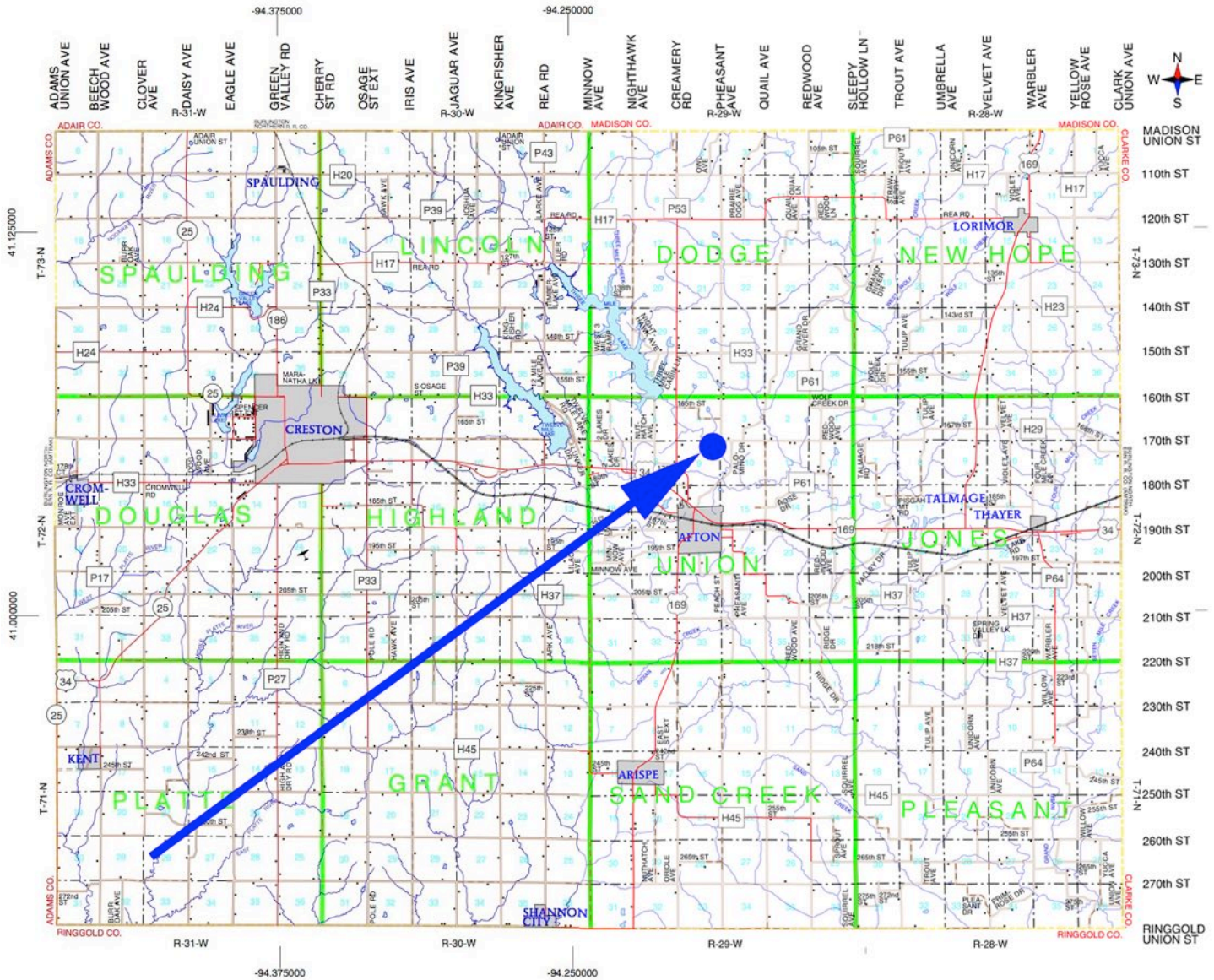
©2009 - Preferred Properties of Iowa



Prospectus

Afton Recreational 80

80 Taxable Acres M/L – Union County, IA



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.



preferredpropertiesofiowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Afton Recreational 80
80 Taxable Acres M/L – Union County, IA



Preferred Properties of Iowa, Inc.
500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa