

# **Prospectus**

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



### **Lehrman 200 Farm** **200 Acres More or Less** **Hopkins Twp.** **Nodaway County, Missouri**

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.



<b>contact</b> <b>US:</b>	<b>641-333-2705</b>	Sales Agents:	
		<b>Maury Moore</b> 712-621-1455 <b>Brennan Kester</b> 515-450-6030 <b>Ryan Frederick</b> 641-745-7769 <b>Fletcher Sunderman</b> 712-370-5241	<b>Adalina Morales</b> 712-621-1822 <b>David Brown</b> 641-344-5559 <b>Craig Donaldson</b> 641-333-2705 <b>Cole Winther</b> 712-621-0966
	<b>Broker/Owner</b> <b>Dan Zech</b> 712-303-7085 <b>Agent/Owner</b> <b>Tom Miller</b> 712-621-1281	<b>Ed Drake</b> 641-322-5145 <b>Mark Pearson</b> 641-344-2555 <b>Curtis Kinker</b> 641-344-6329 <b>Ronald Holland</b> 402-209-1097	

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## Lehrman 200 Farm 200 Acres M/L – Nodaway Co.

PROPERTY DETAILS	
<b>PRICE:</b>	<b>\$850,000.00</b>
<b>TAXES:</b>	Estimated \$1,000/year <i>Nodaway Co. Treasurer</i>
<b>LAND USE:</b>	- Seller has cleared additional tillable acres – seller claims there are now approx. 175 effective tillable acres - FSA is reporting 170.98 effective tillable acres prior to some additional clearing <i>Nodaway Co. FSA</i>
<b>SOILS:</b>	77 Average NCCPI Rating <i>Surety Maps</i>
<b>TILE &amp; TERRACE:</b>	Extensive tile and terrace work has been performed and additional acres cleared!
<b>FSA DATA:</b>	CMDTY BASE ACRES PLCYLD Corn 73.67 81 <i>Nodaway Co. FSA</i>
<b>POSSESSION:</b>	Upon Closing, may be subject to farm tenancy
<b>TERMS:</b>	Cash, payable at closing
<b>LOCATION:</b>	Approx. 2 miles SE of Hopkins at Mahogany and 130 <sup>th</sup> St.
<b>LEGAL DESCRIPTION:</b>	<i>Contact PPI for legal description</i>
<b>AGENT:</b>	<i>Brennan Kester – 515-450-6030</i>
COMMENTS	
<p>Presenting the Lehrman 200 Farm, a fantastic income producer located Southeast of Hopkins in Nodaway County. This farm supports a nice 77 NCCPI soil rating that is well-above the county average! This farm property is located in a fantastic area and should be in great demand for cash rent. In addition, this farm property has a few nice timber acres that would be great for the outdoorsmen or for recreation rental income potential. Don't wait too long on this great investment! Contact Brennan Kester at 515-450-6030 to schedule your showing today!</p>	



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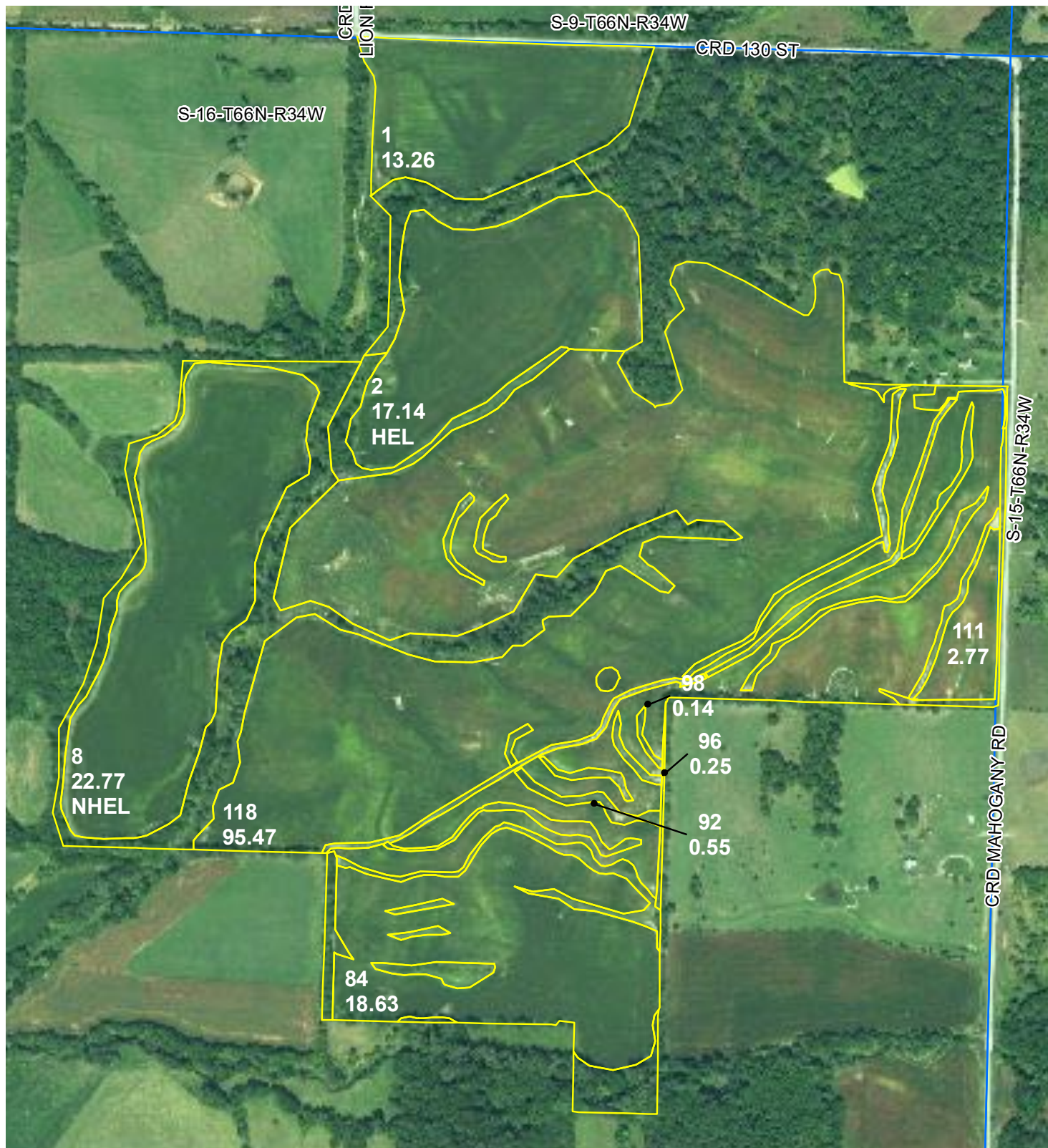
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## Lehrman 200 Farm 200 Acres M/L – Nodaway Co. Missouri



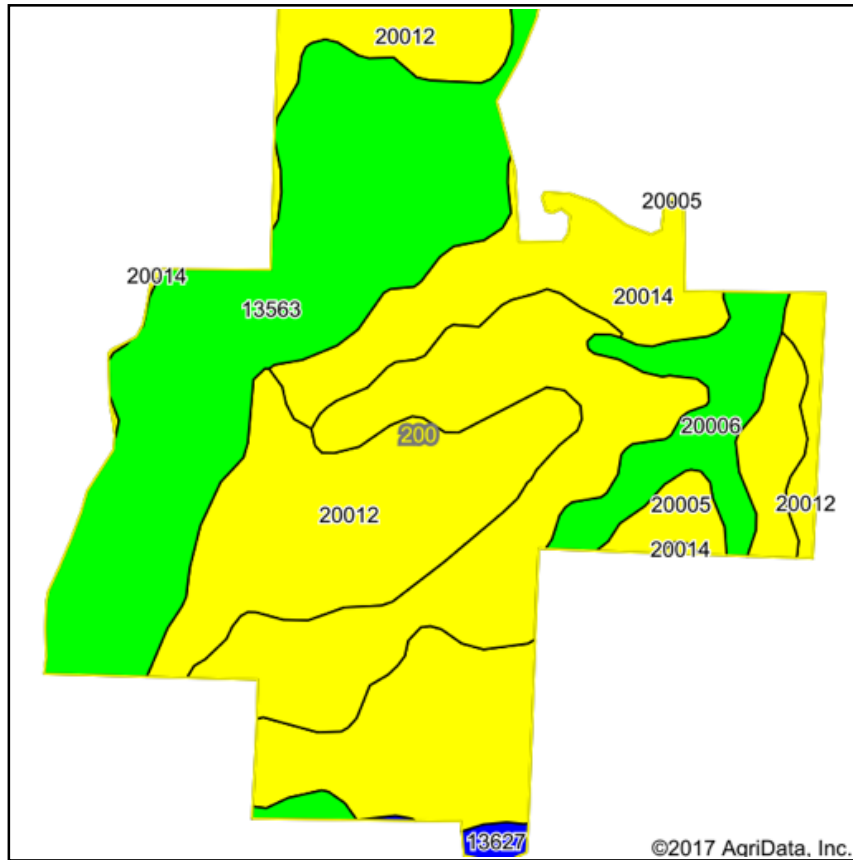
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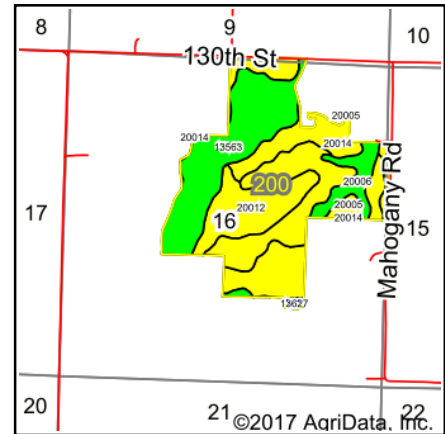
## Lehrman 200 Farm 200 Acres M/L – Nodaway Co. Missouri

### Soils Map



Soils data provided by USDA and NRCS.

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State: **Missouri**  
County: **Nodaway**  
Location: **16-66N-34W**  
Township: **Hopkins**  
Acres: **200**  
Date: **8/30/2017**



Maps Provided By:



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#### Area Symbol: MO147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	NCCPI Overall
20012	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	63.10	31.6%		IIIe							70
13563	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	58.64	29.3%		IIw							96
20005	Lamoni clay loam, 5 to 9 percent slopes	44.45	22.2%		IIIe	7	8	8	5		8	61
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	19.70	9.8%		IIIe							68
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.86	6.4%		Ile							93
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	1.25	0.6%		IIw							81
Weighted Average						1.6	1.8	1.8	1.1	1.8	1.6	77

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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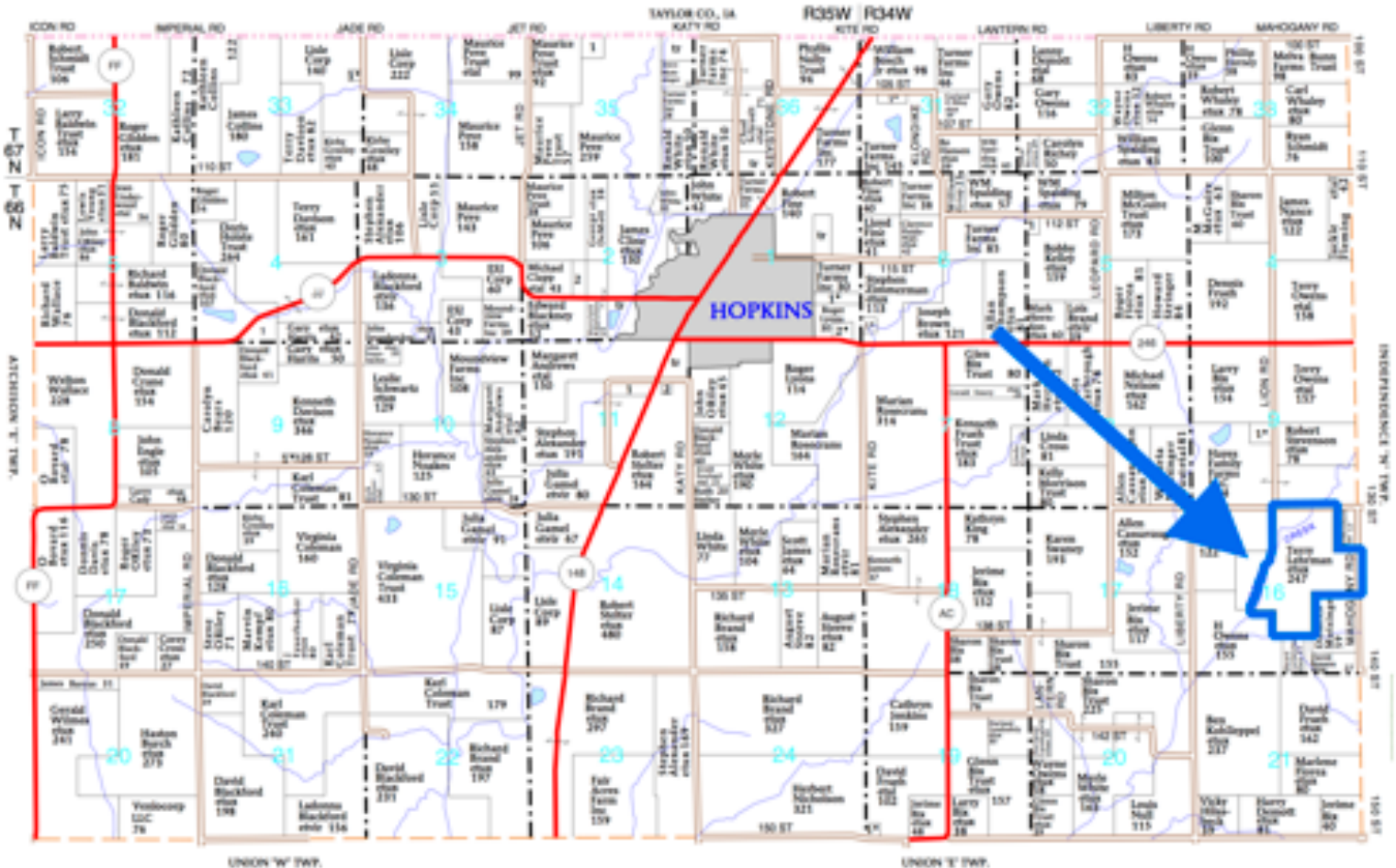
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T-66-67-N

HOPKINS PLAT

R-34-35-W



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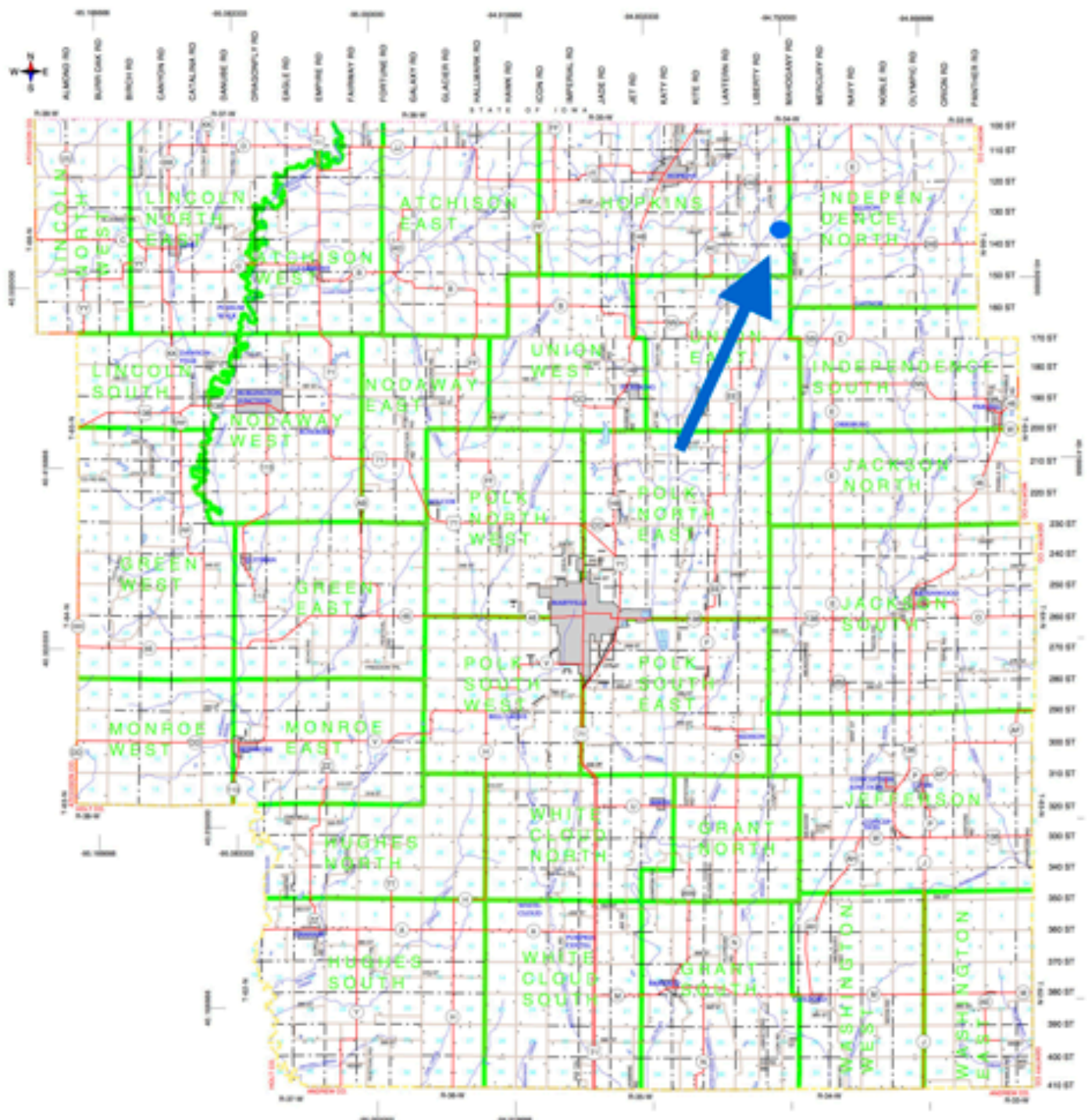
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## Nodaway County, Missouri



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