

# ***Prospectus***

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



## **Hulett Farm & Home**

### **113 Taxable Acres, ML**

### **12886 W. 130th Lane**

### **Hatfield, Missouri 64458**

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  
**Chad Bals**  
641-745-9587

**Ed Drake**  
641-322-5145  
**Fletcher Sunderman**  
712-370-5241  
**Adalina Morales**  
712-621-1822  
**Ronald Holland**  
402-209-1097



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# Prospectus

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113 Taxable Acres, ml, Hatfield, MO

PROPERTY DETAILS																	
PRICE:	<del>\$525,000.00</del> \$500,000.00																
TAXES:	\$1489.60 annually <i>Harrison Co. Treasurer</i>																
FSA DATA:	FSA reports 113 acres of farmland, with 65.55 cropland, 50.4 acres of which are in CRP. <table><tr><td>Crop</td><td>Base Ac.</td><td>PLC Yld</td></tr><tr><td>WHEAT</td><td>2.3</td><td>33</td></tr><tr><td>OATS</td><td>0.6</td><td>45</td></tr><tr><td>CORN</td><td>2.8</td><td>86</td></tr><tr><td>SORGHUM</td><td>2.0</td><td>66</td></tr></table> <i>Harrison Co. FSA</i>		Crop	Base Ac.	PLC Yld	WHEAT	2.3	33	OATS	0.6	45	CORN	2.8	86	SORGHUM	2.0	66
Crop	Base Ac.	PLC Yld															
WHEAT	2.3	33															
OATS	0.6	45															
CORN	2.8	86															
SORGHUM	2.0	66															
CRP DATA:	\$6466 annual income as follows: 50.4. acres at \$128.29 per acre for \$6466, expiring 09/30/2022. <i>Harrison Co. FSA</i>																
HOME DETAILS																	
HOME DATA:	<ul style="list-style-type: none"><li>- 3 bedroom, 1bath frame cabin (<i>owner claims 2 bathrooms</i>)</li><li>- 1,252sq. ft. total living area</li><li>- FHA LP gas heat/Central air</li><li>- Masonry fireplace</li><li>- Full finished basement w/walk-out</li><li>- Open porch and wood deck</li><li>- Detached 2-car garage, 26'x26'</li></ul> <i>Harrison Co. Assessor</i>																
OUTBUILDINGS:	36' x 64' Pole barn with workshop 30' x 40' Machine Shed <i>Harrison Co. Assessor</i>																
POSSESSION:	Upon Closing																
TERMS:	Cash, Payable Upon Closing																
AGENT:	<i>Brennan Kester 515-450-6030</i>																
COMMENTS																	
<p><b>Presenting the Hulett Farm &amp; Home. This property truly has it all-- CRP income, a fantastic cabin, outbuildings, plenty of wildlife for chasing whitetails, turkey &amp; pheasant, and views that can't be beat! The cabin is a 3-bedroom, 2 bath, with a wood-burning fireplace, loft, &amp; wrap-around deck overlooking the pond. Also on the farm are two pole buildings with a workshop &amp; a 2-car detached garage. This property is a must-see and the photos don't fully speak for what's there until you take a look in person. If you're wanting a secluded place to call home or a weekend getaway, this is it! Don't miss out-- call today!</b></p>																	

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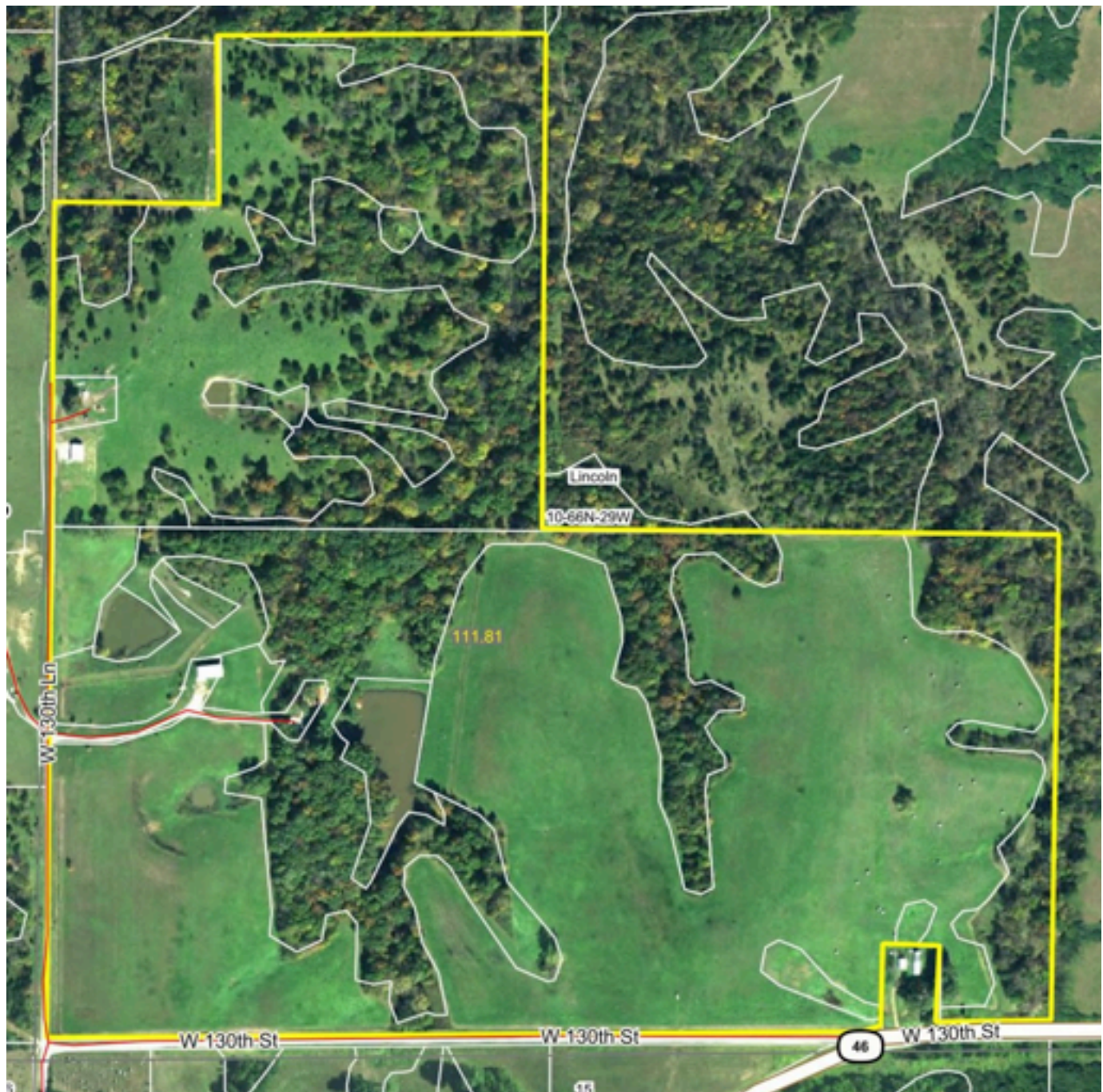
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# Prospectus

**Hulett Farm & Home**  
**2.5 Acres ml, Hatfield, MO**



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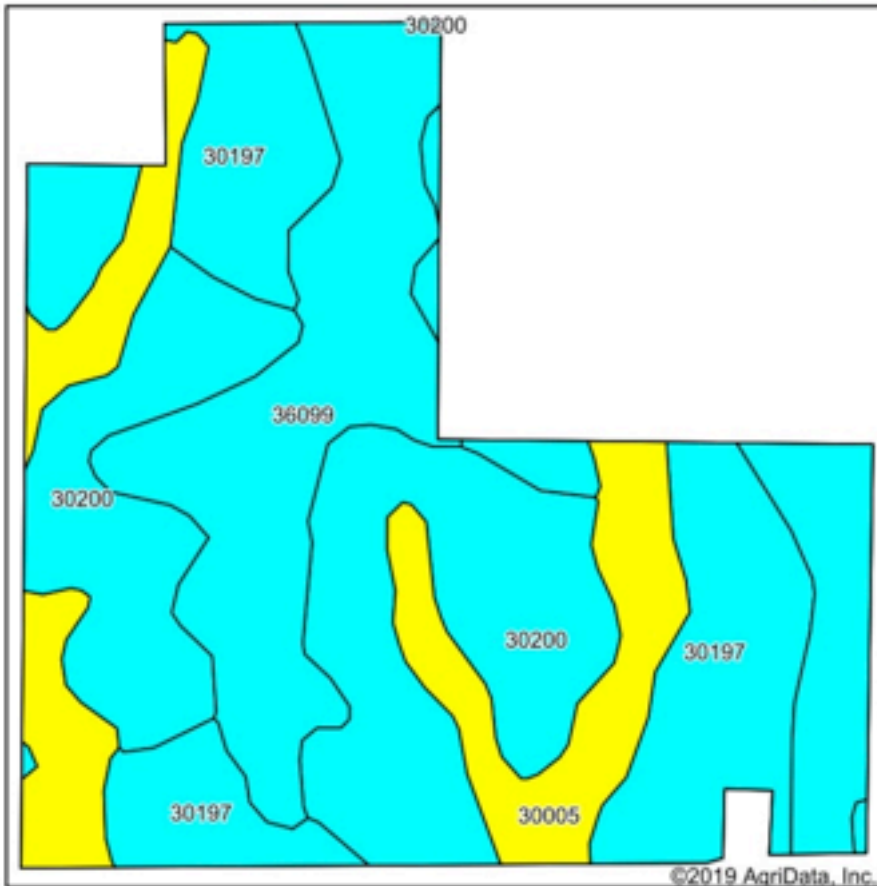
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## Soils Map



State: **Missouri**  
 County: **Harrison**  
 Location: **10-66N-29W**  
 Township: **Lincoln**  
 Acres: **111.81**  
 Date: **12/16/2019**



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

Area Symbol: MO081, Soil Area Version: 22

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
30200	Shelby loam, 9 to 14 percent slopes	33.50	30.0%		IIIe							68	68	56
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	30.20	27.0%		IIIw	8		9		7	8	67	67	44
30197	Shelby loam, 14 to 18 percent slopes	29.52	26.4%		IVe							64	64	52
30005	Adair loam, 3 to 9 percent slopes	18.59	16.6%		IIIe	7	8	8	5	8	7	71	71	51
Weighted Average						3.3	1.3	3.8	0.8	3.2	3.3	*n 67.2	*n 67.2	*n 50.9

\*n: The aggregation method is "Weighted Average using major components"

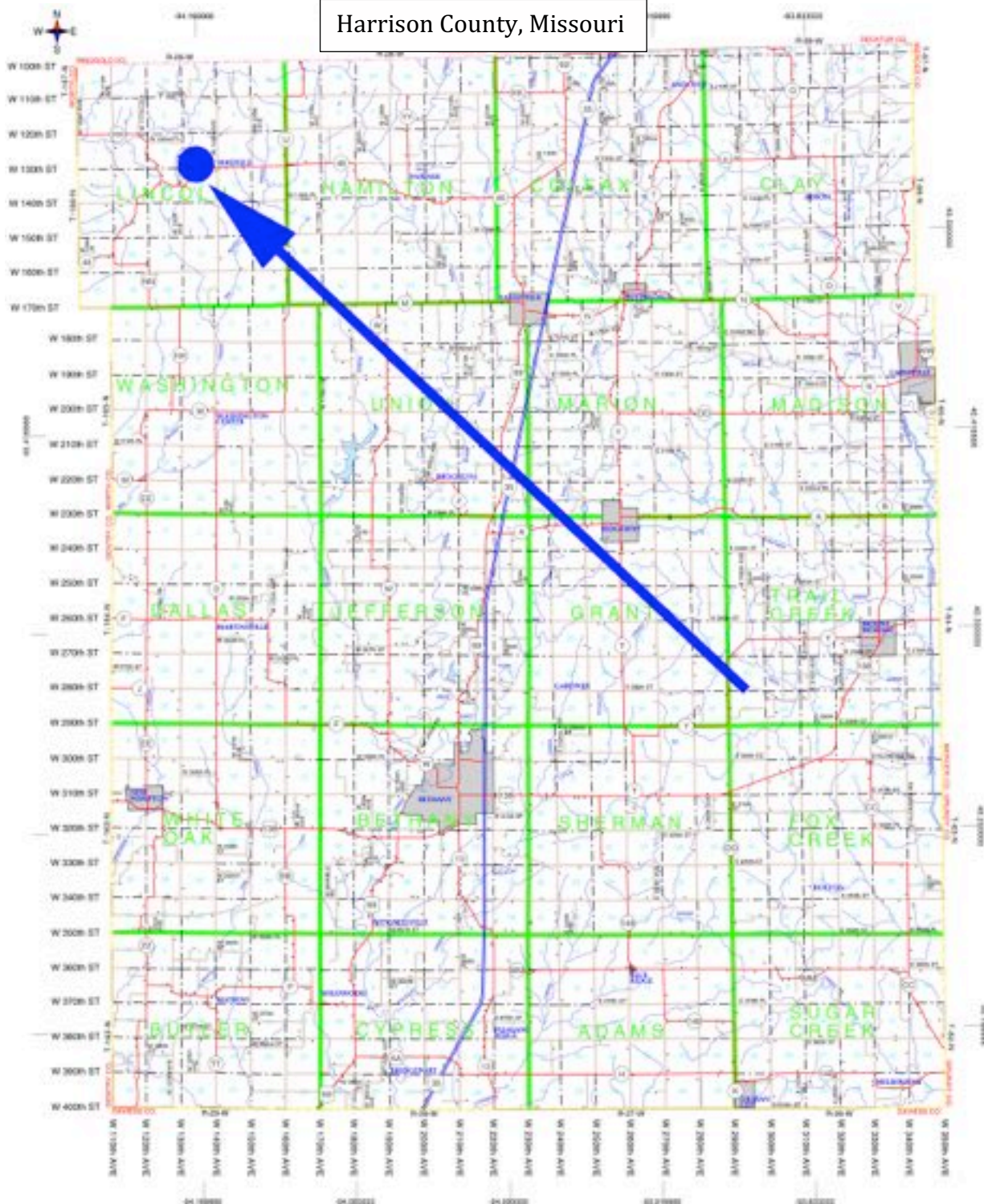
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## Hulett Farm & Home Est 2.5 Acres ml, Hatfield, MO

Harrison County, Missouri



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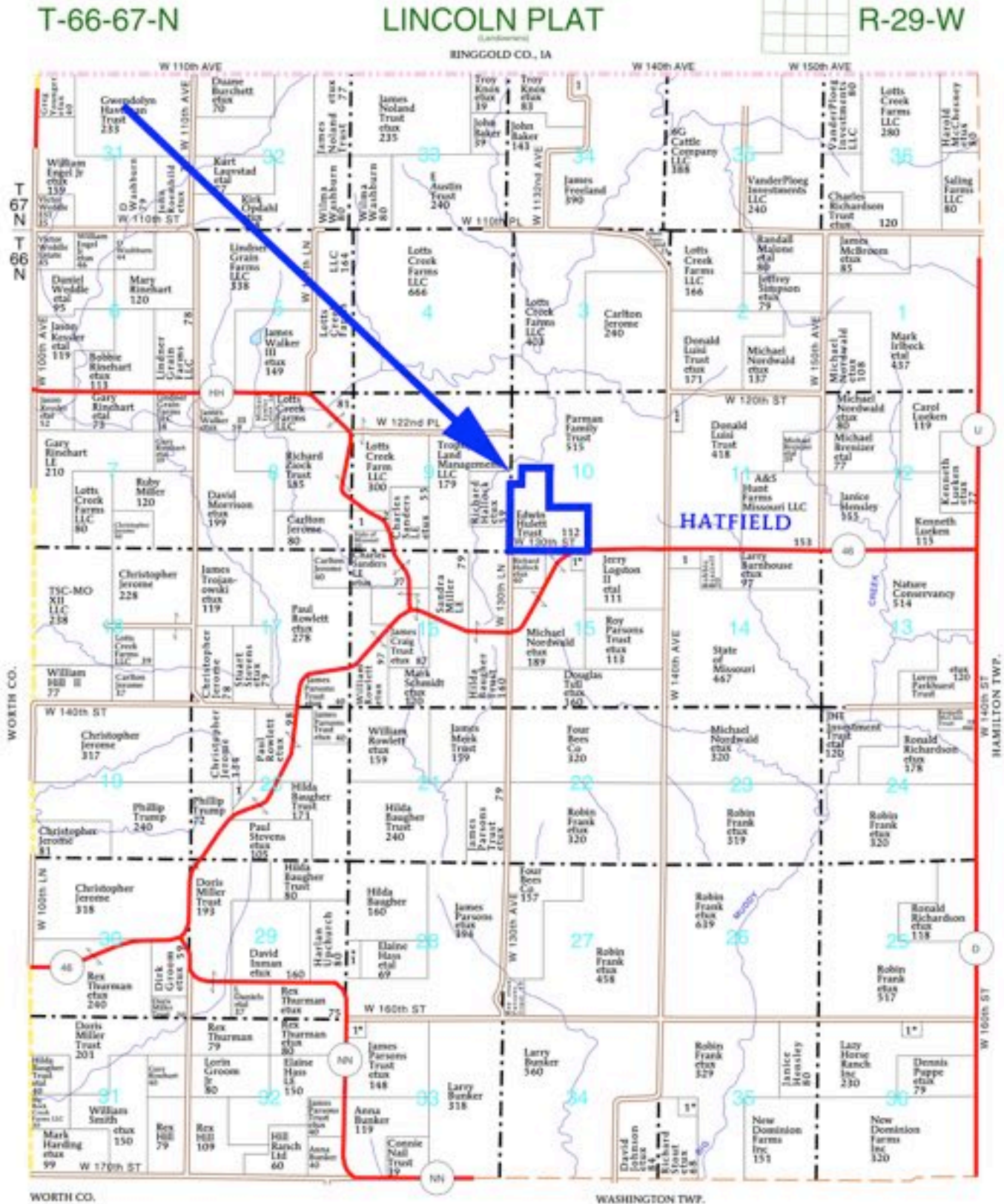
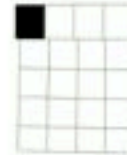
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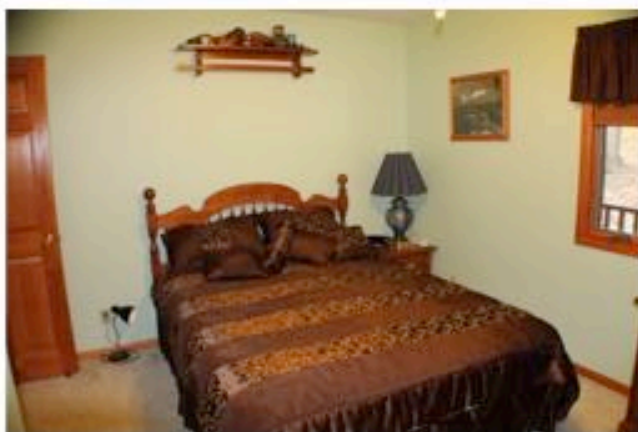
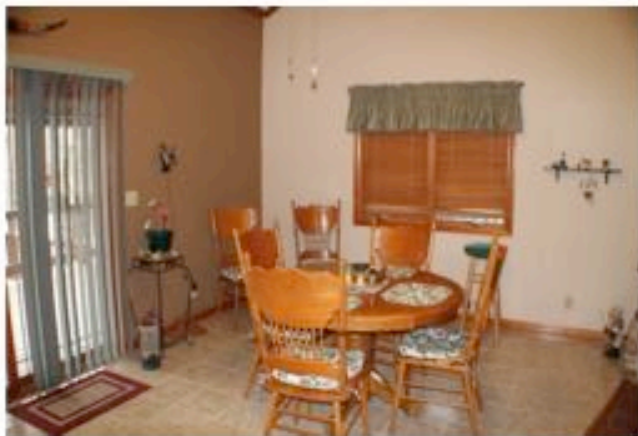
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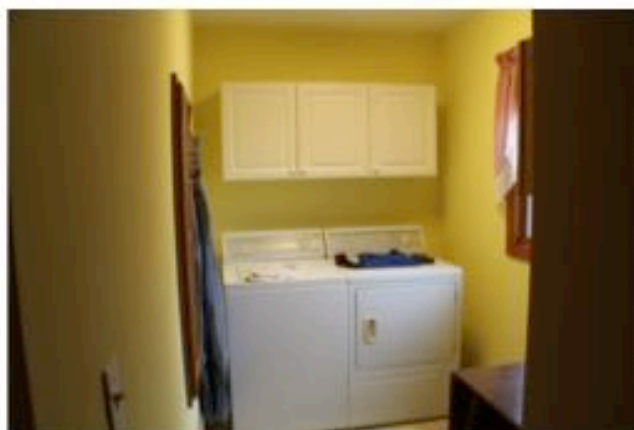
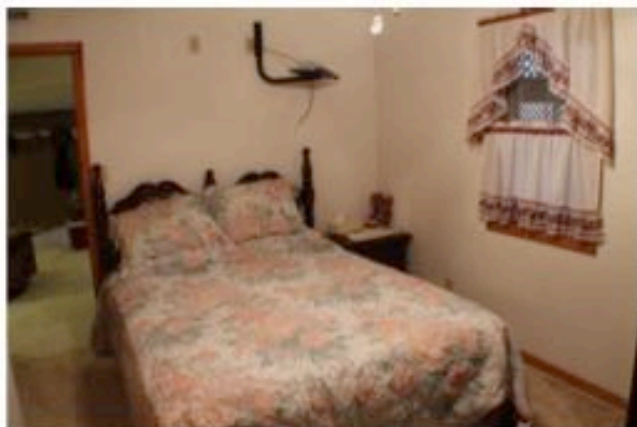
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