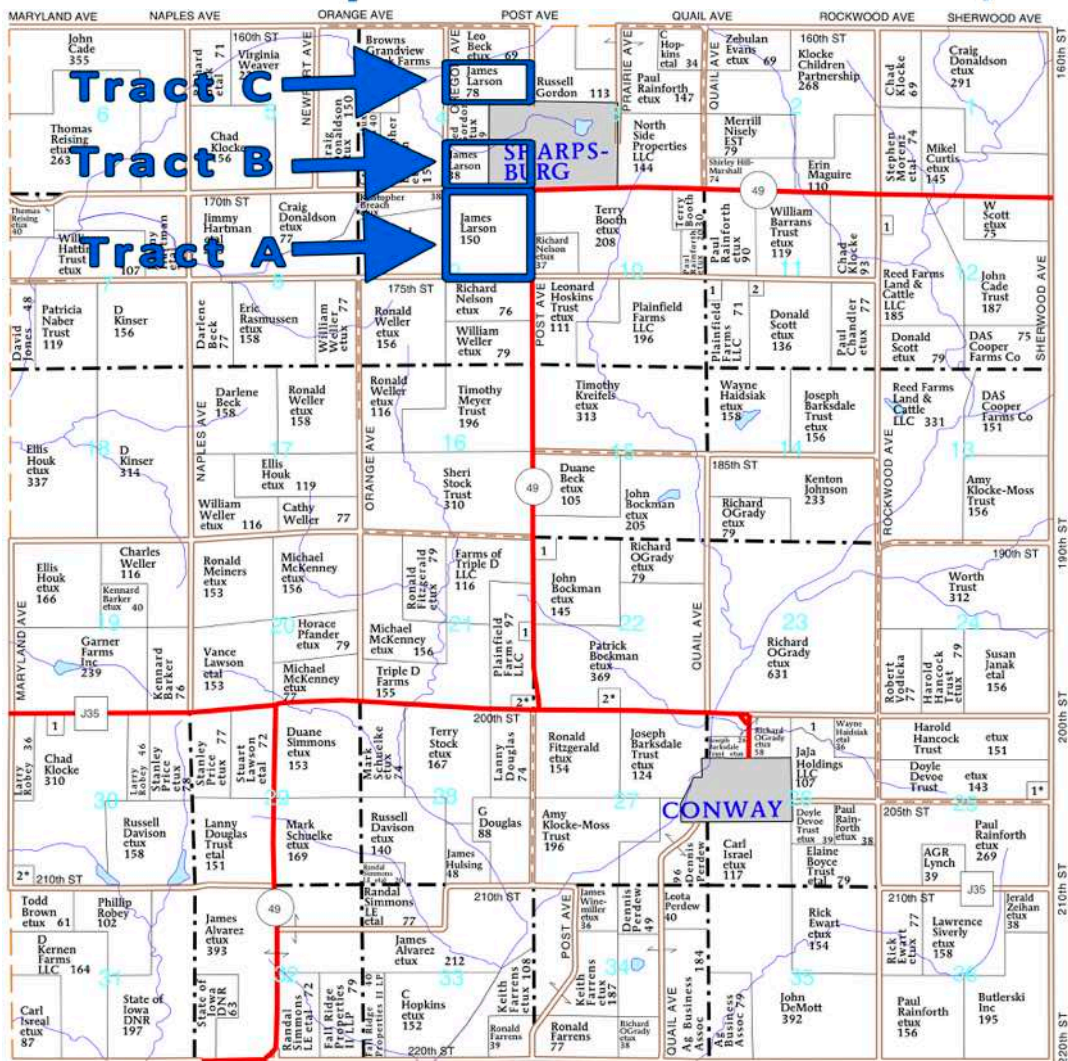


Prospectus

Preferred Properties of Iowa, Inc.



Larson Farms

302.3 Taxable Acres, ML - Offered in 3 Tracts

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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Prospectus

Larson Farms

302.3 Taxable Acres M/L in 3 Tracts – Taylor County, IA

PROPERTY DETAILS											
PRICE:	\$1,662,190.00										
PROPERTY TAX INFO:	\$6,852.00 Tract A: \$3,754.00/yr for 149.8 taxable acres Tract B: \$1,450.00/yr for 74.5 taxable acres Tract C: \$1,648/yr.00 for 78.0 taxable acres <i>Taylor Co. Treasurer</i>										
LAND USE:	FSA is reporting 303.27 total farmland acres and 279.21 effective tillable acres. Tract A: 147.95 tillable-154.45 total Tract B: 65.05 tillable - 73.91 total Tract C: 66.21 tillable - 74.91 total <i>Taylor Co. FSA</i>										
FSA DATA:	<i>(Overall Farm-ARC Beans-PLC Corn)</i> <table> <thead> <tr> <th>Crop</th><th>Base Acres</th><th>PLC Yield</th></tr> </thead> <tbody> <tr> <td>Corn</td><td>176.7</td><td>113.00</td></tr> <tr> <td>Beans</td><td>92.0</td><td>73.92</td></tr> </tbody> </table> <i>Taylor Co. FSA</i>	Crop	Base Acres	PLC Yield	Corn	176.7	113.00	Beans	92.0	73.92	
Crop	Base Acres	PLC Yield									
Corn	176.7	113.00									
Beans	92.0	73.92									
CSR2 DATA:	Tract A- 57.1 Tract B- 52.4 Tract C- 58.5 <i>Surety Maps</i>										
POSSESSION:	Subject to 2020 farm lease										
TERMS:	Cash, payable at closing										
IMPROVEMENTS:	Tract A: 4 Bdrm, 1 bath Home built in 1915, 1,018 sq. ft. Tract A: 36'x90' Steel Bldg Tract A: 3 Grain Bins (21,686 bushel storage) Tract C: Metal Barn <i>Taylor Co. Assessor</i>										
AGENT:	Dan Zech (712) 303-7085										
COMMENTS											
Presenting the Larson Farms – three excellent tracts in the very strong area in Marshall Township of Taylor County, just outside of Sharpsburg. This area has long been a concentrated area of high-quality farms and high-end producers and landowners and the opportunity to own high quality row crop acres near Sharpsburg has historically been a rare event. Don't miss out on the possibility of owning such a productive and well-cared for farm that also includes a nice country home and several quality improvements. This farm has excellent potential to remain in demand for years to come – Call Dan Zech today at 712-303-7085 to schedule an appointment to view these parcels.											

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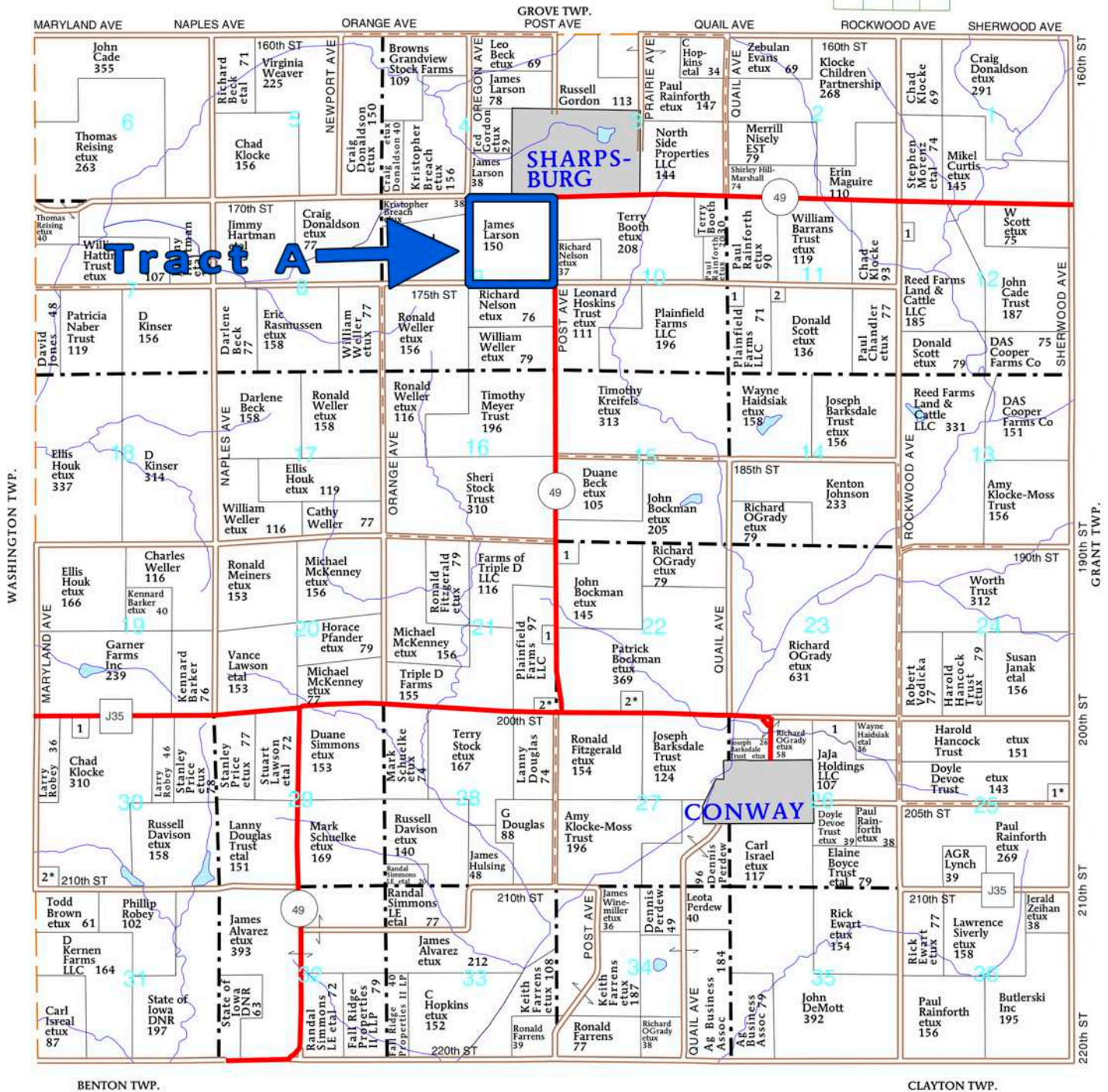
Larson Farms – Tract A – Asking Price: \$853,940.00

149.8 Taxable Acres M/L – Taylor County, Iowa

T-69-N

MARSHALL PLAT

R-33-W



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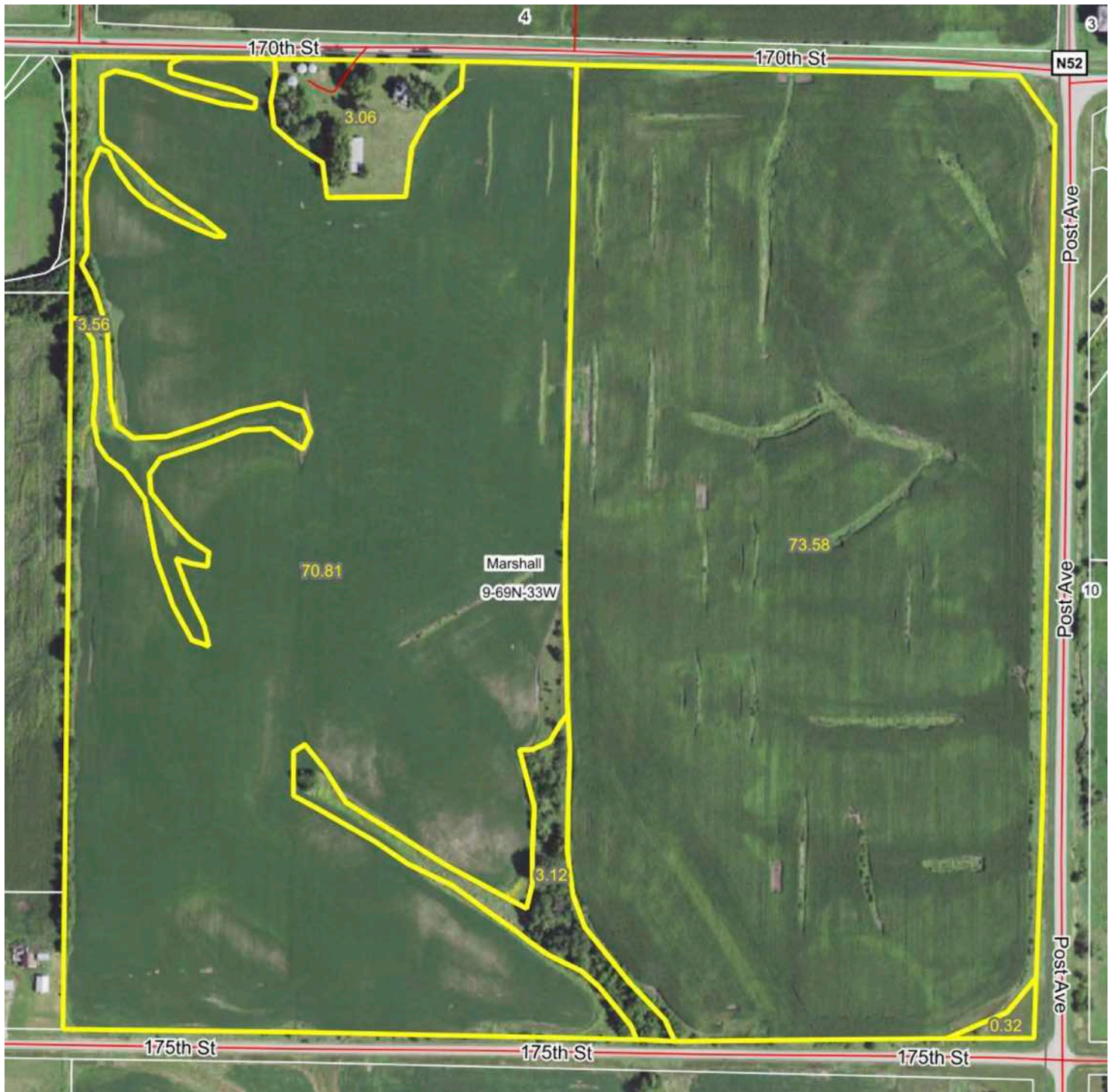
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Larson Farms – Tract A – Asking Price: \$853,940.00

149.8 Taxable Acres M/L – Taylor County, Iowa



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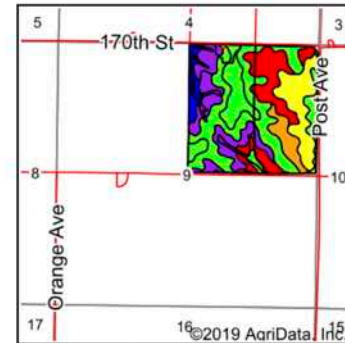
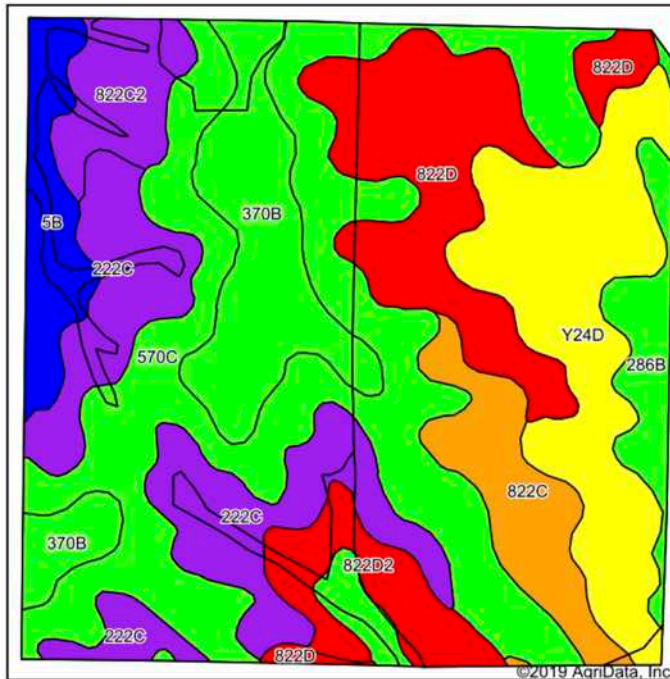
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Larson Farms – Tract A – Asking Price: \$853,940.00

149.8 Taxable Acres M/L – Taylor County, Iowa

Soils Map



State: **Iowa**
 County: **Taylor**
 Location: **9-69N-33W**
 Township: **Marshall**
 Acres: **154.45**
 Date: **6/1/2020**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: 1A173, 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	41.65	27.0%		Ille	192	5.4	55.7	3.5	5.8	84	69	97	97	52
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	21.57	14.0%		Ille	0	0	0	0	0	52		83	83	57
222C	Clarinda silty clay loam, 5 to 9 percent slopes	20.91	13.5%		IVw	145.6	3.1	42.2	2.6	4.4	36	30	69	69	46
822D	Lamoni silty clay loam, 9 to 14 percent slopes	18.85	12.2%		IVe	105.6	2.7	30.6	1.9	3.2	15	20	73	73	43
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	15.96	10.3%		Ille	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
822C	Lamoni silty clay loam, 5 to 9 percent slopes	8.91	5.8%		Ille	134.4	3.5	39	2.4	4	42	35	77	77	45
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	7.27	4.7%		Ilw	216	4.5	62.6	3.9	6.5	80	65	92	92	41
5B	Colo-Ackmore complex, 0 to 5 percent slopes	6.64	4.3%		Ilw	196.8	4.1	57.1	3.5	5.9	75	63	93	93	60
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	6.64	4.3%		IVe	100.8	2.6	29.2	1.8	3	10	15	53	53	30
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	6.05	3.9%		Ille	129.6	3.4	37.6	2.3	3.9	32	30	55	55	31
Weighted Average						143.5	3.7	41.6	2.6	4.3	57.1	*n	82.8	*n 82.8	*n 49.8

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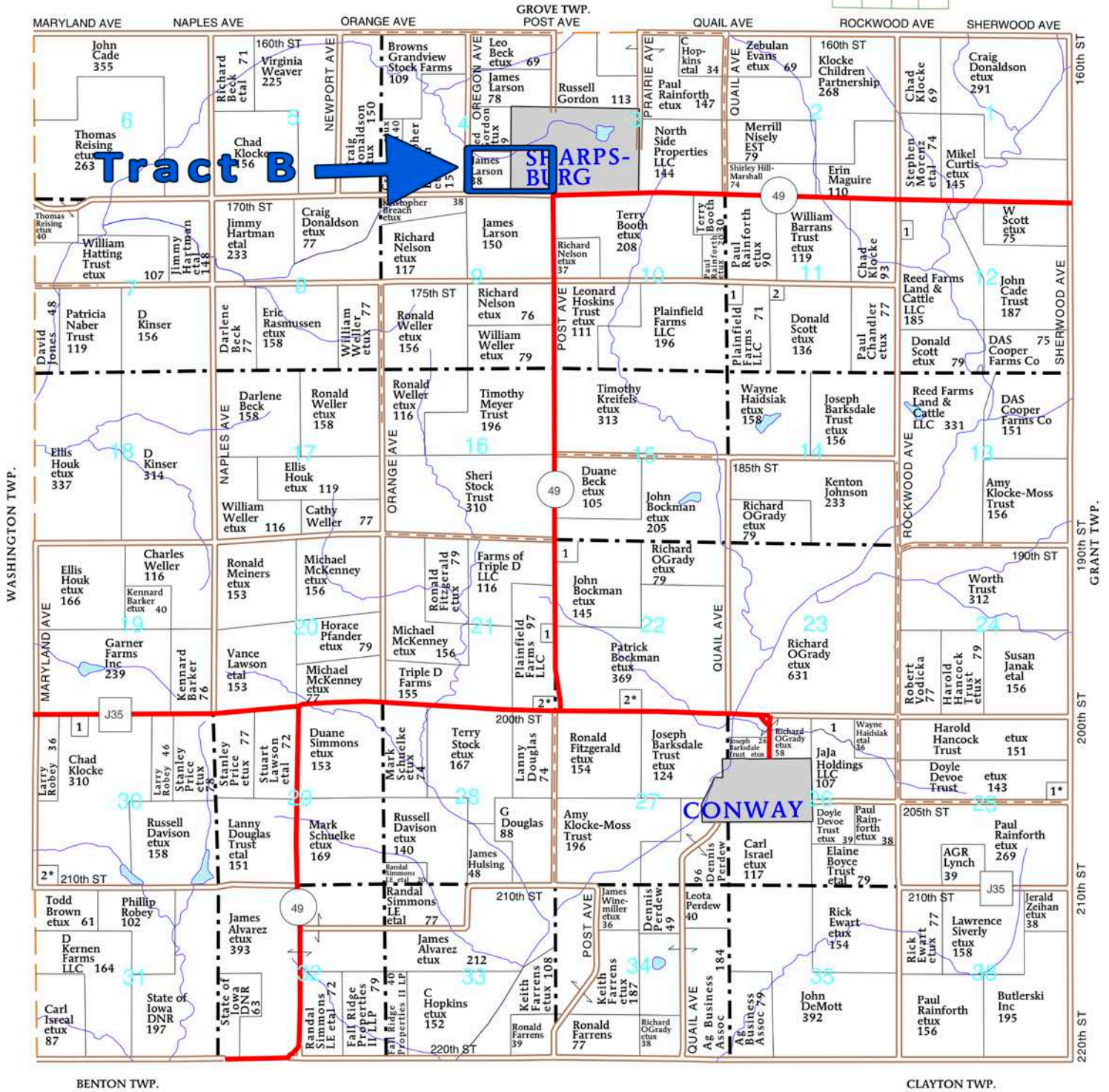
Larson Farms – Tract B – Asking Price: \$394,850.00

74.5 Taxable Acres M/L – Taylor County, Iowa

T-69-N

MARSHALL PLAT

R-33-W



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Larson Farms – Tract B – Asking Price: \$394,850.00

74.5 Taxable Acres M/L – Taylor County, Iowa



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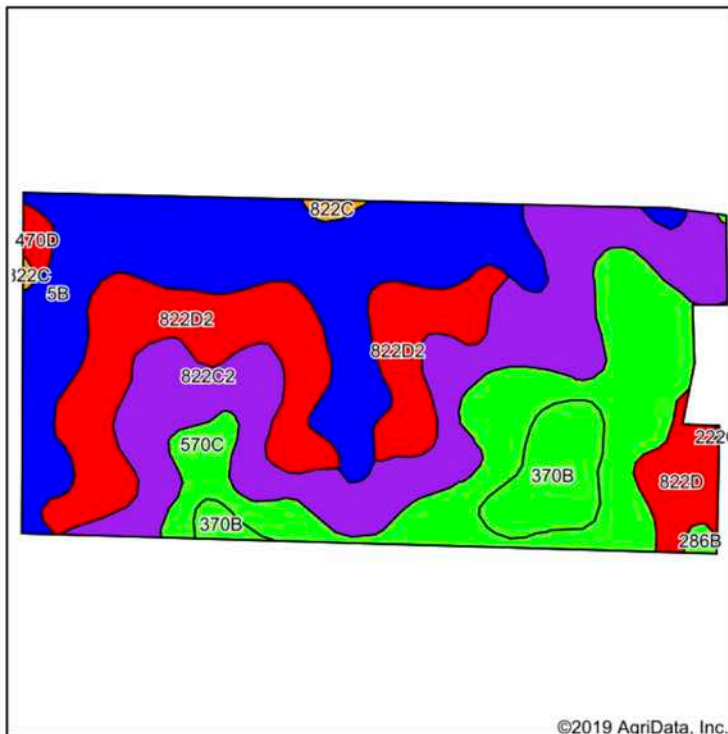
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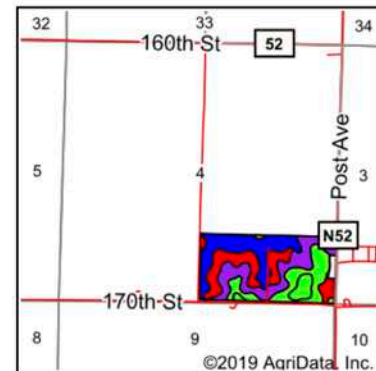
Prospectus

Larson Farms – Tract B – Asking Price: \$394,850.00

74.5 Taxable Acres M/L – Taylor County, Iowa
Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Taylor**
 Location: **4-69N-33W**
 Township: **Marshall**
 Acres: **74.5**
 Date: **6/1/2020**



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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
5B	Colo-Ackmore complex, 0 to 5 percent slopes	20.10	27.0%		IIw	196.8	4.1	57.1	3.5	5.9	75	63	93	93	60
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	18.00	24.2%		IIle	129.6	3.4	37.6	2.3	3.9	32	30	55	55	31
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	14.43	19.4%		IIle	192	5.4	55.7	3.5	5.8	84	69	97	97	52
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	14.06	18.9%		IVe	100.8	2.6	29.2	1.8	3	10	15	53	53	30
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.17	5.6%		IIe	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
822D	Lamoni silty clay loam, 9 to 14 percent slopes	2.58	3.5%		IVe	105.6	2.7	30.6	1.9	3.2	15	20	73	73	43
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	0.52	0.7%		IVe	139.2	3.6	40.4	2.5	4.2	26	29	72	72	38
822C	Lamoni silty clay loam, 5 to 9 percent slopes	0.39	0.5%		IIle	134.4	3.5	39	2.4	4	42	35	77	77	45
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	0.25	0.3%		IIw	216	4.5	62.6	3.9	6.5	80	65	92	92	41
Weighted Average						159.3	4	46.2	2.9	4.8	52.4	46.6	*n 76.1	*n 76.1	*n 45.2

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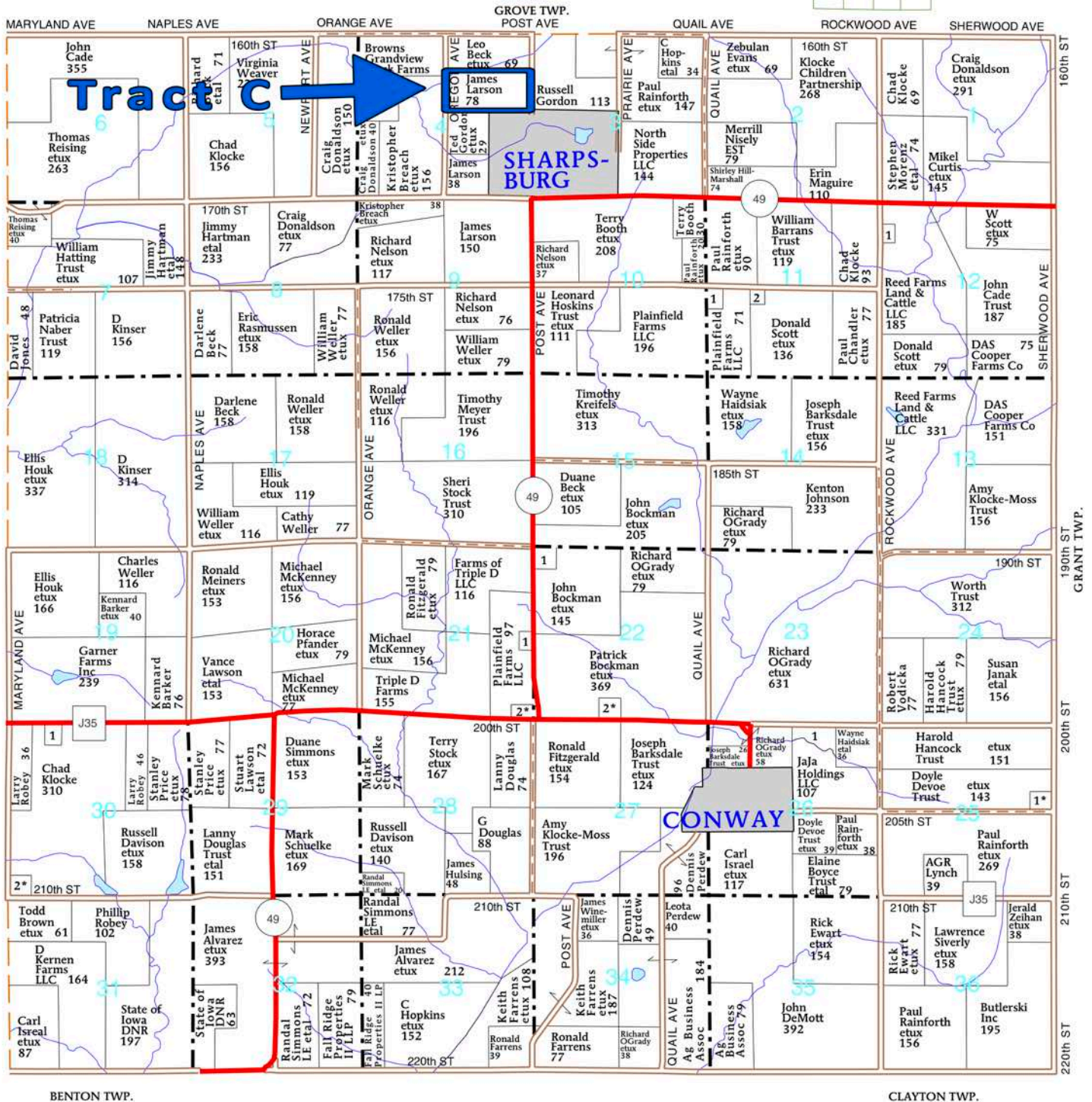
Larson Farms – Tract C – Asking Price: \$413,400.00

78.0 Taxable Acres M/L – Taylor County, Iowa

T-69-N

MARSHALL PLAT

R-33-W



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Larson Farms – Tract C – Asking Price: \$413,400.00

78.0 Taxable Acres M/L – Taylor County, Iowa



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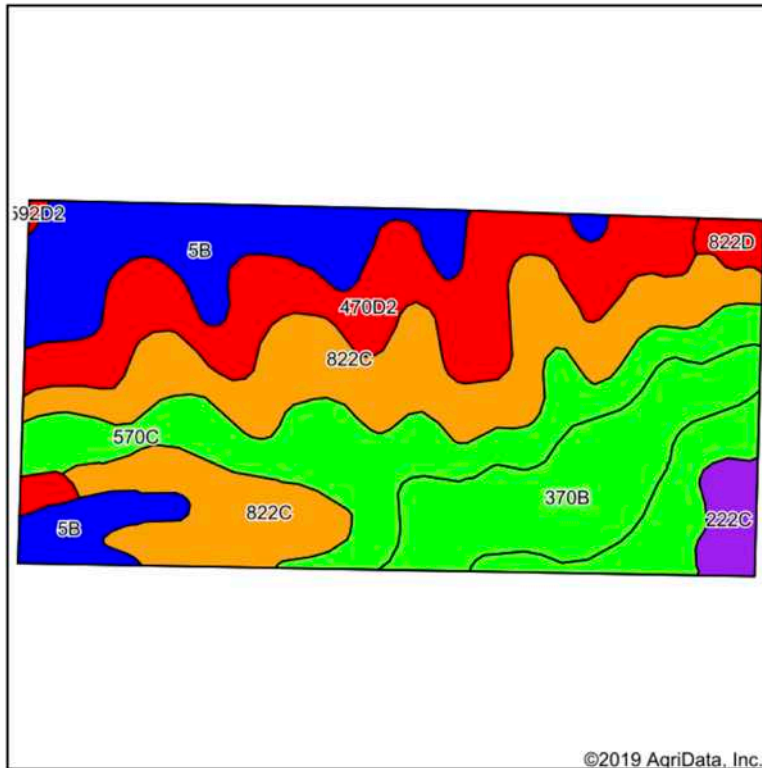
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Larson Farms – Tract C – Asking Price: \$413,400.00

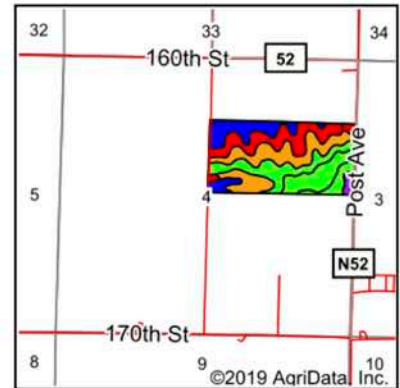
78.0 Taxable Acres M/L – Taylor County, Iowa

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Taylor**
 Location: **4-69N-33W**
 Township: **Marshall**
 Acres: **78**
 Date: **6/1/2020**



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Area Symbol: IA173, Soil Area Version: 30															
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822C	Lamoni silty clay loam, 5 to 9 percent slopes	20.56	26.4%		IIIe	134.4	3.5	39	2.4	4	42	35	77	77	45
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	16.84	21.6%		IIIe	192	5.4	55.7	3.5	5.8	84	69	97	97	52
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	15.41	19.8%		IVe	134.4	3.5	39	2.4	4	24	25	59	59	41
5B	Colo-Ackmore complex, 0 to 5 percent slopes	12.19	15.6%		IIw	196.8	4.1	57.1	3.5	5.9	75	63	93	93	60
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	10.14	13.0%		IIe	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.86	2.4%		IVw	145.6	3.1	42.2	2.6	4.4	36	30	69	69	46
822D	Lamoni silty clay loam, 9 to 14 percent slopes	0.88	1.1%		IVe	105.6	2.7	30.6	1.9	3.2	15	20	73	73	43
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	0.12	0.2%		IVe	88	2.3	25.5	1.6	2.6	9	5	49	49	30
Weighted Average						168.3	4.3	48.8	3	5	58.5	51.2	*n 82.1	*n 82.1	*n 50.6

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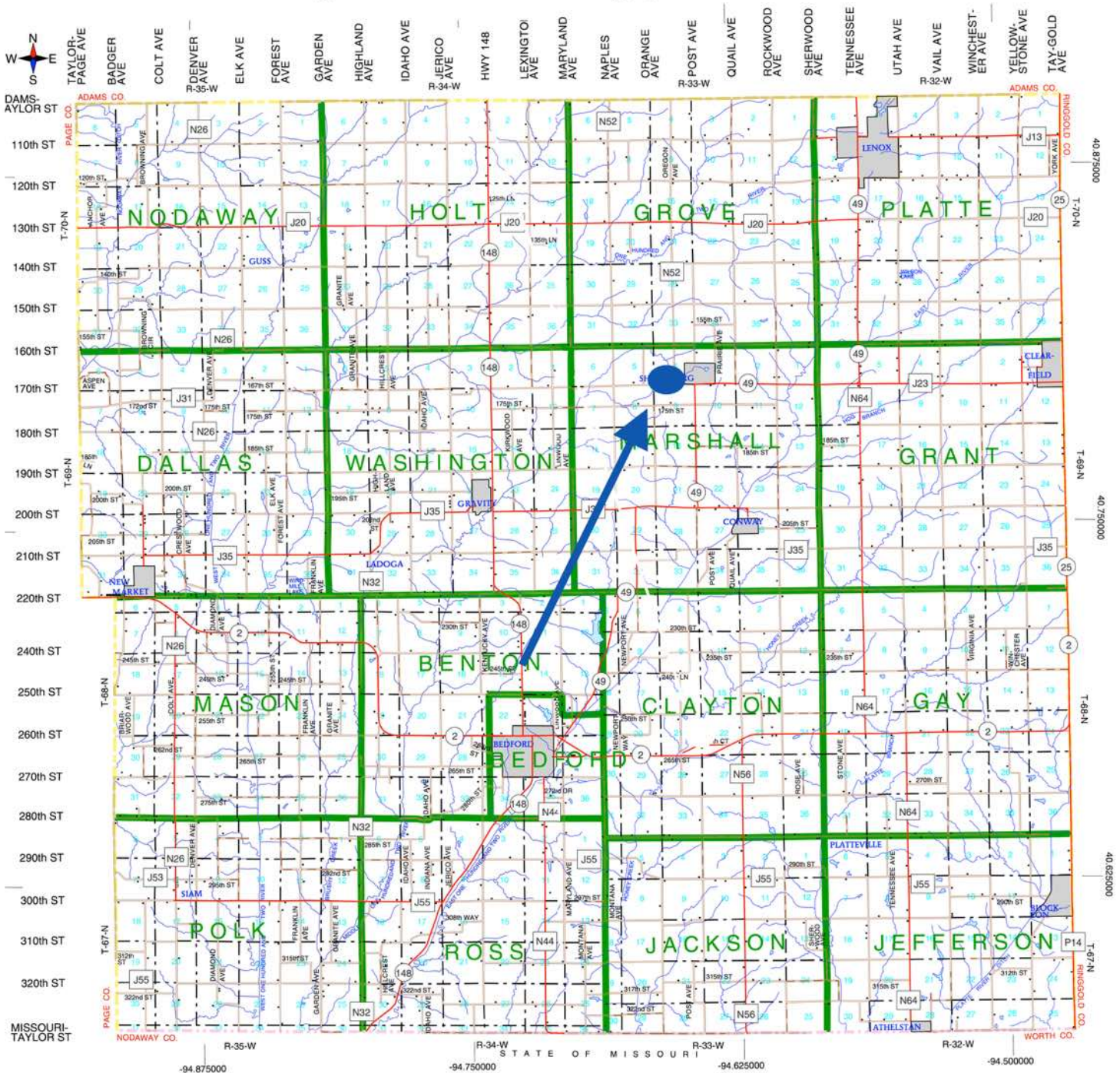
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Prospectus

Larson Farms

302.3 Taxable Acres M/L in 3 Tracts – Taylor County, IA

Taylor County, Iowa



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Prospectus

Larson Farms

302.3 Taxable Acres M/L in 3 Tracts – Taylor County, IA



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302.3 Taxable Acres M/L in 3 Tracts – Taylor County, IA



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