

# ***Prospectus***

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



### **Lucas Farm**

### **Est. 165 Acres, M/L, Subject to Survey**

### **Nodaway Twp.**

### **Adams 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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## Lucas Farm

Est. 165 Acres, M/L, Subject to Survey – Adams County, IA

PROPERTY DETAILS											
PRICE:	\$649,188.00										
TAXES:	An estimated \$16.00 per acre subject to survey (165 acres @ \$16/acre = estimated \$2,640/year) <i>Adams Co. Treasurer</i>										
LAND USE:	<b>Pre-Survey:</b> FSA reports a total of 196.37 farmland acres with 83.14 eff. cropland acres, currently utilized as hay/pasture, and 17.84 acres enrolled in CRP with an estimated approx. 66.03 hay/pasture acres following survey. <i>Adams Co. FSA</i>										
FSA DATA:	<table><tr><td><b>Crop</b></td><td><b>Base Acres</b></td><td><b>PLC Yield</b></td></tr><tr><td>Corn</td><td>23.1</td><td>87</td></tr><tr><td>Oats</td><td>12.3</td><td>42</td></tr></table> <i>Subject to reconstitution by FSA following survey Adams Co. FSA</i>		<b>Crop</b>	<b>Base Acres</b>	<b>PLC Yield</b>	Corn	23.1	87	Oats	12.3	42
<b>Crop</b>	<b>Base Acres</b>		<b>PLC Yield</b>								
Corn	23.1		87								
Oats	12.3		42								
CSR DATA:	CSR2 Average – 51.1 <i>Surety Maps</i>										
CRP DATA:	17.84 acres enrolled at \$235.35/acre = \$4,199/year exp. 2024 <i>Adams Co. FSA</i>										
POSSESSION:	Upon Closing										
TERMS:	Cash, payable at closing										
LOCATION:	Approx. one mile E of Nodaway, IA										
LEGAL DESC.:	<i>Contact PPI</i>										
AGENT:	Cole Winther (712) 621-0966										

## COMMENTS

Preferred Properties of Iowa, Inc., is proud to present the Lucas Farm! Ranchers and hunters alike need to pay attention to this unique farm as this is a rare opportunity to find quality pasture and has great recreation potential! The fences are excellent with 5 strand barbed wire, and 3 metal posts and a wood post throughout most of the farm. It is set up with 4 paddocks with ponds in each paddock. The north end of the property also has rural water, a finishing pen and a Cobett waterer. For the hunter, this property is surrounded by great neighbors for managing a quality deer herd. The current owners have allowed little to no hunting pressure over the years. Over half of the acres could be converted into crop or food plots and there is income from CRP as well. There are several walnut trees in the creeks that could be added income in the future. There are access points from both ends of the farm to get into your tree stand or deer blind with the right winds. This farm has been taken care of over many years and the opportunities for the new owner will be endless. Contact Listing Agent Cole Winther at 712-621-0966 to view this property.

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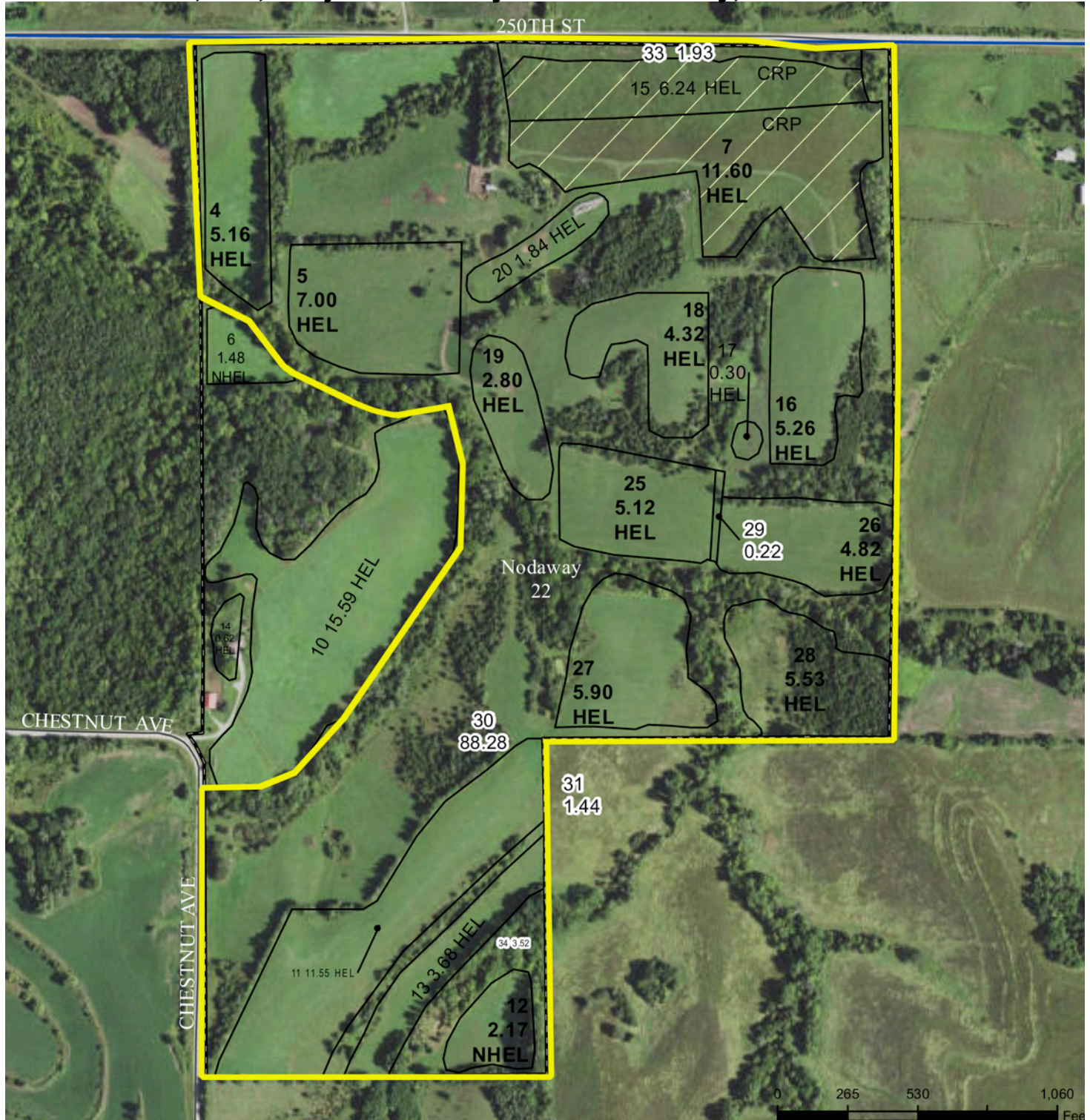
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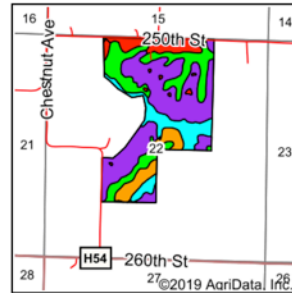
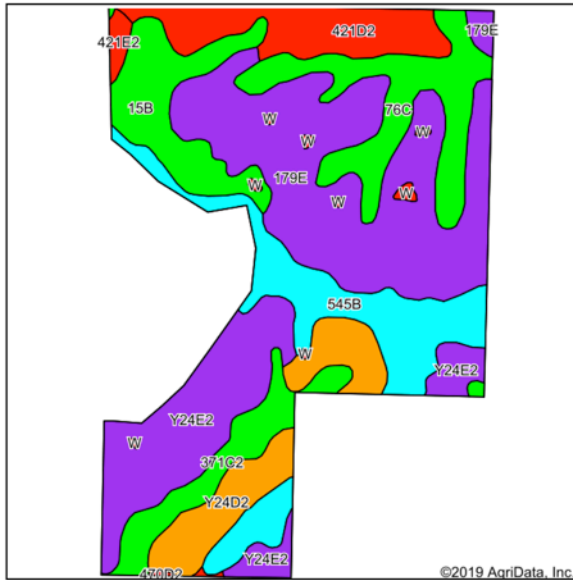
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### Soils Map



State: **Iowa**  
County: **Adams**  
Location: **22-71N-35W**  
Township: **Nodaway**  
Acres: **167.35**  
Date: **6/26/2020**



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

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Area Symbol: IA003, Soil Area Version: 31																
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	*n NCCPI Soybeans
179E	Gara loam, dissected till plain, 14 to 18 percent slopes	47.60	28.4%		Vle	144	4	41.8	2.6	4.3	37	35	82	82	56	61
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	25.71	15.4%		IVe	0	0	0	0	0	35		64	64	40	48
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	22.18	13.3%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0	6
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	18.33	11.0%		IIle	196.8	5.5	57.1	3.5	5.9	80	67	79	79	61	76
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	13.85	8.3%		IVe	131.2	3.4	38	2.4	3.9	28	28	57	57	38	42
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	13.79	8.2%		Ile	184	3.9	53.4	3.3	5.5	82	64	87	87	38	74
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	13.63	8.1%		IIle	0	0	0	0	0	49		67	67	43	51
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	9.78	5.8%		IIle	168	4.7	48.7	3	5	83	64	70	70	43	62
421E2	Gara-Bucknell complex, 14 to 18 percent slopes, moderately eroded	1.24	0.7%		Vle	115.2	3	33.4	2.1	3.5	23	18	53	53	37	39
W	Water	1.00	0.6%			0	0	0	0	0	0	0		0	0	0
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.24	0.1%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38	45
Weighted Average						122.9	3.1	35.7	2.2	3.7	51.1	41	64.9	64.6	41.4	51.5

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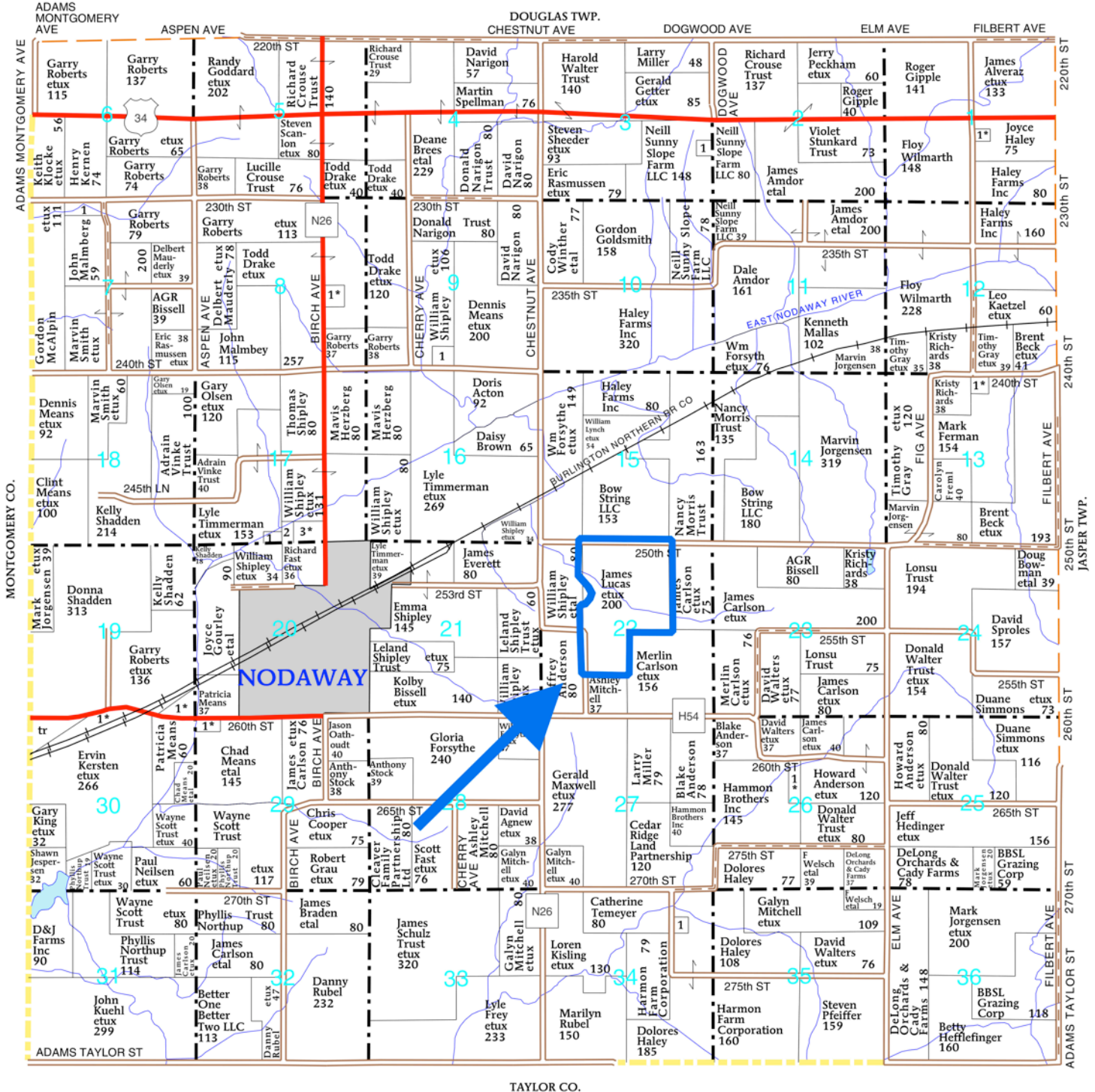
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T-71-N

NODAWAY PLAT

(Landowners)

R-35-W



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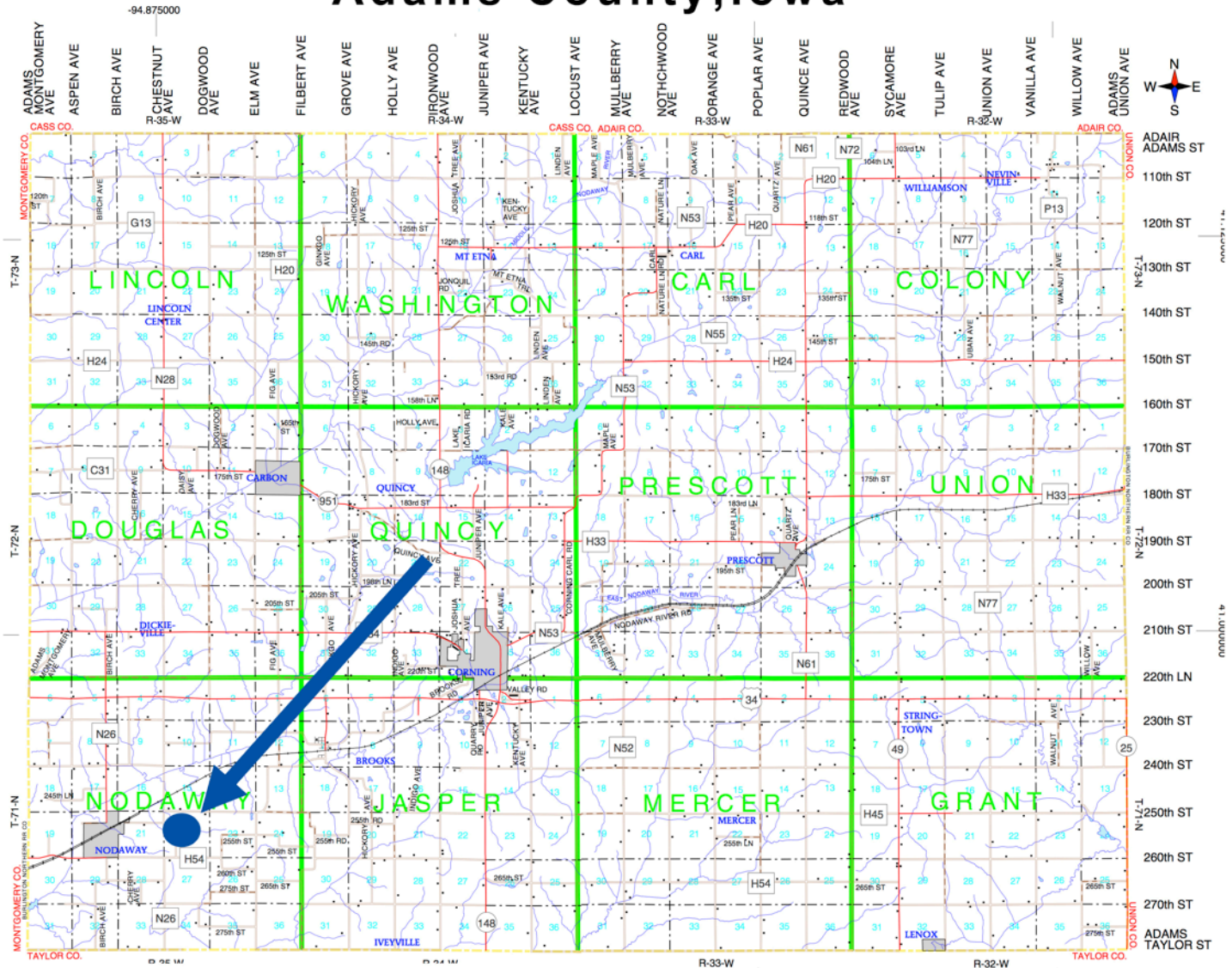
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## Adams County, Iowa



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