

Prospectus

Preferred Properties of Iowa, Inc.



Kaufman Farm

141.48 Taxable Acres, ML

1753 Redwood Avenue

Prescott, Iowa 50859

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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PROPERTY DETAILS														
PRICE:	\$754,000.00	 												
TAXES:	\$2,778 annually Adams Co. Treasurer													
LAND USE:	FSA reports 137.85 acres of farmland, with 121.09 acres effective cropland acres. Adams Co. FSA													
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac.</td><td>PLC Yld</td></tr><tr><td>CORN</td><td>23.11</td><td>137</td></tr><tr><td>SOYBEANS</td><td>10.09</td><td>44</td></tr><tr><td>Total Base Ac</td><td>33.20</td><td></td></tr></table> Adams Co. FSA		Crop	Base Ac.	PLC Yld	CORN	23.11	137	SOYBEANS	10.09	44	Total Base Ac	33.20	
Crop	Base Ac.		PLC Yld											
CORN	23.11		137											
SOYBEANS	10.09		44											
Total Base Ac	33.20													
CSR DATA:	CSR2- 52.4. Surety Maps													
OUTBUILDINGS:	18' x 34' Machine building Adams Co. Assessor													
POSSESSION:	Upon Closing													
TERMS:	Cash, Payable Upon Closing													
DESCRIPTION:	See Preferred Properties													
AGENT:	Tom Miller	712-621-1281												
COMMENTS														
Presenting the Kaufman Farm. Call Tom for more information at 712-621-1281.														

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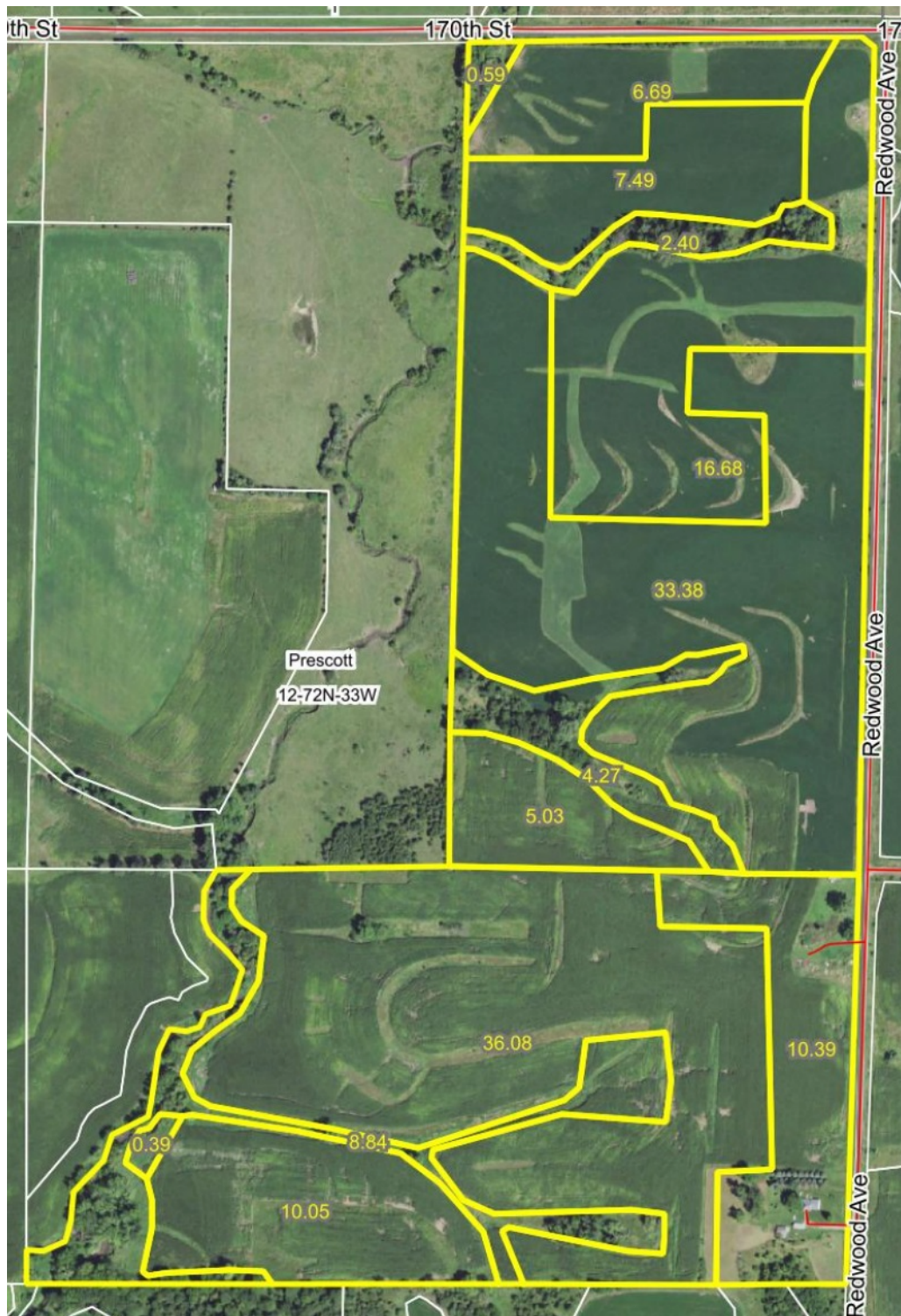
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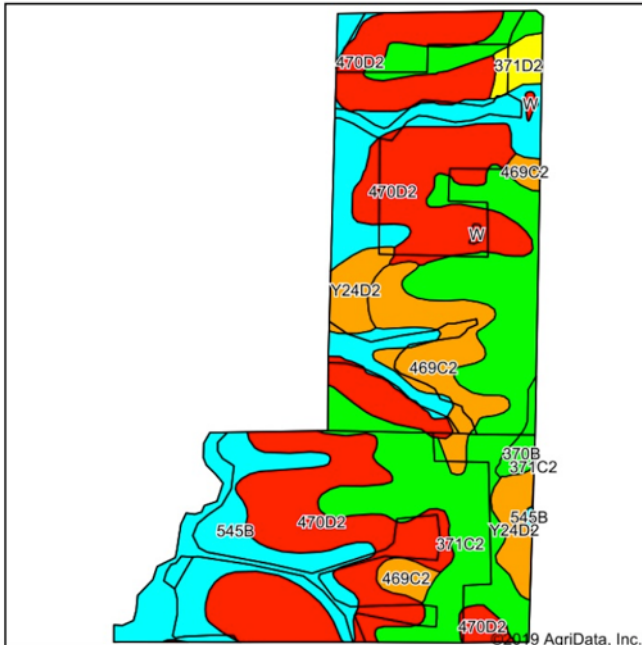
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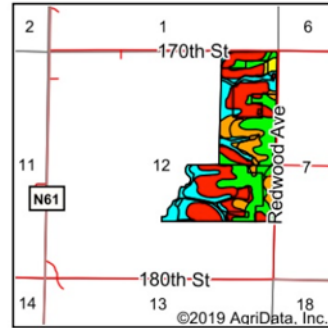
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Adams**
Location: **12-72N-33W**
Township: **Prescott**
Acres: **142.28**
Date: **7/1/2020**



Maps Provided By:



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
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	52.13	36.6%		Ive	134.4	3.5	39	2.4	4	26	25	60	60	38	45
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	37.13	26.1%		Ille	168	4.7	48.7	3	5	83	64	70	70	43	62
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	30.30	21.3%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	9	7	0	6
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	12.53	8.8%		Ille	160	3.4	46.4	2.9	4.8	44	30	56	56	35	44
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.38	4.5%		Ille	0	0	0	0	0	49		67	67	43	51
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	2.04	1.4%		Ille	176	4.9	51	3.2	5.3	57	54	67	67	40	59
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.39	1.0%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65	77
W	Water	0.38	0.3%			0	0	0	0	0	0	0		0	0	0
Weighted Average						149.7	3.7	43.4	2.7	4.5	52.4	-	*n 52	*n 51.5	*n 31.4	*n 41.7

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

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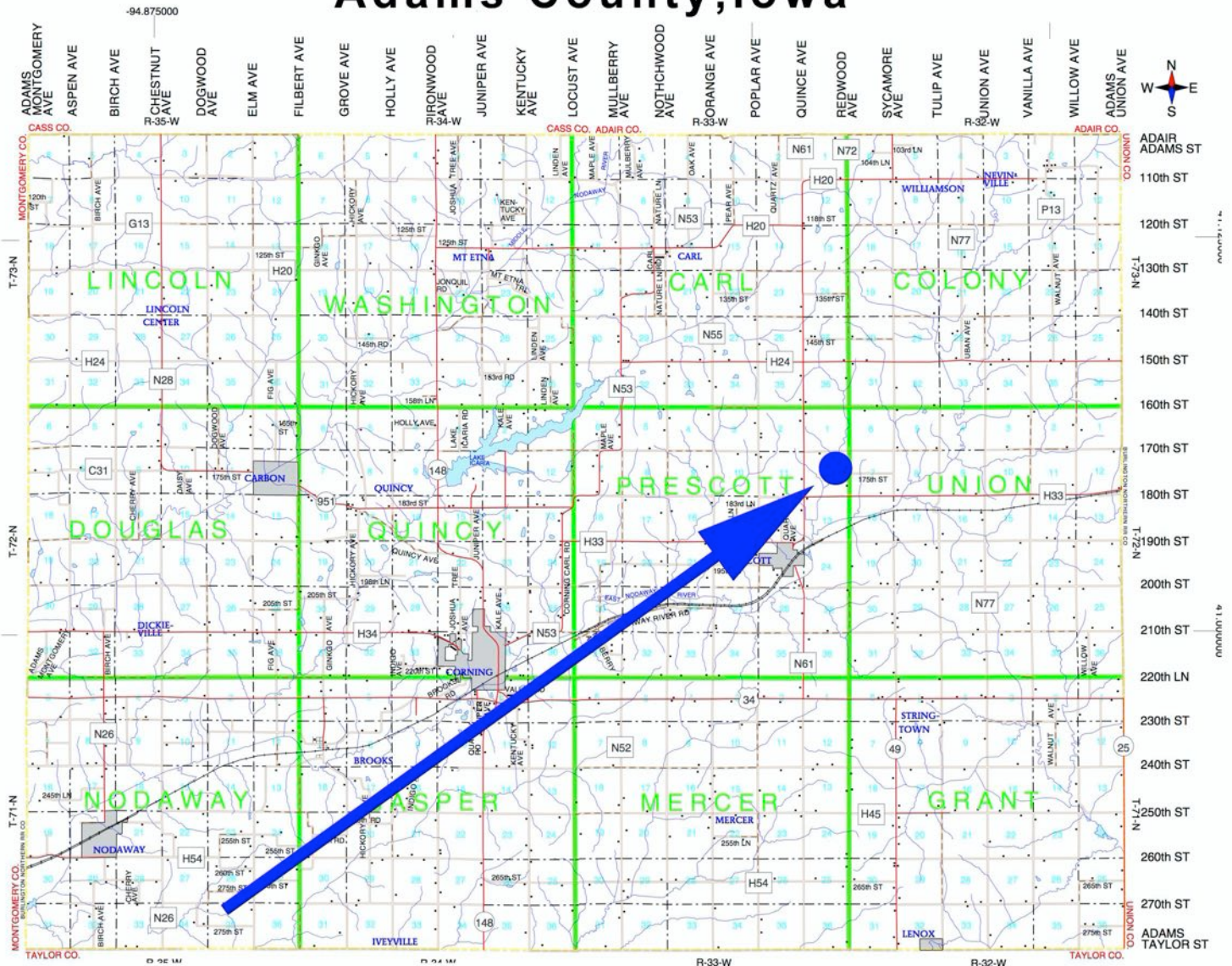
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Adams County, Iowa



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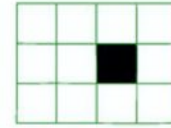
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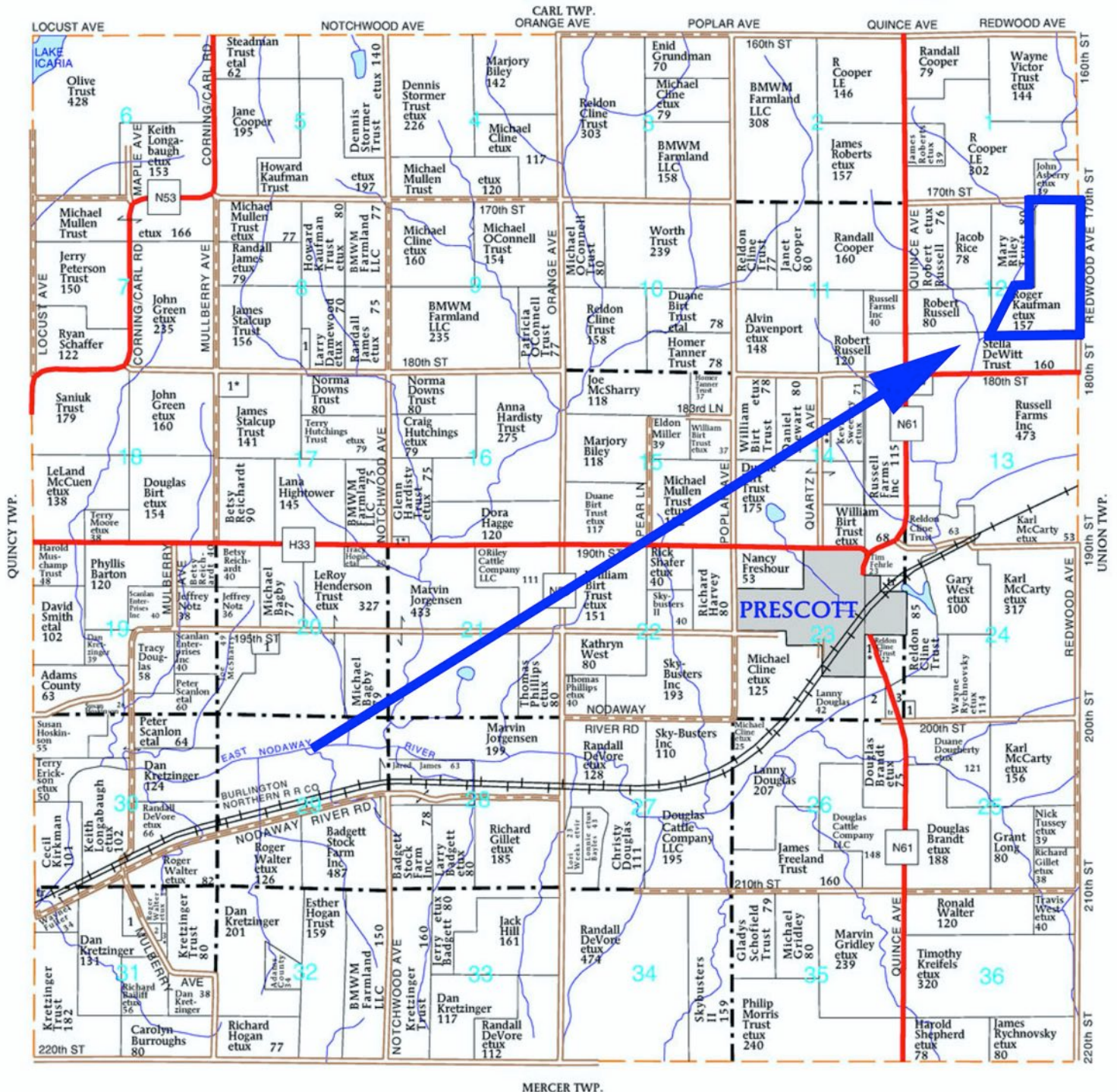
T-72-N

PRESCOTT PLAT

(Landowners)



R-33-W



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