



**For Sale: 1,864 Gross Acres, ML
Adams County, near Carbon, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.



For Sale: 1,864 Gross Acres, ML Adams County, near Carbon, Iowa

Asking Price: \$20,000,000.00

Taxes: \$49,937.00 annually (Adams Co. Treasurer)

Terms: Cash, payable at closing

Taxable Acres: 1,835.52 Acres (Assessor)

Land Use: FSA shows 1,628.84 effective crop acres, with 52.59 Conservation Reserve Program (CRP) Acres, 40 acres, ml, permanent pasture and 28 acres, ml, timber (FSA)

Possession: Upon closing, may be subject to farm lease

FSA Description: Farm 2826 - Corn Base 697.8, 161 PLC Yield; Soybean Base 544.5, PLC Yield 51; Farm 1523 - Corn Base 49.5, 91 PLC Yield, Oat Base 5.6, 44 PLC Yield; Farm 2825 - Corn Base 37.4, PLC Yield 153, Soybean Base 35.4, 52 PLC Yield (FSA)

CSR Description: Surety CSR Average 68.20 with 16 Tracts Above 80 and 48 Tracts Averaging 71 CSR (Surety Maps); Assessor CSR Average - 68.02 (Assessor)

Dwelling: 4 Bedroom, 2 bath, 2,108 sq. ft w/ 2 car attached garage, built 1942 (Assessor)

Outbuildings: Grain Facility, Mach. Shop & Shed, Hoop Bldg, Quonset & Storage Sheds (Assessor)

Comments: Once in a lifetime does a top-notch century farm property become available like this unbelievable property. With over 1,600 of the area's best tillable acres, productive grass and pasture acres, this farm is the cream of the crop. The property's beautiful, spacious home features red cedar siding, Pella Windows, large Master Bedroom large kitchen and beautiful formal dining room. The home also offers a large double garage with two overhead doors. You must also consider this property's grain handling & storage facility, large machine shed & shop, hoop building, quonset, 2 nice storage sheds and fuel storage shed. To fully appreciate this property, contact Preferred Properties of Iowa to get a complete prospectus with photos and detailed information on this farm. This property may be the investment of a lifetime. Contact Listing Agent Tom Miller at 641-333-2705 for more information!

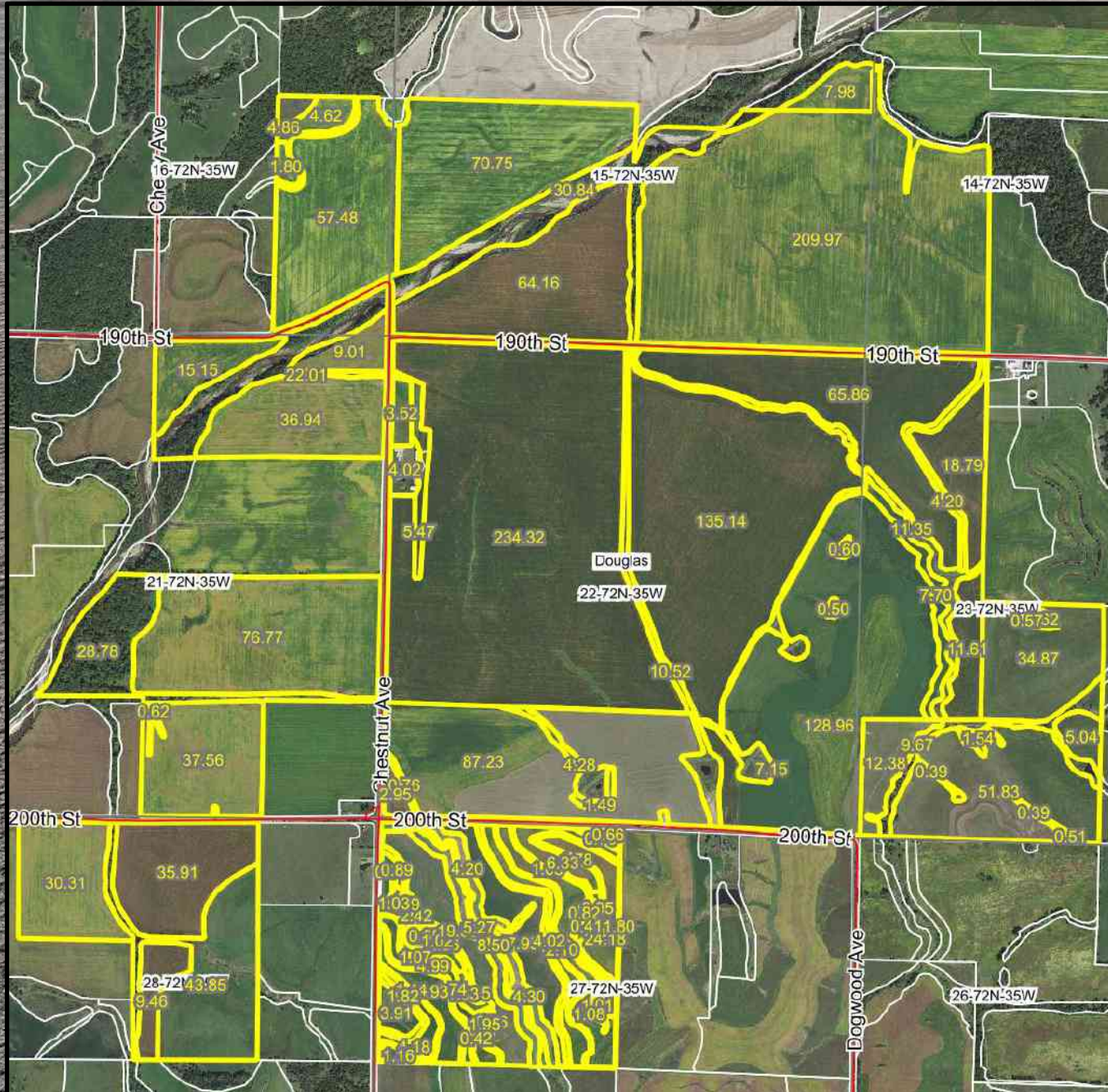
Listing Agent:
Tom Miller
712-621-1281



PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner

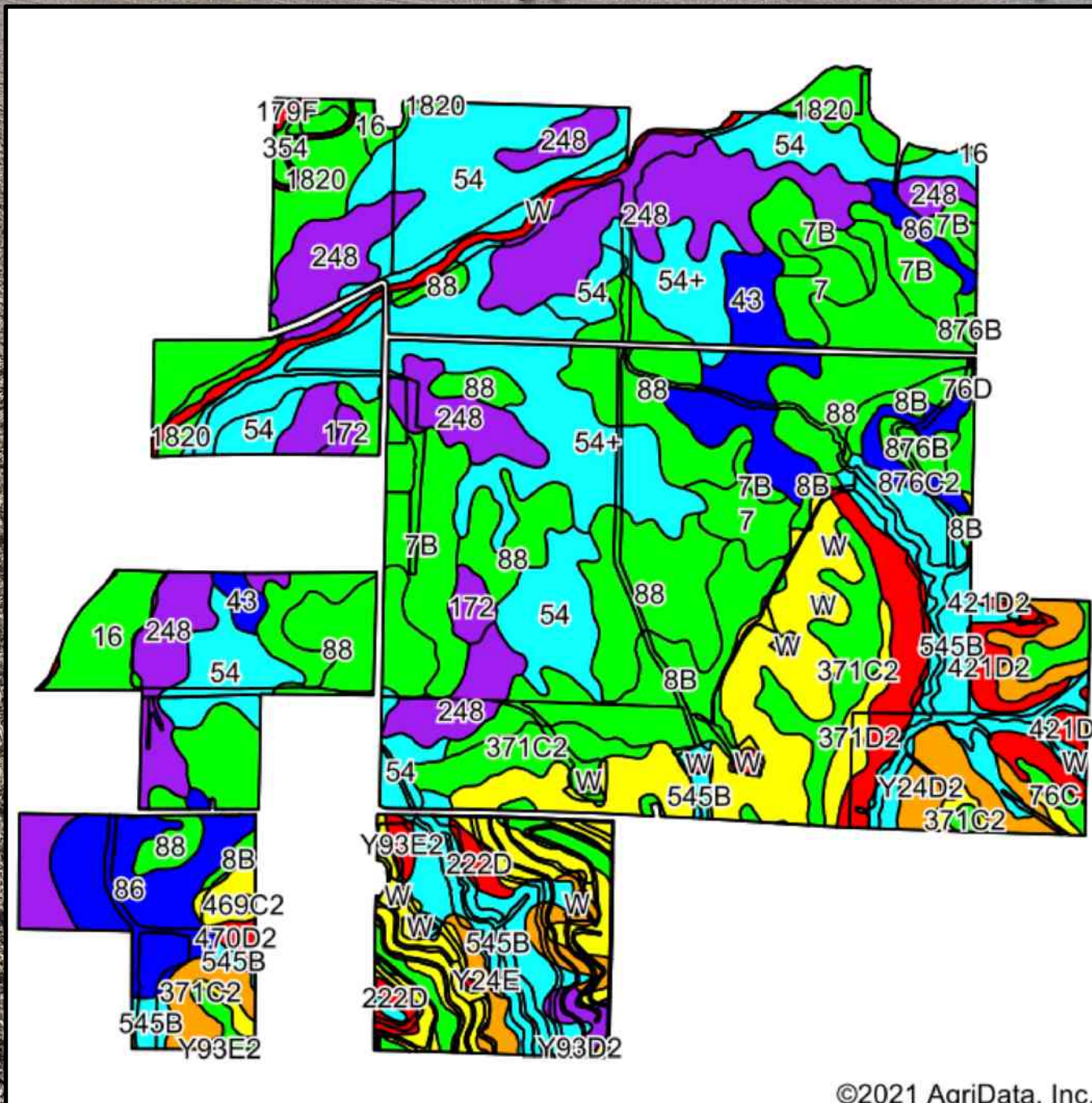


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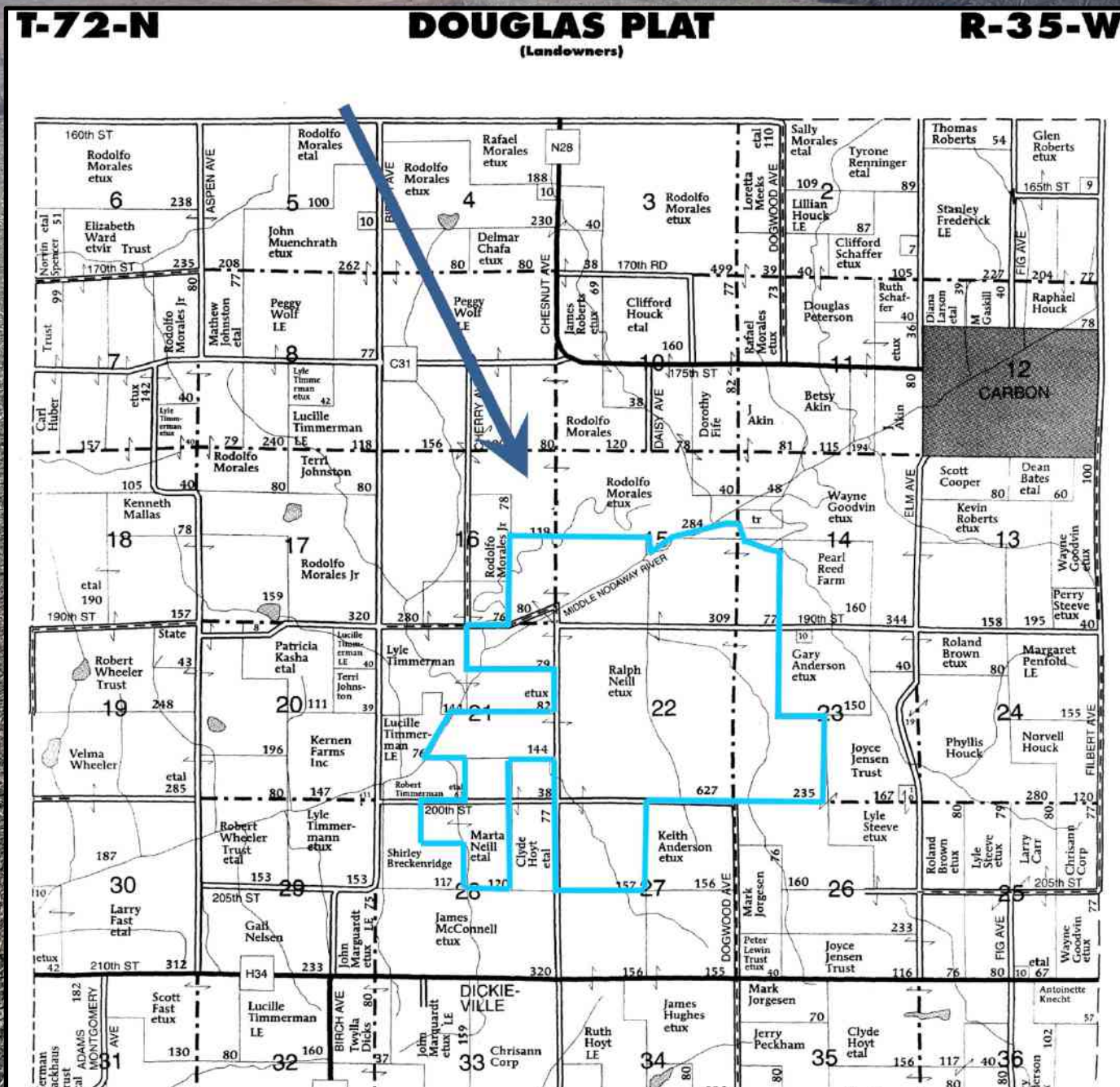




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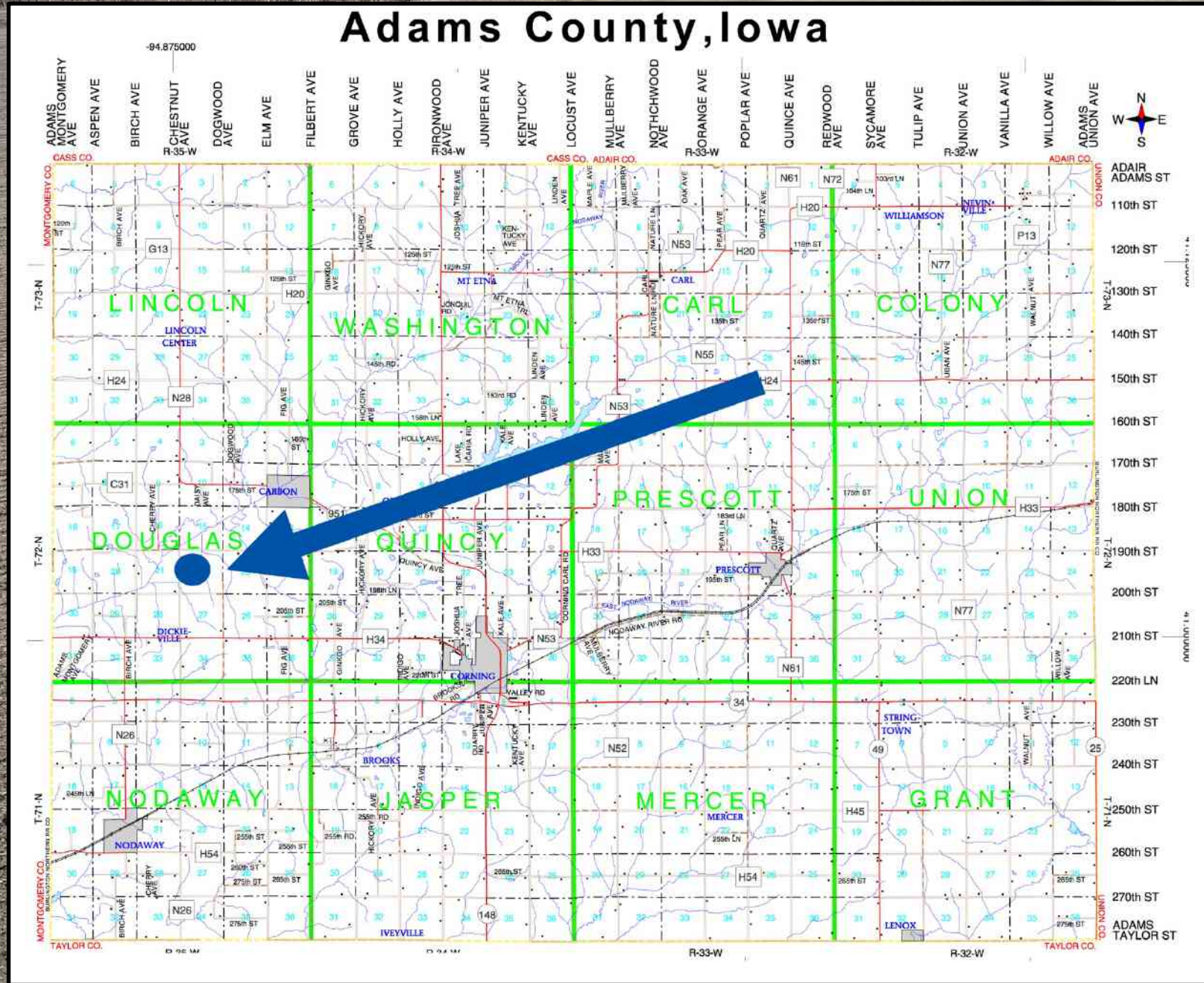
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	246.99	13.6%		Ilw	95	90	98	98	80	88
248	Wabash silty clay loam, occasionally ponded, 0 to 2 percent slopes, occasionally flooded	220.78	12.1%		VIIIw	37	60	46	46	20	43
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	184.25	10.1%		Ilw	67	70	63	58	30	63
371D2	Sharpsburg-Nira silty clay loams, 8 to 14 percent slopes, eroded	176.21	9.7%		Ille	57	54	78	78	64	63
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	144.84	8.0%		Ilw	69	75	66	63	32	66
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	128.37	7.0%		Ille	64	52	9	8	8	8
7B	Wiota silty clay loam, 2 to 5 percent slopes, rarely flooded	100.38	5.5%		Ille	95	85	97	97	75	87
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	78.25	4.3%		Ille	83	64	82	82	67	67
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	74.31	4.1%		Ille	93	82	93	93	77	80
86	Mt. Sterling-Zook, overwash, complex, 0 to 2 percent slopes, occasionally flooded	64.79	3.6%		Ilw	75	78	73	66	42	72
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	61.98	3.4%		Ilw	87		94	85	49	93
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	50.64	2.8%		Ilw	79	80	83	82	72	77
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	36.21	2.0%		IVe	28		62	62	48	43
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	34.09	1.9%		Ille	49		76	76	57	55

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7	Wiota silty clay loam, 0 to 2 percent slopes, rarely flooded	32.46	1.8%		I	99	91	97	97	75	87
16	Nodaway-Kennebec complex, 0 to 2 percent slopes, occasionally flooded	31.62	1.7%		Ilw	85	86	92	91	65	88
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	22.45	1.2%		IVe	41		76	76	57	56
421D2	Gara-Bucknell complex, 8 to 14 percent slopes, moderately eroded	21.92	1.2%		IVe	28	28	67	67	53	47
W	Water	21.40	1.2%			0	0				
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	15.35	0.8%		Ille	80	67	82	82	74	76
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	13.64	0.7%		Ille	49	52	75	75	66	62
876C2	Ladoga silt loam, terrace on dissected till plain, 5 to 9 percent slopes, eroded	12.97	0.7%		Ille	78	62	80	80	70	68
172	Wabash silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	10.73	0.6%		VIIIw	37	45	45	45	17	38
222D	Clarinda silty clay loam, 9 to 14 percent slopes	10.29	0.6%		IVe	13	15	61	61	53	48
876B	Ladoga silt loam, terrace on dissected till plain, 2 to 5 percent slopes	9.78	0.5%		Ille	86	82	84	84	76	78
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	7.20	0.4%		Ille	35		69	69	55	51
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.68	0.2%		IVe	26	25	65	65	53	47
354	Aquile, ponded, 0 to 1 percent slopes	2.07	0.1%		VIIIw	5	5				
179F	Gara loam, 18 to 25 percent slopes	1.85	0.1%		VIe	18	15	63	63	39	43
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	1.08	0.1%		Ille	44	30	64	64	54	49
76D	Ladoga silt loam, 9 to 14 percent slopes	0.91	0.0%		Ille	52	57	76	76	69	69
Weighted Average				2.89	68.2	~	~	*n 70.6	*n 69.2	*n 49.6	*n 63.4





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