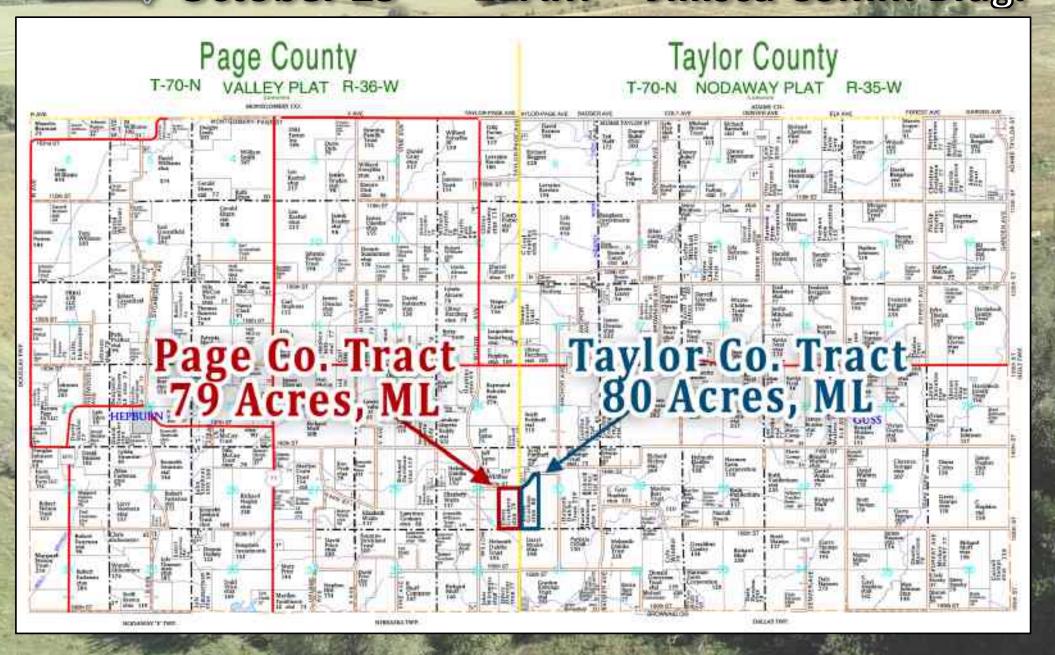


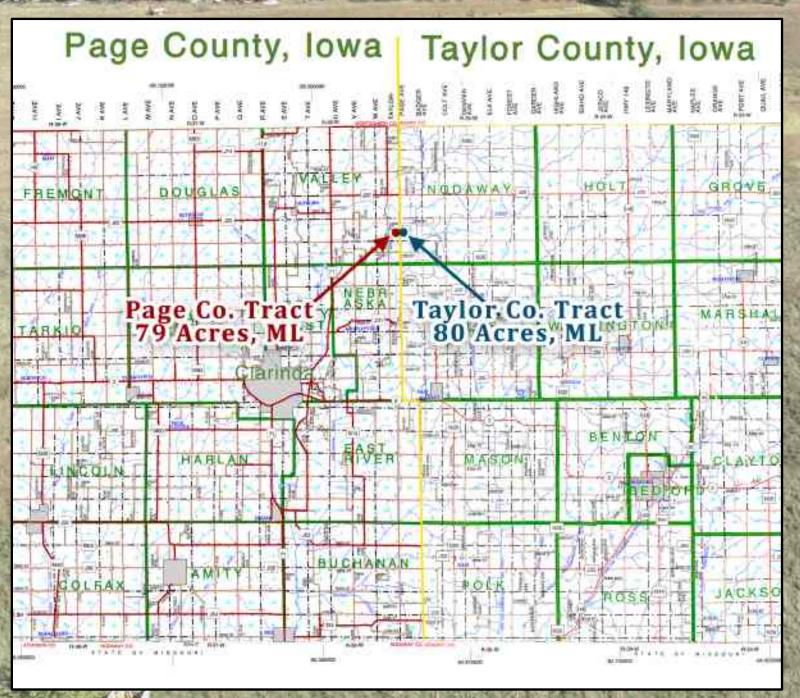
PPI Preferred Properties

LAND AUCTION – 159 Acres, ML in 2 Tracts October 25th – 11AM – Villisca Comm Bldg.



PPI

LAND AUCTION – 159 Acres, ML in 2 Tracts October 25th – 11AM – Villisca Comm Bldg.



PPPI

LAND AUCTION – 159 Acres, ML in 2 Tracts
October 25th – 11AM – Villisca Comm Bldg.



LAND AUCTION – 159 Acres, ML in 2 Tracts Taylor Co. Tract – 80 Taxable Acres, ML

Asking Price: No Reserve Auction

Town: Villisca
County: Page

State: IA

Taxes: \$688 annually (Treasurer)
Terms: Cash, payable at closing

Land Use: FSA shows 81.59 farmland acres with an estimated 35 pasture acres and 44.64 CRP acres with the

remainder in timber, etc. (FSA)

CRP Details: 44.64 acres, more or less, enrolled in the Conservation Reserve Program earning \$165.00 per acre

totaling \$7,367.00 annually. The CRP contract expires in September of 2030.

Possession: Upon Closing

FSA Description: Corn Base 0.00, 0.00 PLC Yield, Soybean Base 0.00, 0.00 PLC Yield (FSA)

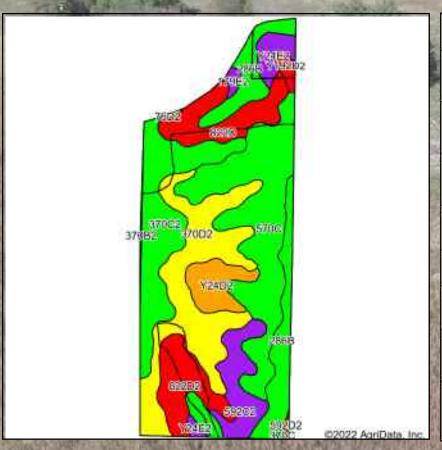
CSR Description: CSR2-59.4 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Taylor County Tract as one of 2 tracts being sold at Land Auction on October 25, 2022 at 11 AM at the Villisca Community Building in Villisca, Iowa. This fantastic tract features a CSR2 average near 60 and it features some nice income with acres in the Conservation Reserve Program. Several other acres of this property are operated as hay/pasture but this farm has a great deal of income potential. This farm is located in an excellent agriculture and this farm certainly features some good quality recreation characteristics as well. This farm would make an excellent addition to any operation or portfolio. Be sure to contact Seller's Agent Cole Winther to learn more or to schedule a private showing. We look forward to seeing you at the sale!

Listing Agent: Cole Winther 712-621-0966 PPI, Inc. Office Location: 500 W. Temple St Lenox, IA 50851 Dan Zech, Broker/Owner Brennan Kester, Broker Assoc./Owner Mark Pearson, Agent/Owner

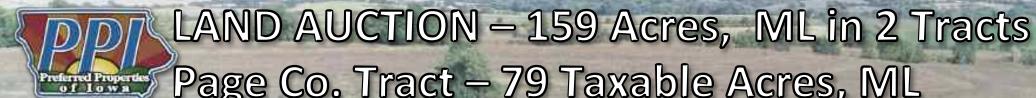


LAND AUCTION – 159 Acres, ML in 2 Tracts Taylor Co. Tract – 80 Taxable Acres, ML



Cuen	Ged Clessription	Acres	Persont of Role	CSR3 Legend	from Clens	CSRJ**	CDR	NGCPI NGCPI Civered
erec	Noral setty clay backs; observant set is present oxygene	39.77	22,9%		FRE	**	pa	
17000	Oterpetury elty ctay loans, 9 to 1st percent stepes, eristed	17.00	18.7%		the	14	87	- 10
1/1002	Onarpology offy clay laten, 5 for 8 partners oxpans, erroled	12.00	14.0%		Fibe	80	97	. 4
2860	Calo-dytest- hodowy complex, II to 6 percent orders	11.03	10.7%		Ne	. 10	rei	
422D	Cartoni nity clay rooth, if to 14 parcard slapes	4.30	7.6%		. IVe	16	30	7.
A2200	Larbori sity day Karb, 9 to 14 percent atoms, enoted	4.05	7.0%		140	10	16	4
EROCE	Mystic all toars, 5 to 2 percent skipsk, modecasely eroded	6.38	8.2%		(Ne	30	an	
V24D0	Sheltry city loans, dissected SII phan, 9 to 14 partner! strong strong	3.94	425		Ular	40		1.20

Code	State Description	Xunes	Percent of New	CBR2 LoginE	Norti Glass No	CSRU"	CSR	n NGCPI Overeli
YIMES	Shelty clay loan, thesected St plan, 14 to 18 percent abuses, proted	2.41	1.0%		Ale	.36		PU
V18200	Adair clay loads, discovered at phase, to to the personal shipper, product	9.78	00%		Pyles	10		64
17992	Gara loom. disperted ill plant, 14 to 18 persore slopes. proded	0.65	2,8%		Vie	12	33	22
57082	Sharpsturg ally chap haint, 2 to 3 percent stopes, erocked	3.79	22%		In	46	800	**
370E	Shorpatury easy step train, it is it percent elegen	9.17	12%		He	- 81	72	98
ruca	Liebiga wity clay court, 9 to 14 percent objects, product	0.14	2.2%		He	50	52	74
\$ROO)	Myers: elli Nami, 19 to 54 percent alopus, modurantiy, ercated	0.11	21%		(Ve		ā	61
			Wetsfelder	Airentein	1.07	10.4	4.	*n.81.2



Page Co. Tract – 79 Taxable Acres, ML

Asking Price: No Reserve Auction

Town: Villisca County: Page State: IA

Taxes: \$1,526 annually (Treasurer) Terms: Cash, payable at closing

Land Use: FSA shows 76.68 farmland acres with 42.05 acres enrolled in CRP and an estimated 34 acres currently

operated as hay/pasture with the remainder in timber and a building site. (FSA)

CRP Details: 42.05 acres, more or less, enrolled in the Conservation Reserve Program earning \$165.00 per acre

totaling \$6,939.00 annually. The CRP contract expires in September of 2030.

Possession: Upon Closina

FSA Description: Corn Base 0.56, 101.00 PLC Yield, Soybean Base 0.00, 0.00 PLC Yield (FSA)

CSR Description: CSR2- 60.5 (Surety Maps)

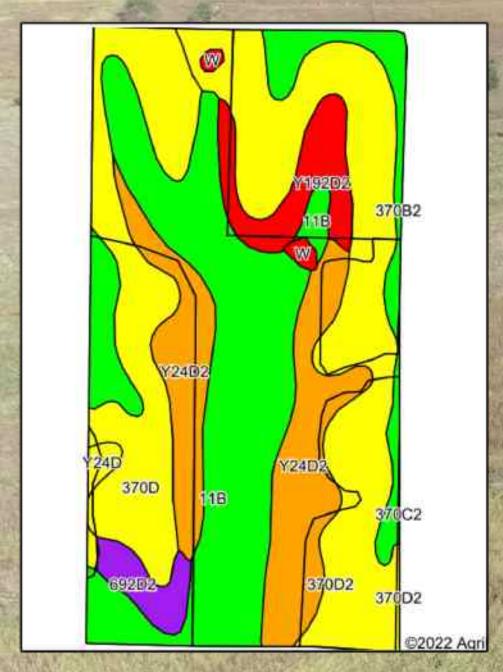
COMMENTS: Preferred Properties of Iowa, Inc., is proud to present the Page County Tract as one of 2 tracts being sold at Land Auction on October 25, 2022 at 11 AM at the Villisca Community Building in Villisca, Iowa. This fantastic tract features a CSR2 average over 60 and it features some nice income with acres in the Conservation Reserve Program. Several other acres of this property are operated as hay/pasture but this farm has a great deal of income potential. This farm is located in an excellent agriculture area and this farm features some good quality recreation characteristics as well. This farm would make an excellent addition to any operation or portfolio. Be sure to contact Seller's Agent Cole Winther to learn more or to schedule a private showing. We look forward to seeing you at the sale!

Listing Agent: Cole Winther 712-621-0966

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



LAND AUCTION — 159 Acres, ML in 2 Tracts Page Co. Tract — 79 Taxable Acres, ML



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non- lrr Class	CSR2**	CSR	*n NCCPI Overall
118	Colo-Judson sity clay loarns, 0 to 5 percent slopes, occasionally flooded	20.00	26.1%		llw	80	65	67
370D2	Sharpsburg sity clay loam, 9 to 14 percent slopes, eroded	19.17	25.0%		ille	54	55	80
Y24D2	Shelby clay loarn, dissected III plain, 9 to 14 percent slopes, eroded	12.56	16.4%		Hlo	49		76
370D	Sharpsburg sity clay loam, 9 to 14 percent slopes	12.29	16.0%		llle	59	60	86
37082	Sharpsburg sity clay loam, 2 to 5 percent slopes, groded	5.70	7.4%		tte	88	80	86
Y192D2	Adair day loam, dissected till plain, 9 to 14 percent slopes, eroded	3,86	5,0%		IVe	16		64
693D3	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	1.87	2.4%		IVe	30	10	64
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	0.50	0.8%		Ille	52		83
w	Water	0,42	0.5%			.0	0	
370D2	Sharpsburg silty day loam, 9 to 14 percent slopes, eroded	0.14	0.2%		Ille	54	57	80
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.06	0:1%		Illie	80	67	84
			Weighted	Average	*.	60.5		"n 81

LAND AUCTION – 159 Acres, ML in 2 Tracts Taylor Co. Tract – 80 Taxable Acres, ML





LAND AUCTION — 159 Acres, ML in 2 Tracts Page Co. Tract — 79 Taxable Acres, ML

















