



For Sale: 73.31 Taxable Acres, ML
Cass Co., near Massena, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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R. McLaren Farm – Cass Co., IA

73.31 Taxable Acres, ML

Asking Price: \$651,000.00

Town: Massena

County: Cass

State: IA

Taxes: \$1,790 Annually (Cass County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

CRP Description: 6.96 acres enrolled at \$240.12 per acre for an annual payment of \$16,071.00, with an expiration date of 9/2025 (FSA)

Land Use: 77.16 total farmland acres: Of 66.18 cropland acres, 59.22 effective crop acres, remainder in timber. (Surety Maps)

Income: Contact PPI

FSA Description: Corn Base Acres: 30.20, 7.00 PLC Yield. (Cass County FSA)

CSR Description: CSR2- 58.3 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the R. McLaren Farm, a wonderful income farm property with plenty to offer the new owner. The biggest thing this property offers is income! With solid CRP contracts, hunting or recreation income potential, excellent row crop cash rental potential and the strong revenue stream from the wind turbine easement that exists on this property, you'll gain multiple streams of revenue with this farm. There is definitely room for expanding and enhancing the income on this property with the potential of clearing and adding more tillable acres, and with the CRP contracts expiring soon, there are many potential avenues for enhancing the income of this property in the future. With an excellent location not too far from Atlantic, Iowa, this property should have no problem holding its value or appreciating in value in the coming years. Contact Listing Agent Tom Miller at 712-621-1281 to schedule your private showing of this excellent property!

Listing Agent:
Tom Miller
712-621-1281

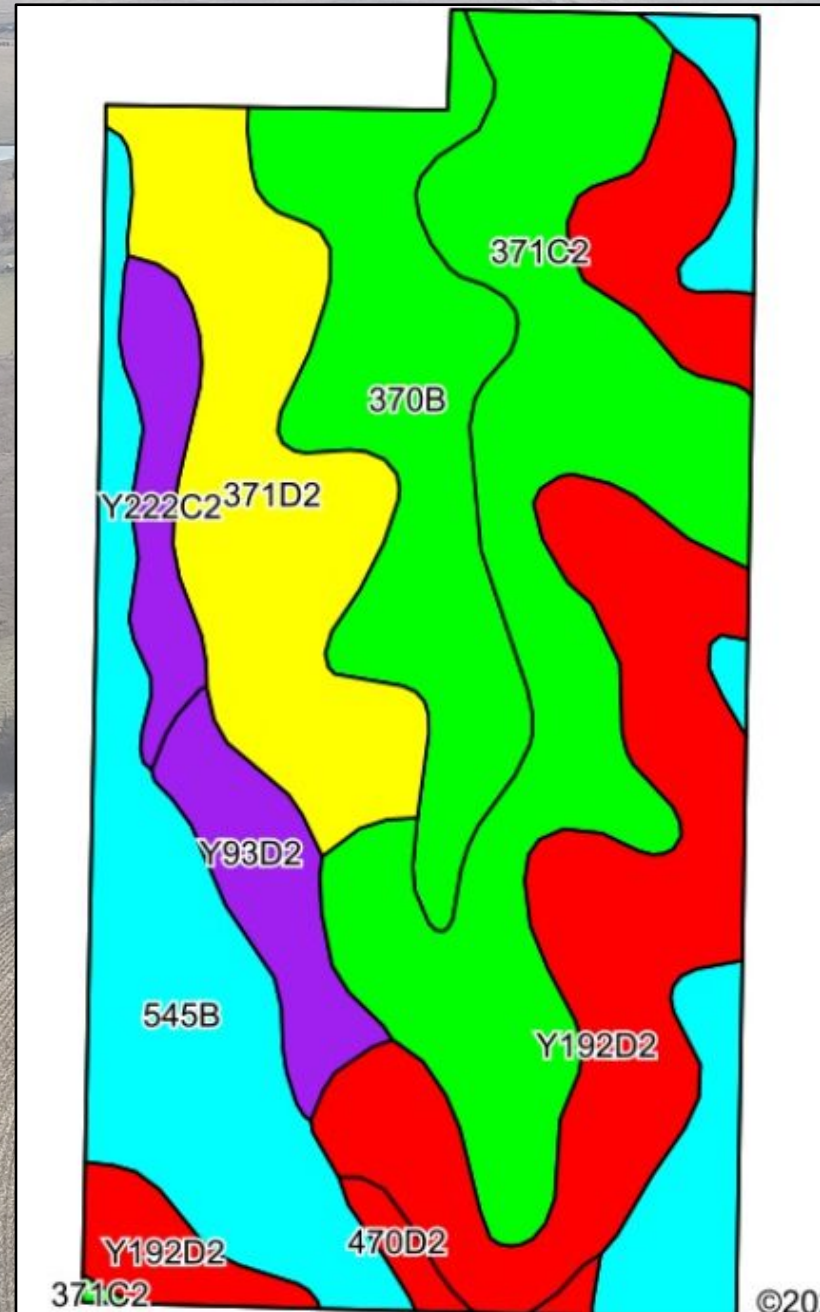


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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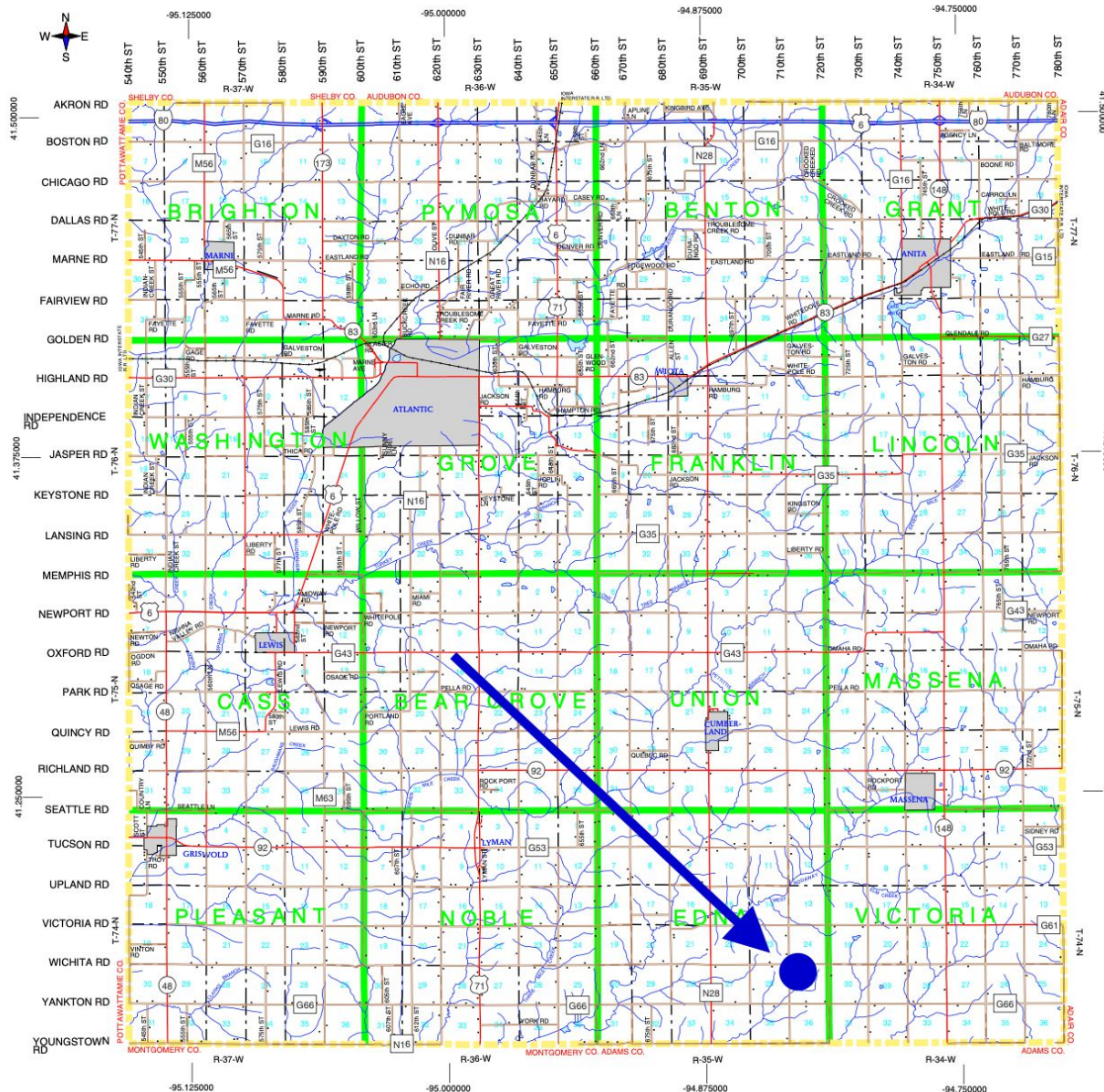
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	17.39	23.5%		IIle	204.8	5.7	59.4	3.7	6.1	83	69
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	16.13	21.8%		IVe	108.8	2.8	31.6	2.0	3.3	16	28
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	14.07	19.0%		Ile	177.6	3.7	51.5	3.2	5.3	64	57
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	10.15	13.7%		IIle	164.8	4.6	47.8	3.0	4.9	57	47
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	10.05	13.6%		Ile	225.6	6.3	65.4	4.1	6.8	91	80
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	3.12	4.2%		IIle	139.2	3.6	40.4	2.5	4.2	35	35
Y222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	2.36	3.2%		IVw	140.8	3.0	40.8	2.5	4.2	38	51
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	0.73	1.0%		IVe	134.4	3.5	39.0	2.4	4.0	28	35
Weighted Average					2.93	170.5	4.4	49.5	3.1	5.1	58.3	53.9



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