



**LAND AUCTION: 377.97 Taxable Acres, ml
Offered in 2 Tracts – Jan 30th at 10AM**

Auction Location: Gravity Comm Bldg., Gravity, IA



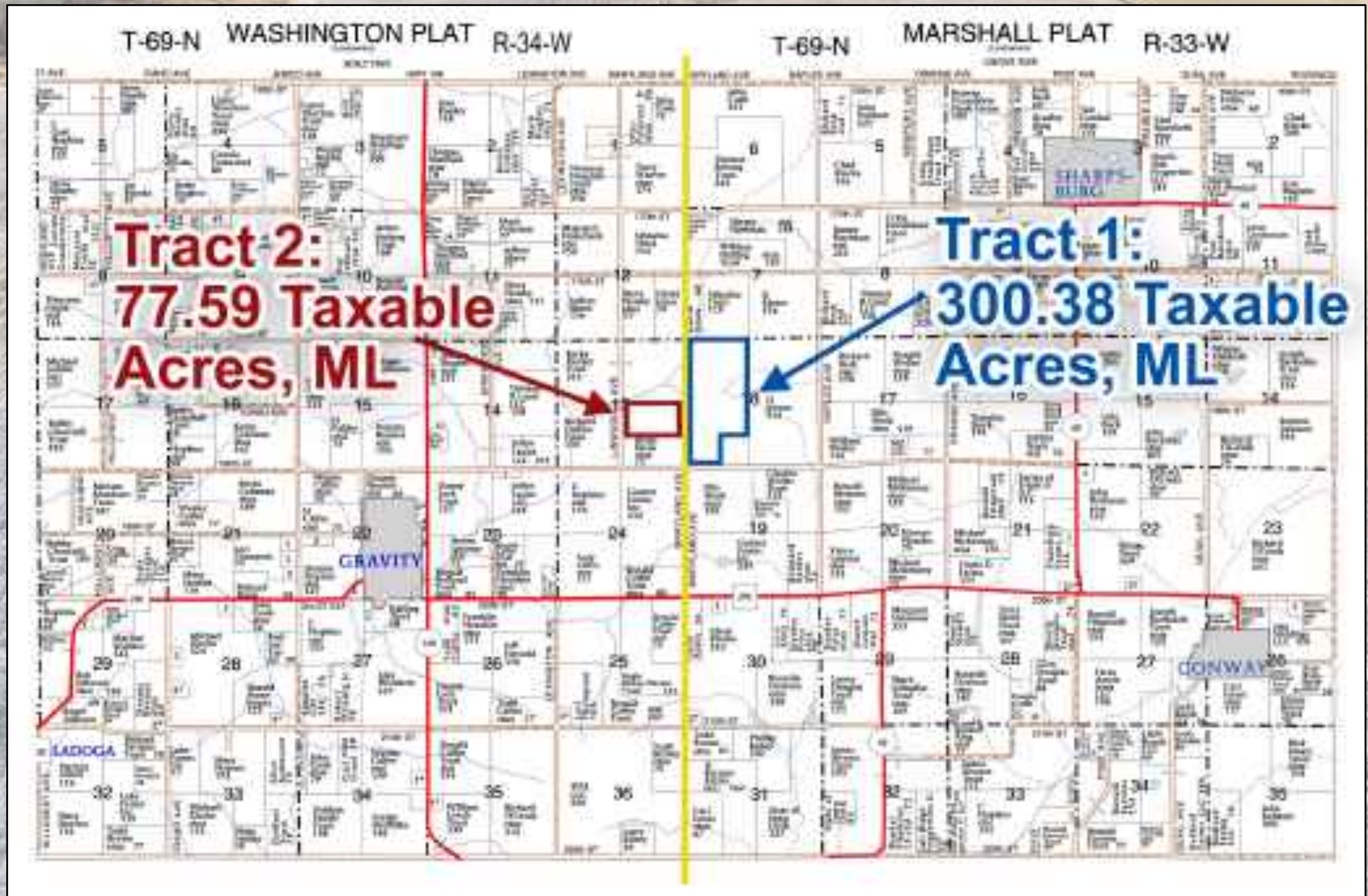
Call 641-333-2705 or visit southwestiowaland.com

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.



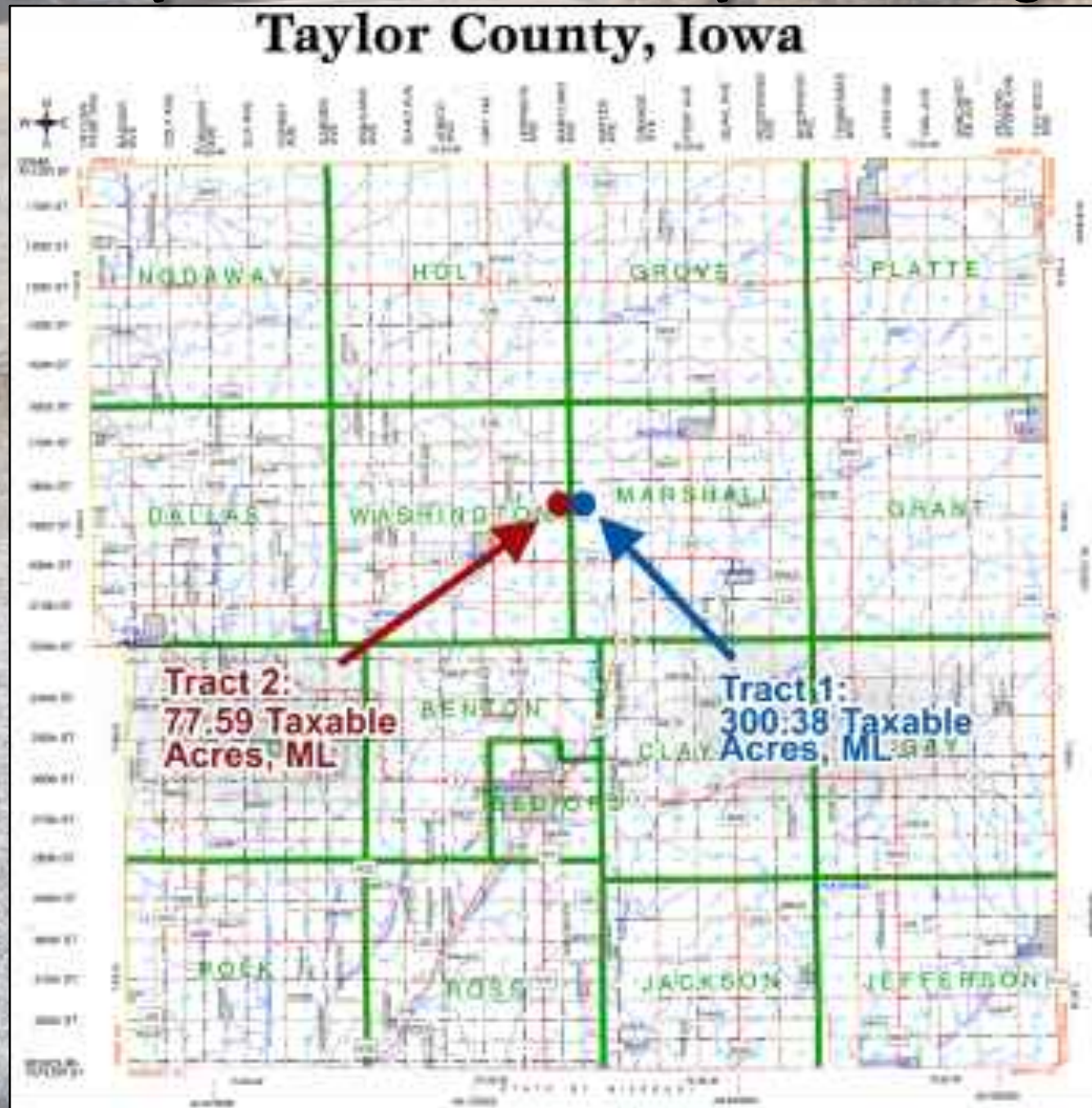
LAND AUCTION – 377.97 Taxable Acres, ML in 2 Tracts

January 30th – 10AM – Gravity Comm Bldg.



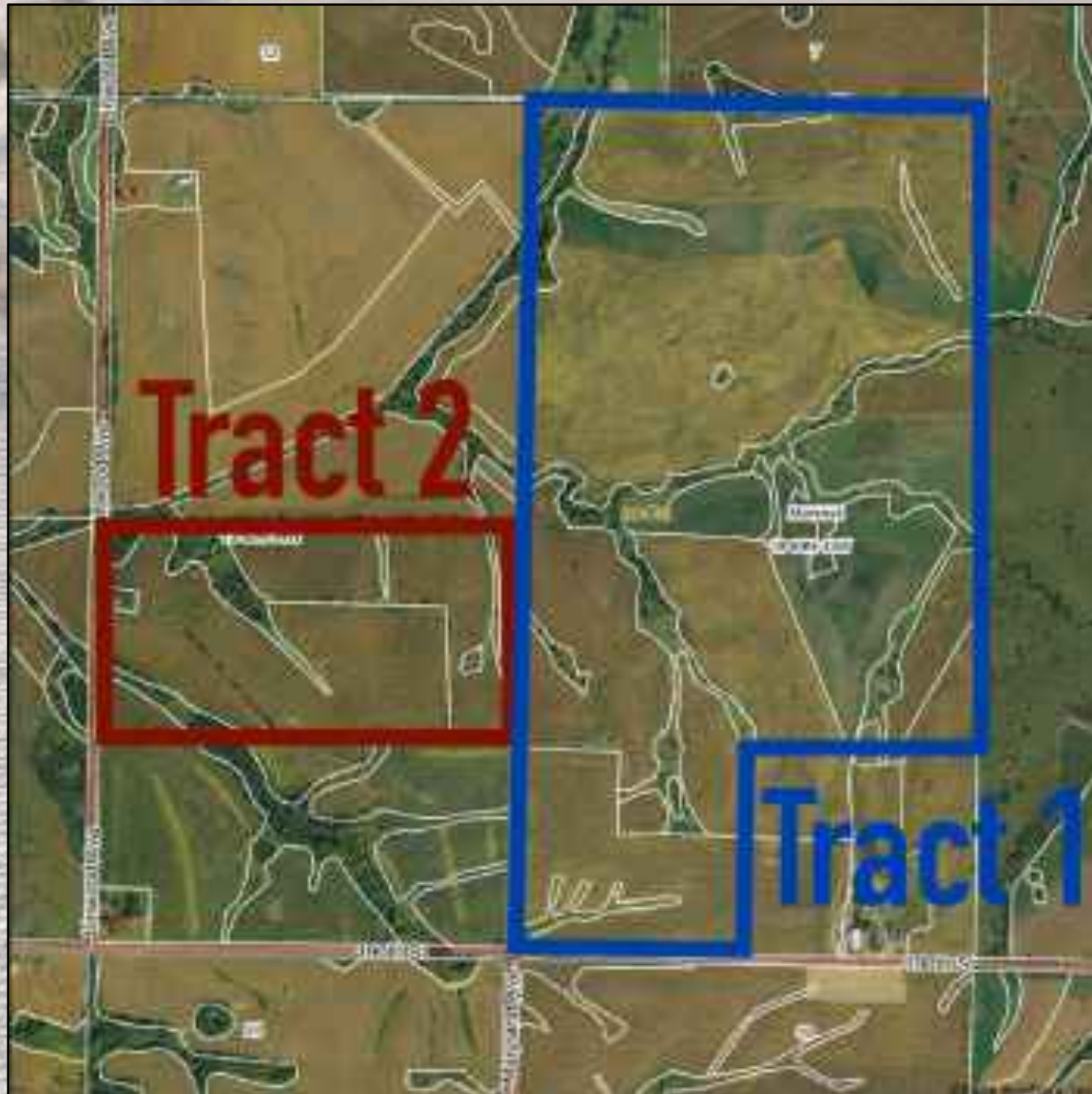


LAND AUCTION – 377.97 Taxable Acres, ML in 2 Tracts January 30th – 10AM – Gravity Comm Bldg.





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LAND AUCTION – 377.97 Taxable Acres, ML in 2 Tracts January 30th – 10AM – Gravity Comm Bldg.

Tract 1 Details

Estimated Taxable Acres: 300.38 Taxable Acres, ML (Assessor) Pending completion of survey

County: Taylor

Taxes: \$6,496.00 annually (Treasurer)

Terms: Cash, payable at closing

Land Use: Based on estimates from the GIS service Surety, there are approximately 202 effective row crop acres, 58 grass/pasture acres (many of which have row crop conversion potential) (SURETY)

CRP Details: No CRP acres

Possession: Upon Closing

FSA Description: No Data (FSA)

CSR Description: CSR2- 55.0 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the G. Brown Auction with Tract 1 as 1 of 2 tracts being sold at Land Auction on January 30th at 10 AM at the Gravity Community Building in Gravity, Iowa. This fantastic tract features a nice CSR2 average near 55 and it features some great productive row crop areas with a good number of acres currently in grass/pasture, with potential to convert to added row crop acres. This farm has a great deal of income potential. This farm is located in an excellent agriculture area and this farm certainly features quality recreation characteristics as well. Consider this farm for your portfolio/operation!

Listing Agent: **Auctioneer:**
Dan Zech **Curtis Kinker**
712-303-7085 **641-344-6329**

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



Case	Case Description	Year	Median (2000)	2000 Median	Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	Year 41	Year 42	Year 43	Year 44	Year 45	Year 46	Year 47	Year 48	Year 49	Year 50	Year 51	Year 52	Year 53	Year 54	Year 55	Year 56	Year 57	Year 58	Year 59	Year 60	Year 61	Year 62	Year 63	Year 64	Year 65	Year 66	Year 67	Year 68	Year 69	Year 70	Year 71	Year 72	Year 73	Year 74	Year 75	Year 76	Year 77	Year 78	Year 79	Year 80	Year 81	Year 82	Year 83	Year 84	Year 85	Year 86	Year 87	Year 88	Year 89	Year 90	Year 91	Year 92	Year 93	Year 94	Year 95	Year 96	Year 97	Year 98	Year 99	Year 100	Year 101	Year 102	Year 103	Year 104	Year 105	Year 106	Year 107	Year 108	Year 109	Year 110	Year 111	Year 112	Year 113	Year 114	Year 115	Year 116	Year 117	Year 118	Year 119	Year 120	Year 121	Year 122	Year 123	Year 124	Year 125	Year 126	Year 127	Year 128	Year 129	Year 130	Year 131	Year 132	Year 133	Year 134	Year 135	Year 136	Year 137	Year 138	Year 139	Year 140	Year 141	Year 142	Year 143	Year 144	Year 145	Year 146	Year 147	Year 148	Year 149	Year 150	Year 151	Year 152	Year 153	Year 154	Year 155	Year 156	Year 157	Year 158	Year 159	Year 160	Year 161	Year 162	Year 163	Year 164	Year 165	Year 166	Year 167	Year 168	Year 169	Year 170	Year 171	Year 172	Year 173	Year 174	Year 175	Year 176	Year 177	Year 178	Year 179	Year 180	Year 181	Year 182	Year 183	Year 184	Year 185	Year 186	Year 187	Year 188	Year 189	Year 190	Year 191	Year 192	Year 193	Year 194	Year 195	Year 196	Year 197	Year 198	Year 199	Year 200	Year 201	Year 202	Year 203	Year 204	Year 205	Year 206	Year 207	Year 208	Year 209	Year 210	Year 211	Year 212	Year 213	Year 214	Year 215	Year 216	Year 217	Year 218	Year 219	Year 220	Year 221	Year 222	Year 223	Year 224	Year 225	Year 226	Year 227	Year 228	Year 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562	Year 563	Year 564	Year 565	Year 566	Year 567	Year 568	Year 569	Year 570	Year 571	Year 572	Year 573	Year 574	Year 575	Year 576	Year 577	Year 578	Year 579	Year 580	Year 581	Year 582	Year 583	Year 584	Year 585	Year 586	Year 587	Year 588	Year 589	Year 590	Year 591	Year 592	Year 593	Year 594	Year 595	Year 596	Year 597	Year 598	Year 599	Year 600	Year 601	Year 602	Year 603	Year 604	Year 605	Year 606	Year 607	Year 608	Year 609	Year 610	Year 611	Year 612	Year 613	Year 614	Year 615	Year 616	Year 617	Year 618	Year 619	Year 620	Year 621	Year 622	Year 623	Year 624	Year 625	Year 626	Year 627	Year 628	Year 629	Year 630	Year 631	Year 632	Year 633	Year 634	Year 635	Year 636	Year 637	Year 638	Year 639	Year 640	Year 641	Year 642	Year 643	Year 644	Year 645	Year 646	Year 647	Year 648	Year 649	Year 650	Year 651	Year 652	Year 653	Year 654	Year 655	Year 656	Year 657	Year 658	Year 659	Year 660	Year 661	Year 662	Year 663	Year 664	Year 665	Year 666	Year 667	Year 668	Year 669	Year 670	Year 671	Year 672	Year 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[illegible]



LAND AUCTION – 377.97 Taxable Acres, ML in 2 Tracts January 30th – 10AM – Gravity Comm Bldg.

Tract 2 Details

Estimated Taxable Acres: 77.59 Taxable Acres, ML (Assessor)

Taxes: \$1,772.00 annually (Treasurer)

Terms: Cash, payable at closing

Land Use: Based on estimates from the GIS service Surety, there are approximately 68 effective row crop acres (SURETY)

Dwelling: There is a dwelling on the property with a tenant. The dwelling is rated by the county assessor in poor condition. The Tenant will not be removed, and the said tenancy will not be terminated prior to closing. The septic system has not been brought up to code. The Buyer may choose to bring the septic system to code at the Buyer's expense following closing, or the Buyer may choose to demolish the dwelling (with proper removal of current dwelling tenant) in accordance with the Taylor County Public Health regulations.

CRP Details: No CRP acres

Possession: Upon Closing, subject to dwelling lease tenancy

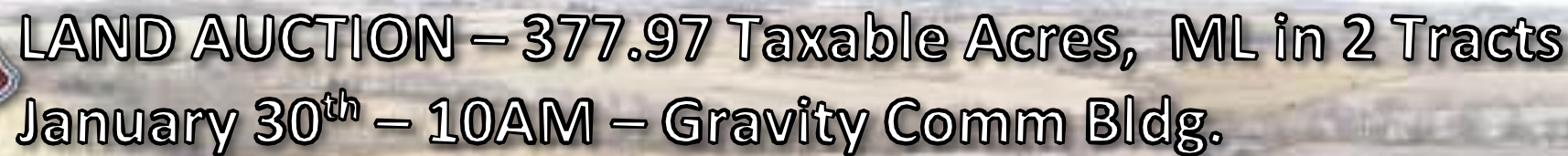
CSR Description: CSR2- 48.6 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the G. Brown Auction with Tract 2 as 1 of 2 tracts being sold at Land Auction on January 30th at 10 AM at the Gravity Community Building in Gravity, Iowa. This productive row crop farm features some very productive soils and this property is located in an excellent agriculture area! Both of these tracts feature excellent income potential. This farm and this farm certainly features quality recreation characteristics as well. Consider this farm for your portfolio/operation!

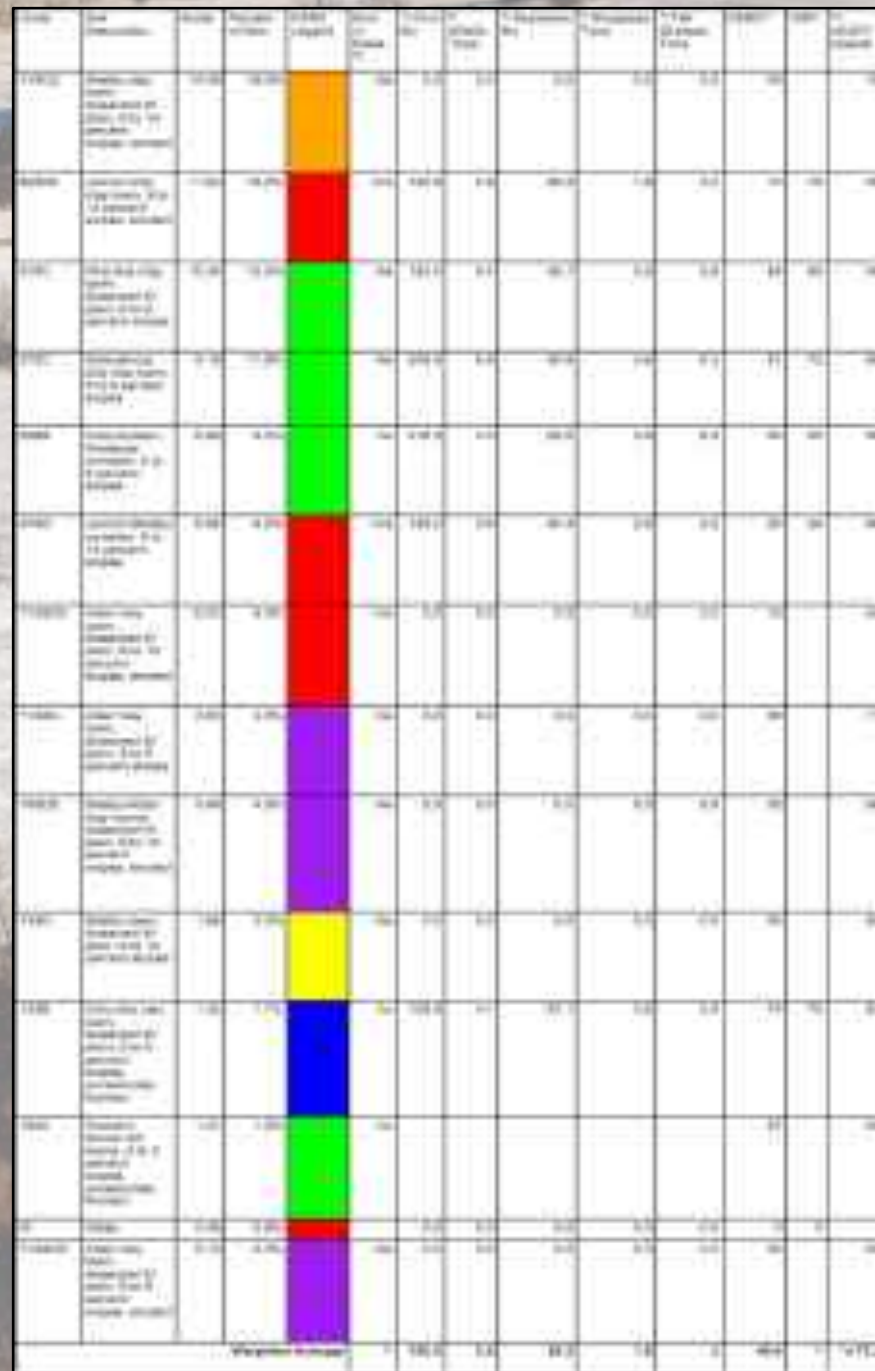
Listing Agent: Dan Zech
712-303-7085

Auctioneer: Curtis Kinker
641-344-6329

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



Tract 2 Soils





LAND AUCTION – 377.97 Taxable Acres, ML in 2 Tracts

January 30th – 10AM – Gravity Comm Bldg. – Tract 1





LAND AUCTION – 377.97 Taxable Acres, ML in 2 Tracts January 30th – 10AM – Gravity Comm Bldg. – Tract 2

