

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm

159 Taxable Acres, more or less

Washington Twp.

Taylor County, Iowa

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 US:	641-333-2705	Sales Agents:	
	Broker/Owner	Maury Moore 712-621-1455	Adalina Morales 712-621-1822
	Dan Zech 712-303-7085	Mark Pearson 641-344-2555	David Brown 641-344-5559
	Agent/Owner	Brennan Kester 515-450-6030	Craig Donaldson 641-333-2705
	Tom Miller 712-621-1281	Ryan Frederick 641-745-7769	Tracy Cameron 641-344-3616
			Ed Drake 641-322-5145
			Ralph Neill 641-322-3481
			Curtis Kinker 641-333-2820
			Ronald Holland 402-209-1097

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500 W. Temple Street Lenox, IA 50851

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Prospectus

Rasmussen Farm 159 Taxable Acres M/L – Taylor Co., Iowa

PROPERTY DETAILS													
PRICE:	\$853,200.00												
TAXES:	\$2,116/annually <i>Taylor County Treasurer</i>												
LAND USE:	FSA shows 159.95 total acres of farmland of which there are 151.97 effective crop acres <i>Taylor County FSA</i>												
CSR:	CSR - 51.34 <i>Taylor County Assessor</i> CSR1 - 50.09 <i>Surety</i> CSR2 - 57.30 <i>Surety</i>												
FSA DATA:	<table><tr><td>Cmdty</td><td>Base Acres</td><td>PLC Yld</td></tr><tr><td>Corn</td><td>128.30</td><td>92</td></tr><tr><td>Oats</td><td>1.0</td><td>48</td></tr><tr><td>Wheat</td><td>2.8</td><td>34</td></tr></table> <i>Taylor County FSA</i>	Cmdty	Base Acres	PLC Yld	Corn	128.30	92	Oats	1.0	48	Wheat	2.8	34
Cmdty	Base Acres	PLC Yld											
Corn	128.30	92											
Oats	1.0	48											
Wheat	2.8	34											
POSSESSION:	Upon Closing, may be subject to farm tenancy												
TERMS:	Cash, payable at closing												
LOCATION:	One-half mile North of Gravity, Iowa on Kirkwood Avenue.												
LEGAL DESCRIPTION:	Contact PPI												
AGENT:	Tom Miller 712-621-1281												



COMMENTS
<p>Presenting the Rasmussen 159 Taylor County Farm Property, with a nice looking layout. There has been a lot of tile work done over the years. The tenant farming this farm would like to rent and is interested in a three-year lease. CSR2 is above the county average. This farm needs serious consideration if you are looking for a nice 160-acre farm.</p> <p><i>To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.</i></p>

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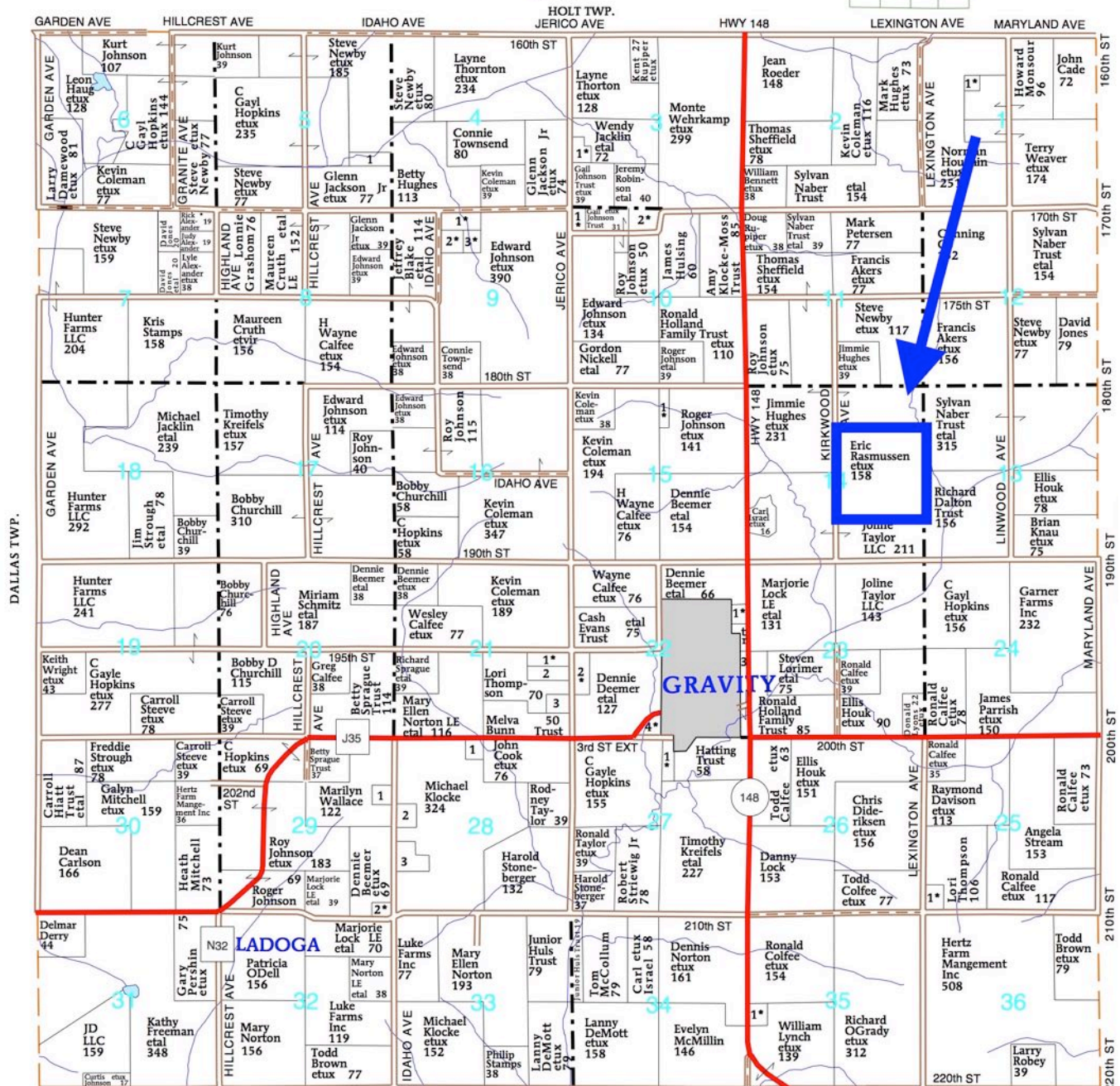
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T-69-N

WASHINGTON PLAT

R-34-W



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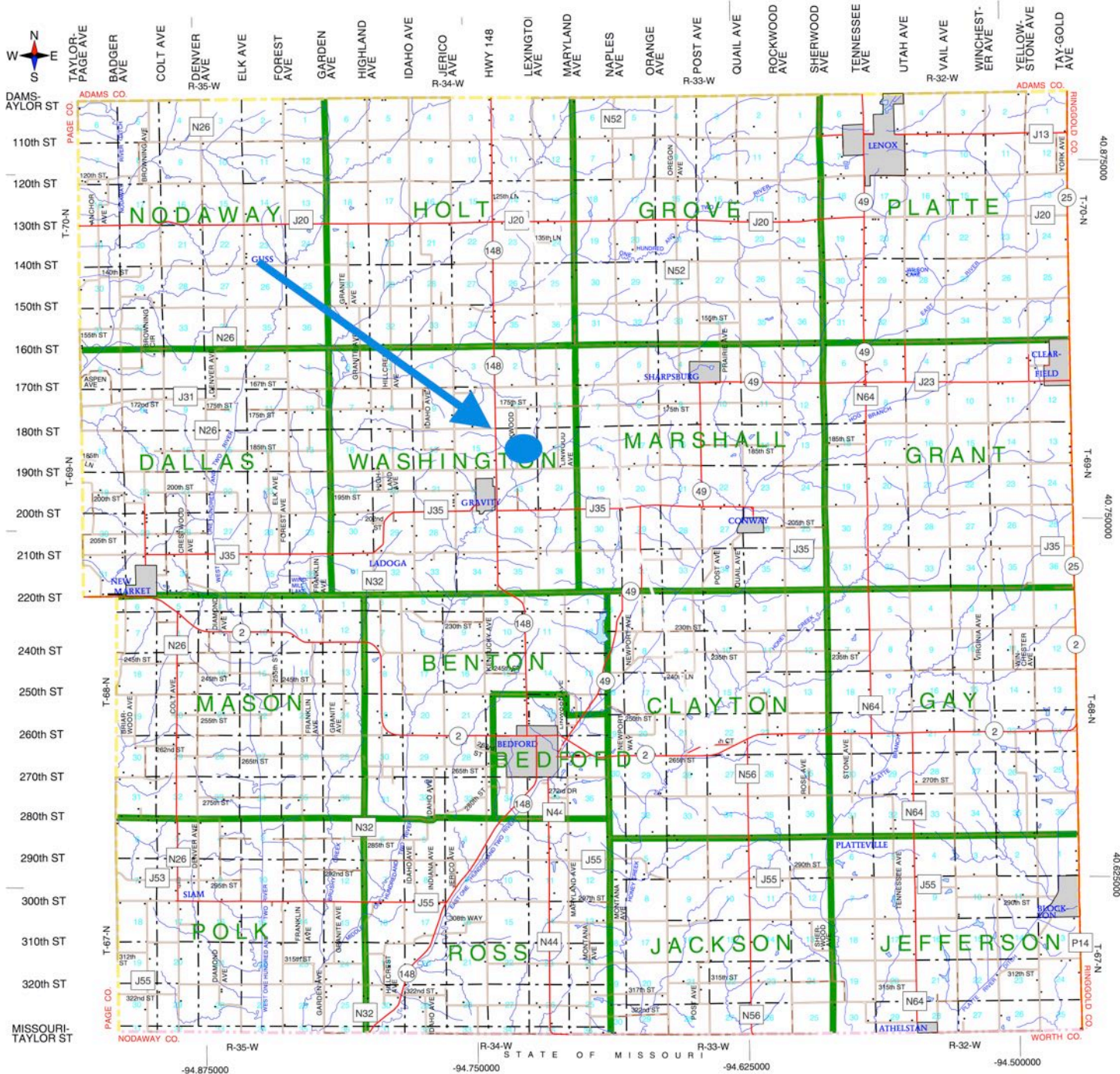
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Taylor County, Iowa



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