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.



us:



contact 641-333-2705 Maury Moore

Broker/Owner Dan Zech 712-303-7085 Agent/Owner Tom Miller 712-621-1281

Sales Agents: 712-621-1455 Mark Pearson 641-344-2555 Brennan Kester 515-450-6030 Ryan Frederick

641-745-7769

Adalina Morales 712-621-1822 David Brown 641-344-5559 Craig Donaldson 641-333-2705

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

preferred properties of iowa.com

500 W. Temple Street

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

PROPERTY										
PRICE:	\$853,200.00									
TAXES:	\$2,116/annually									
LAND USE:	FSA shows 159.95 total acres of farmland of which there are 151.97 effective crop acres									
CSR:	CSR - 51.34 Taylor County Assessor CSR1 - 50.09 Surety CSR2 - 57.30 Surety									
FSA DATA:	CmdtyBase AcresPLC YldCorn128.3092Oats1.048Wheat2.834Taylor County FSA									
POSSESSION:	Upon Closing, may be subject to farm tenancy									
TERMS:	Cash, payable at closing									
LOCATION:	One-half mile North of Gravity, lowa on Kirkwood Avenue.									
LEGAL DESCRIPTION:	Contact PPI									
AGENT:	Tom Miller 712-621-1281									





COMMENTS

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.

To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.

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.



preferred properties of iowa.com

Preferred Properties of Iowa, Inc. 500 W. Temple Street Lenox, IA 50851

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

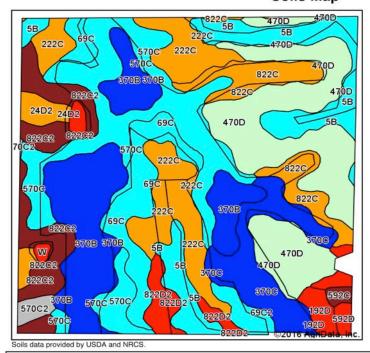


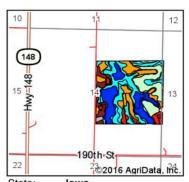
preferredproperties of iowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

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





 State:
 lowa

 County:
 Taylor

 Location:
 14-69N-34W

 Township:
 Washington

 Acres:
 157.63

 Date:
 6/21/2016





Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	26.70	16.9%		IVe	139.2	3.6	40.4	2.5	4.2	26	29	72
570C	Nira silty clay loam, 5 to 9 percent slopes	23.38	14.8%		Ille	192	5.4	55.7	3.5	5.8	72	69	95
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	22.02	14.0%		lle	225.6	6.3	65.4	4.1	6.8	90	87	93
222C	Clarinda silty clay loam, 5 to 9 percent slopes	16.29	10.3%		I∨w	145.6	3.1	42.2	2.6	4.4	42	30	69
5B	Colo-Ackmore complex, 0 to 5 percent slopes	14.29	9.1%		llw	196.8	4.1	57.1	3.5	5.9	75	63	94
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	10.70	6.8%		Ille	129.6	3.4	37.6	2.3	3.9	40	30	56
69C	Clearfield silty clay loam, 5 to 9 percent slopes	10.45	6.6%		Illw	168	3.5	48.7	3	5	74	50	72
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	10.38	6.6%		Ille	209.6	5.9	60.8	3.8	6.3	82	72	92
822C	Lamoni silty clay loam, 5 to 9 percent slopes	8.78	5.6%		Ille	134.4	3.5	39	2.4	4	43	35	68
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.47	2.2%		IVe	100.8	2.6	29.2	1.8	3	14	15	53
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.65	1.7%		Ille	168	4.7	48.7	3	5	48	48	67
69C2	Clearfield silty clay loam, 5 to 9 percent slopes, moderately eroded	2.15	1.4%		Illw	163.2	3.4	47.3	2.9	4.9	71	45	60
192D	Adair clay loam, 9 to 14 percent slopes	1.72	1.1%		IVe	113.6	3	32.9	2	3.4	13	20	69
592D	Mystic silt loam, 9 to 14 percent slopes	1.72	1.1%		IVe	91.2	2.4	26.4	1.6	2.7	13	12	63
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.23	0.8%		IIIe	187.2	5.2	54.3	3.4	5.6	69	64	79
W	Water	1.06	0.7%			0	0	0	0	0	0	0	0
592C	Mystic silt loam, 5 to 9 percent slopes	0.64	0.4%		Ille	120	3.1	34.8	2.2	3.6	37	25	66
Weighted Average						169.1	4.3	49.1	3	5.1	57.3	50.9	*n 78.8

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.

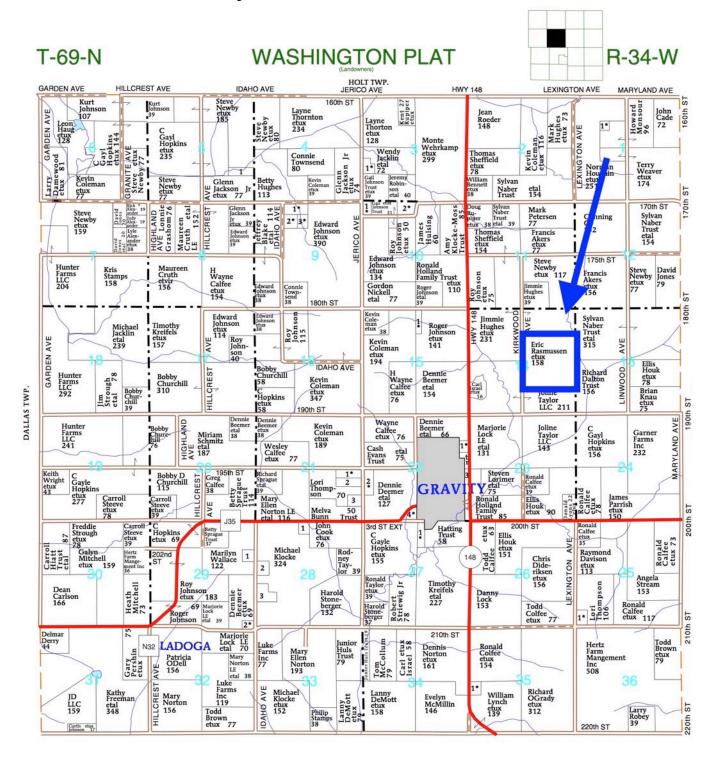


preferred properties of iowa.com

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

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

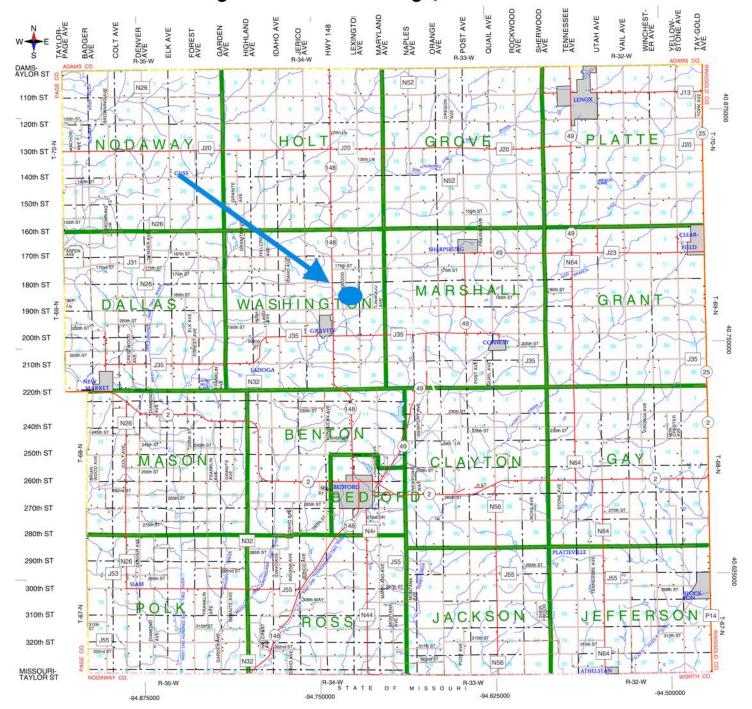


preferredproperties of iowa.com

Preferred Properties of Iowa, Inc.

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

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.



preferred properties of iowa.com

Preferred Properties of Iowa, Inc. 500 W. Temple Street Lenox, IA 50851

Rasmussen Farm 159 Taxable Acres M/L - Taylor Co. 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.



preferredproperties of iowa.com

Preferred Properties of Iowa, Inc. 500 W. Temple Street Lenox, IA 50851
©2009 - Preferred Properties of Iowa