

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm **495.84 Taxable Acres more or less** **Garfield & Lincoln Twps.** **Montgomery 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 **641-333-2705**
US: Broker/Owner



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

Sales Agents:
Maury Moore
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

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Rasmussen Farm

495.84 Taxable Acres M/L – Montgomery Co., Iowa

PRICE:	\$3,957,006.00												
TAXES:	\$16,234/annually <i>Montgomery County Treasurer</i>												
LAND USE:	FSA shows 496.22 total acres of farmland of which there are 494.86 effective crop acres <i>Montgomery County FSA</i>												
CSR:	CSR2 - 72.38 <i>Montgomery Co. Assessor</i> CSR1 - 74.53 <i>Surety</i> CSR2 - 77.60 <i>Surety</i>												
FSA DATA:	<table><tr><td>Cmdty</td><td>Base Acres</td><td>PLC Yld</td></tr><tr><td>Corn</td><td>427.0</td><td>160</td></tr><tr><td>Beans</td><td>44.5</td><td>43</td></tr><tr><td>Wheat</td><td>2.10</td><td>38</td></tr></table> <i>Montgomery County FSA</i>	Cmdty	Base Acres	PLC Yld	Corn	427.0	160	Beans	44.5	43	Wheat	2.10	38
Cmdty	Base Acres	PLC Yld											
Corn	427.0	160											
Beans	44.5	43											
Wheat	2.10	38											
POSSESSION:	Upon Closing, may be subject to farm tenancy												
TERMS:	Cash, payable at closing												
LOCATION:	Approx. 5 miles West of Red Oak, Iowa on US Hwy 34.												
LEGAL DESCRIPTION:	Contact PPI												
AGENT:	Tom Miller 712-621-1281												





COMMENTS

Presenting the Rasmussen Montgomery County Farm Property, a highly desirable farm property that will exit the market quickly. With its very high quality soils with CSR's in the mid 70's and with its utter lack of wasted acres at 99.7% tillable, this farm property will be on the radar of high-end farm operators and farm investors alike. Further, this property's location on US Highway 34 very near to Red Oak, Iowa places it in a fantastic row crop neighborhood and makes a short trip for hauling grain and equipment for the many fantastic farm operators in the Red Oak area. Don't miss out on this opportunity to own high quality farmland in a high demand location. Contact PPI to learn more today!

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

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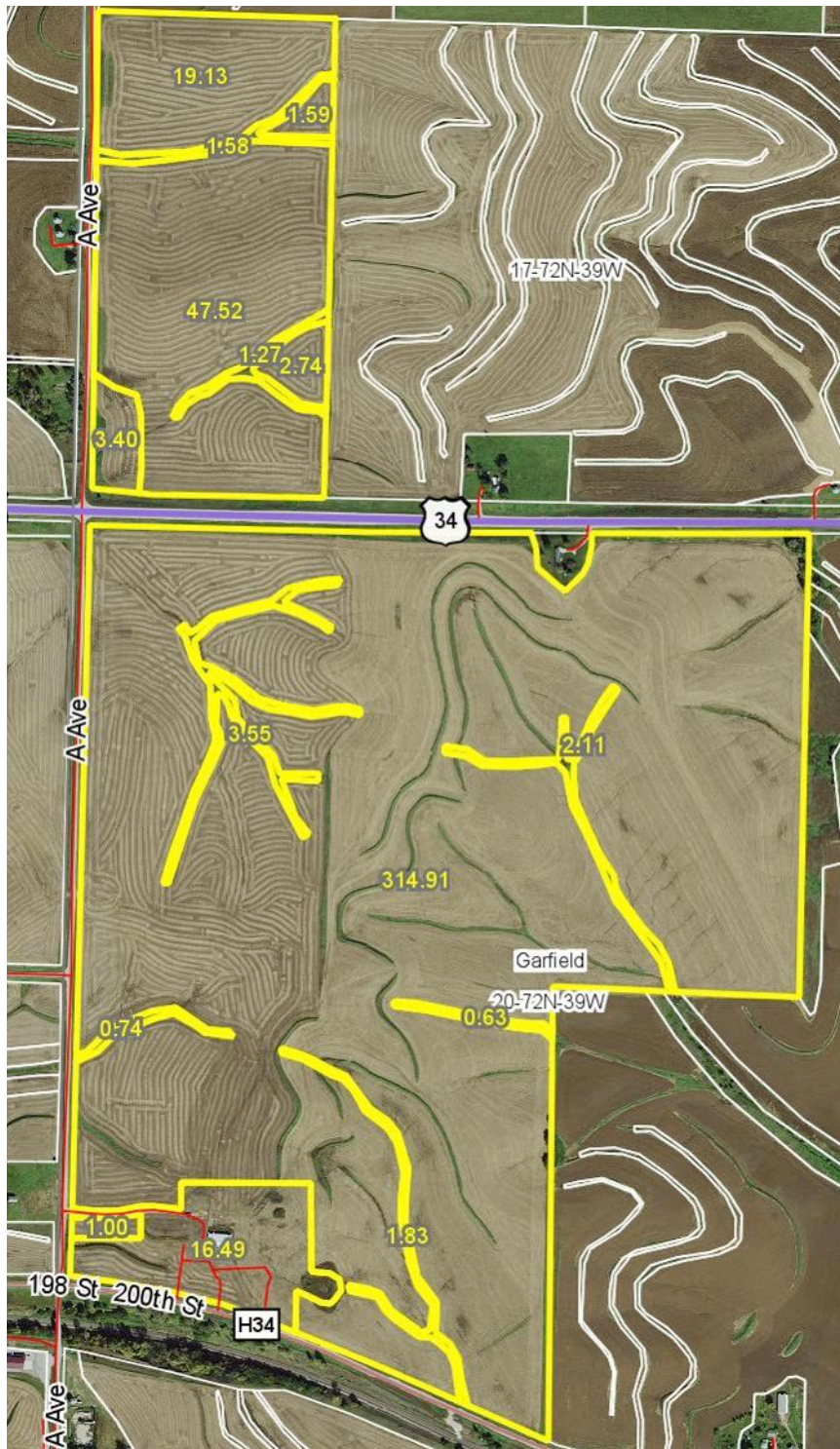
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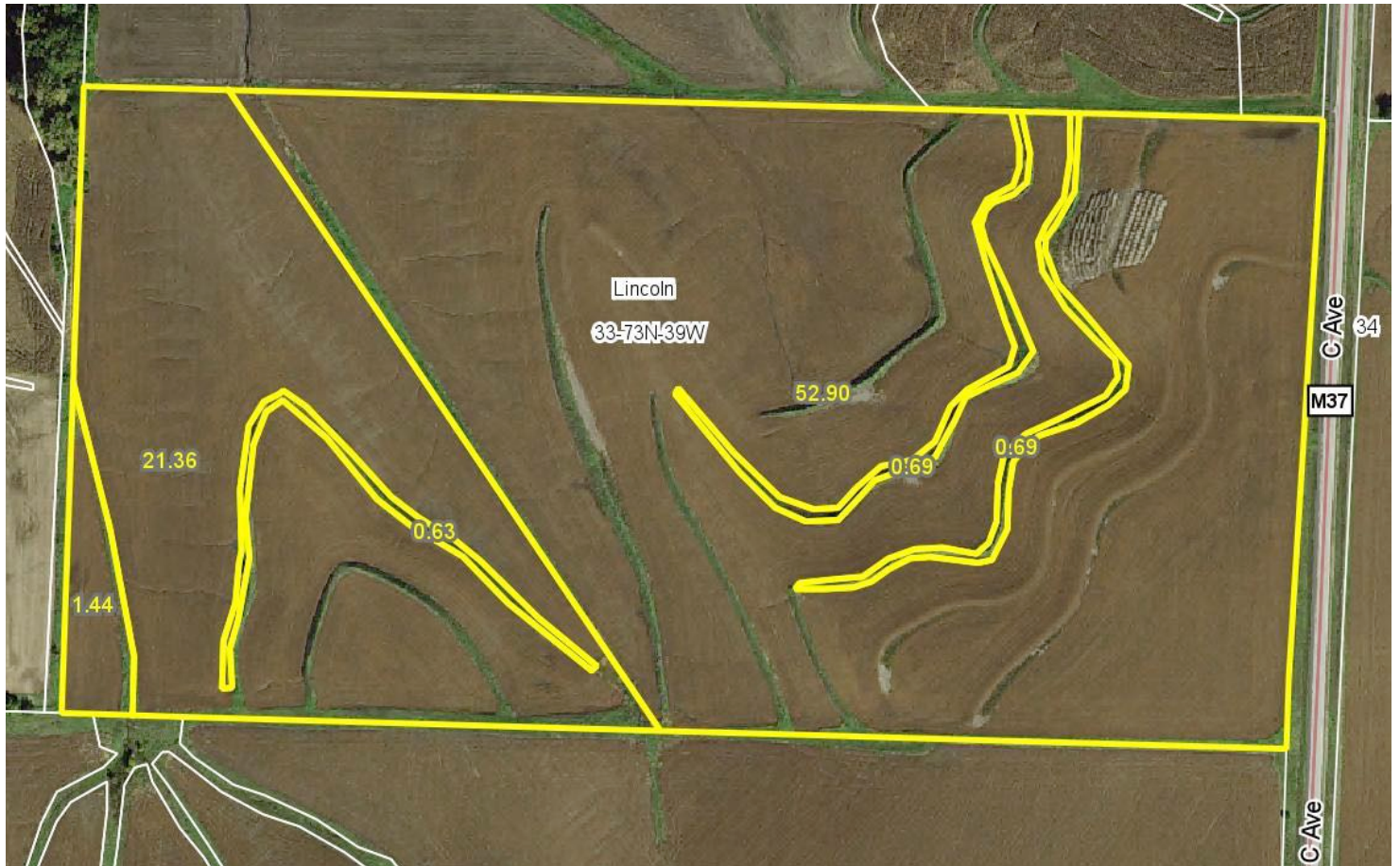
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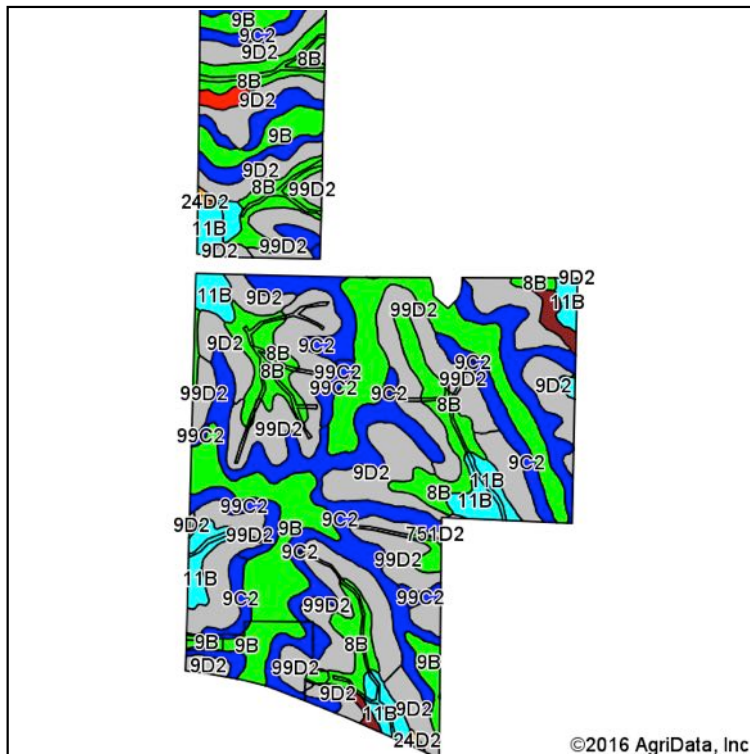
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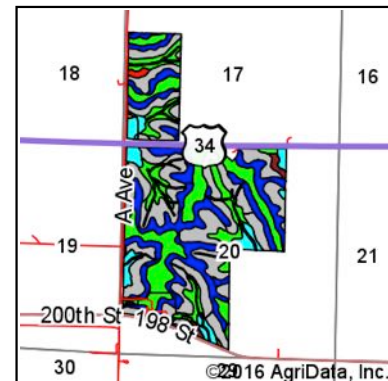
495.84 Taxable Acres M/L – Montgomery Co. Iowa

Soils Map



Soils data provided by USDA and NRCS.

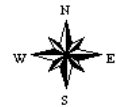
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State: **Iowa**
County: **Montgomery**
Location: **20-72N-39W**
Township: **Garfield**
Acres: **418.49**
Date: **4/27/2016**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA137, Soil Area Version: 23

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
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	90.22	21.6%		IIIe	164.8	4.6	47.8	3	4.9	61	55	76
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	89.94	21.5%		IIIe	211.2	5.9	61.2	3.8	6.3	87	68	80
9B	Marshall silty clay loam, 2 to 5 percent slopes	71.40	17.1%		Ile	232	6.5	67.3	4.2	7	95	85	83
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	70.15	16.8%		IIIe	177.6	5	51.5	3.2	5.3	61	58	76
8B	Judson silty clay loam, 2 to 5 percent slopes	52.29	12.5%		Ile	230.4	6.5	66.8	4.1	6.9	93	82	96
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	26.60	6.4%		IIw	200	4.2	58	3.6	6	79	68	93
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	11.07	2.6%		IIIe	211.2	5.9	61.2	3.8	6.3	87	65	79
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.61	0.9%		IIIe	139.2	3.6	40.4	2.5	4.2	35	25	67
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	1.95	0.5%		IVe	108.8	2.8	31.6	2	3.3	10	15	61
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.94	0.2%		IIIe	168	4.7	48.7	3	5	48	48	71
751D2	Northboro silty clay loam, 5 to 14 percent slopes, moderately eroded	0.32	0.1%		IIIe	164.8	4.6	47.8	3	4.9	62	45	78
Weighted Average						199.6	5.5	57.9	3.6	6	77.7	67.4	*n 81.6

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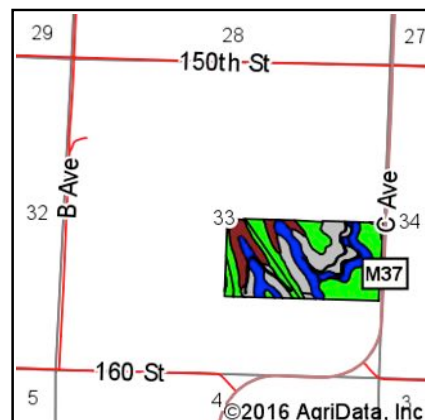
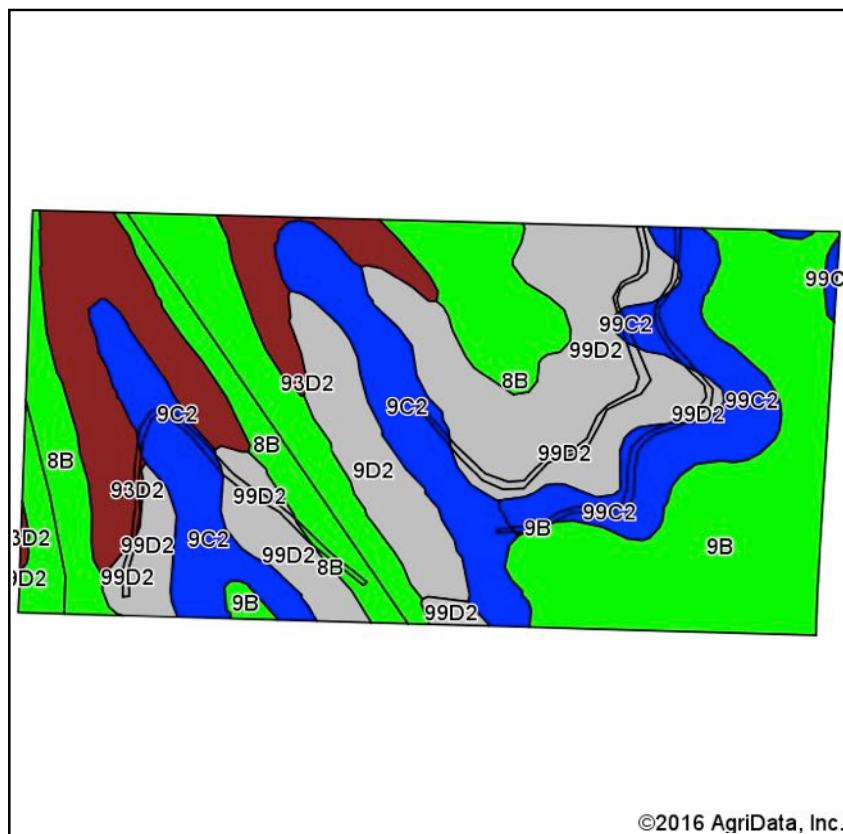
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Rasmussen Farm 495.84 Taxable Acres M/L – Montgomery Co. Iowa Soils Map



State: **Iowa**
County: **Montgomery**
Location: **33-73N-39W**
Township: **Lincoln**
Acres: **77.71**
Date: **4/27/2016**



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Area Symbol: IA137, Soil Area Version: 23

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
8B	Judson silty clay loam, 2 to 5 percent slopes	15.91	20.5%		Ile	230.4	6.5	66.8	4.1	6.9	93	82	96
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	15.69	20.2%		IIle	164.8	4.6	47.8	3	4.9	61	55	76
9B	Marshall silty clay loam, 2 to 5 percent slopes	15.02	19.3%		Ile	232	6.5	67.3	4.2	7	95	85	83
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	10.53	13.6%		IIle	211.2	5.9	61.2	3.8	6.3	87	68	80
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	9.81	12.6%		IIle	139.2	3.6	40.4	2.5	4.2	35	25	67
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	6.46	8.3%		IIle	211.2	5.9	61.2	3.8	6.3	87	65	79
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4.29	5.5%		IIle	177.6	5	51.5	3.2	5.3	61	58	76
Weighted Average						198.8	5.5	57.7	3.6	6	76.5	65.3	*n 81.1

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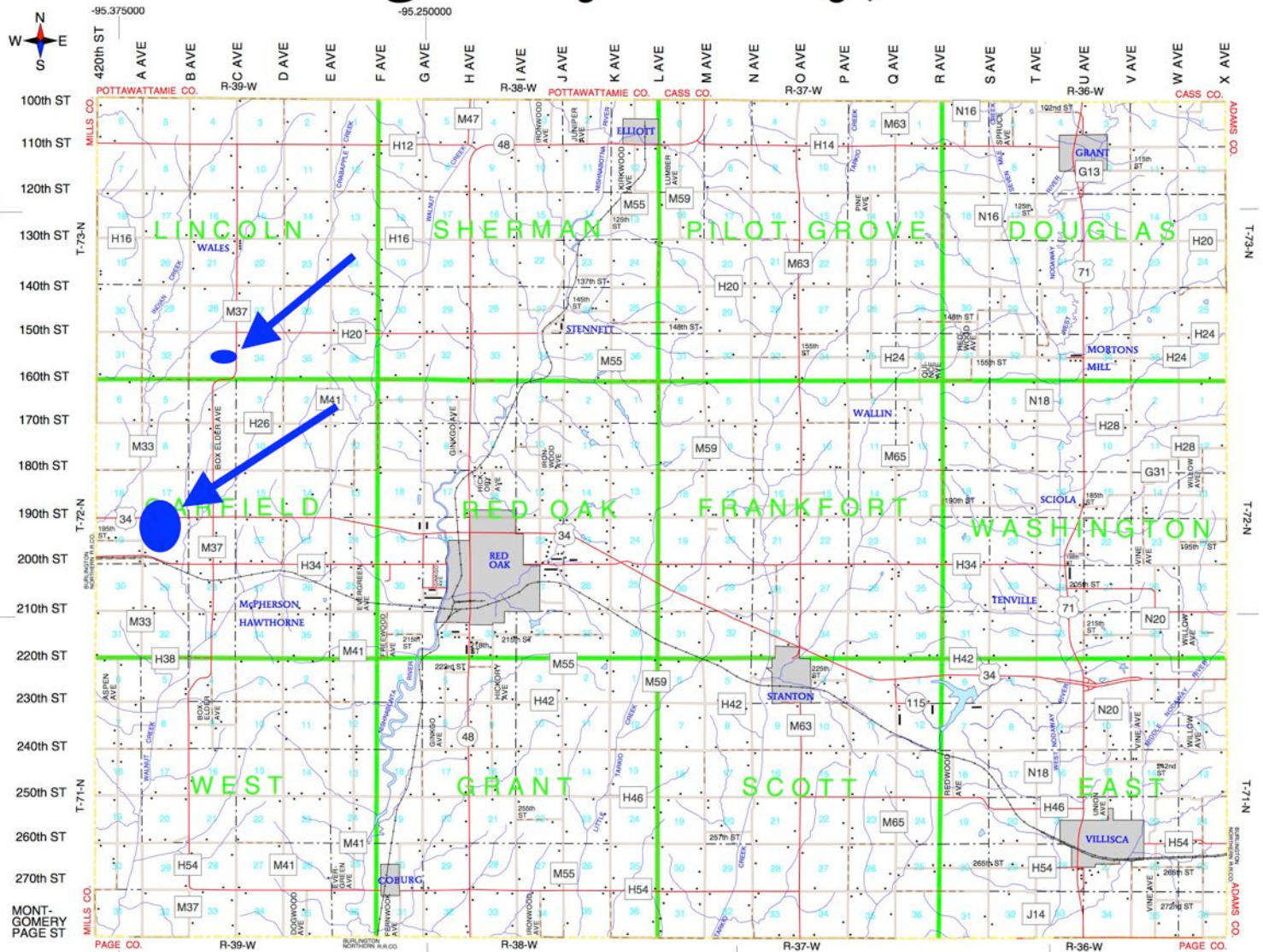
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Montgomery County, Iowa



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