

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm

158 Taxable Acres, more or less

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



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Rasmussen Farm 158 Taxable Acres M/L – Taylor Co., Iowa

PROPERTY DETAILS										
PRICE:	\$853,200.00									
TAXES:	\$2,706/annually <i>Taylor County Treasurer</i>									
LAND USE:	FSA shows 153.03 total acres of farmland of which there are 137.09 effective crop acres <i>Taylor County FSA</i>									
CSR:	CSR - 50.54 <i>Taylor County Assessor</i> CSR1 - 49.30 <i>Surety</i> CSR2 - 57.50 <i>Surety</i>									
FSA DATA:	<table><tr><td>Cmdty</td><td>Base Acres</td><td>PLC Yld</td></tr><tr><td>Corn</td><td>52.40</td><td>86</td></tr><tr><td>Soybeans</td><td>1.0</td><td>27</td></tr></table> <i>Taylor County FSA</i>	Cmdty	Base Acres	PLC Yld	Corn	52.40	86	Soybeans	1.0	27
Cmdty	Base Acres	PLC Yld								
Corn	52.40	86								
Soybeans	1.0	27								
POSSESSION:	Upon Closing, may be subject to farm tenancy									
TERMS:	Cash, payable at closing									
LOCATION:	One-half mile Southeast of Sharpsburg, Iowa on 175 Street.									
LEGAL DESCRIPTION:	<i>Contact PPI</i>									
AGENT:	<i>Tom Miller 712-621-1281</i>									



| COMMENTS | |
| Presenting the Rasmussen 158 Taylor County Farm Property, with nearly 90% of its acres tillable. This is a nice laying farm with good soils. The tenant farming this farm would like to continue to rent this farm on a three-year lease, or you can farm it yourself. Come and have a look. *To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.* | |

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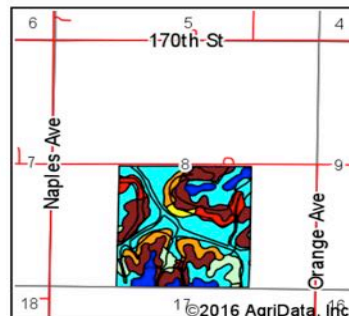
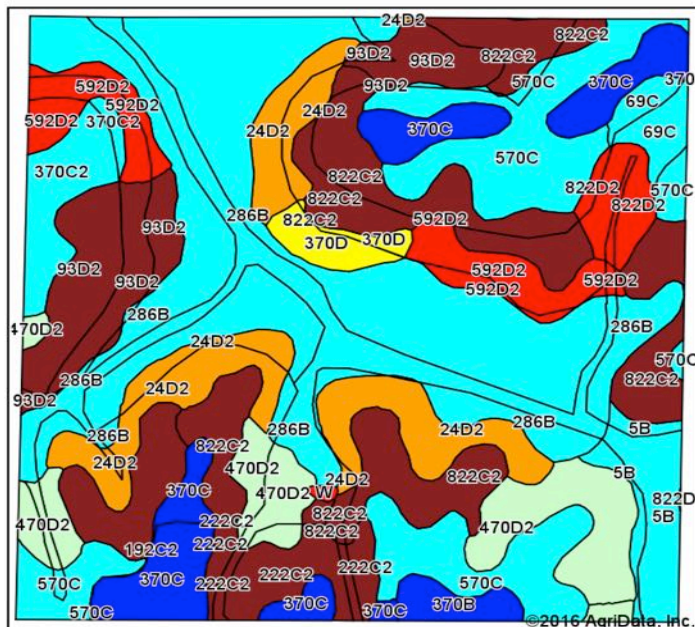
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Rasmussen Farm 158 Taxable Acres M/L – Taylor Co. Iowa Soils Map



State: **Iowa**
County: **Taylor**
Location: **8-69N-33W**
Township: **Marshall**
Acres: **153.03**
Date: **4/6/2016**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA173, Soil Area Version: 26

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
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	40.02	26.2%		Illw	216	4.5	62.6	3.9	6.5	80	65	95
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	20.40	13.3%		Illle	129.6	3.4	37.6	2.3	3.9	40	30	56
570C	Nira silty clay loam, 5 to 9 percent slopes	17.32	11.3%		Illle	192	5.4	55.7	3.5	5.8	72	69	95
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	12.91	8.4%		Illle	168	4.7	48.7	3	5	48	48	67
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	10.25	6.7%		Illle	139.2	3.6	40.4	2.5	4.2	36	33	64
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	9.97	6.5%		IVe	134.4	3.5	39	2.4	4	24	25	59
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	9.72	6.4%		Illle	209.6	5.9	60.8	3.8	6.3	82	72	92
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6.65	4.3%		IVe	88	2.3	25.5	1.6	2.6	10	5	49
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.92	3.2%		IVw	140.8	3	40.8	2.5	4.2	39	25	54
5B	Colo-Ackmore complex, 0 to 5 percent slopes	4.40	2.9%		Illw	196.8	4.1	57.1	3.5	5.9	75	63	94
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	4.06	2.7%		Illle	204.8	5.7	59.4	3.7	6.1	80	67	71
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	3.53	2.3%		Illle	137.6	3.6	39.9	2.5	4.1	36	30	60
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.68	1.8%		IVe	100.8	2.6	29.2	1.8	3	14	15	53
69C	Clearfield silty clay loam, 5 to 9 percent slopes	2.10	1.4%		Illw	168	3.5	48.7	3	5	74	50	72
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	1.99	1.3%		Illle	164.8	4.6	47.8	3	4.9	59	62	85
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.62	1.1%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	0.34	0.2%		IVe	139.2	3.6	40.4	2.5	4.2	26	29	72
W	Water	0.15	0.1%			0	0	0	0	0	0	0	0
Weighted Average						172.6	4.3	50	3.1	5.2	57.5	49.3	*n 76.7

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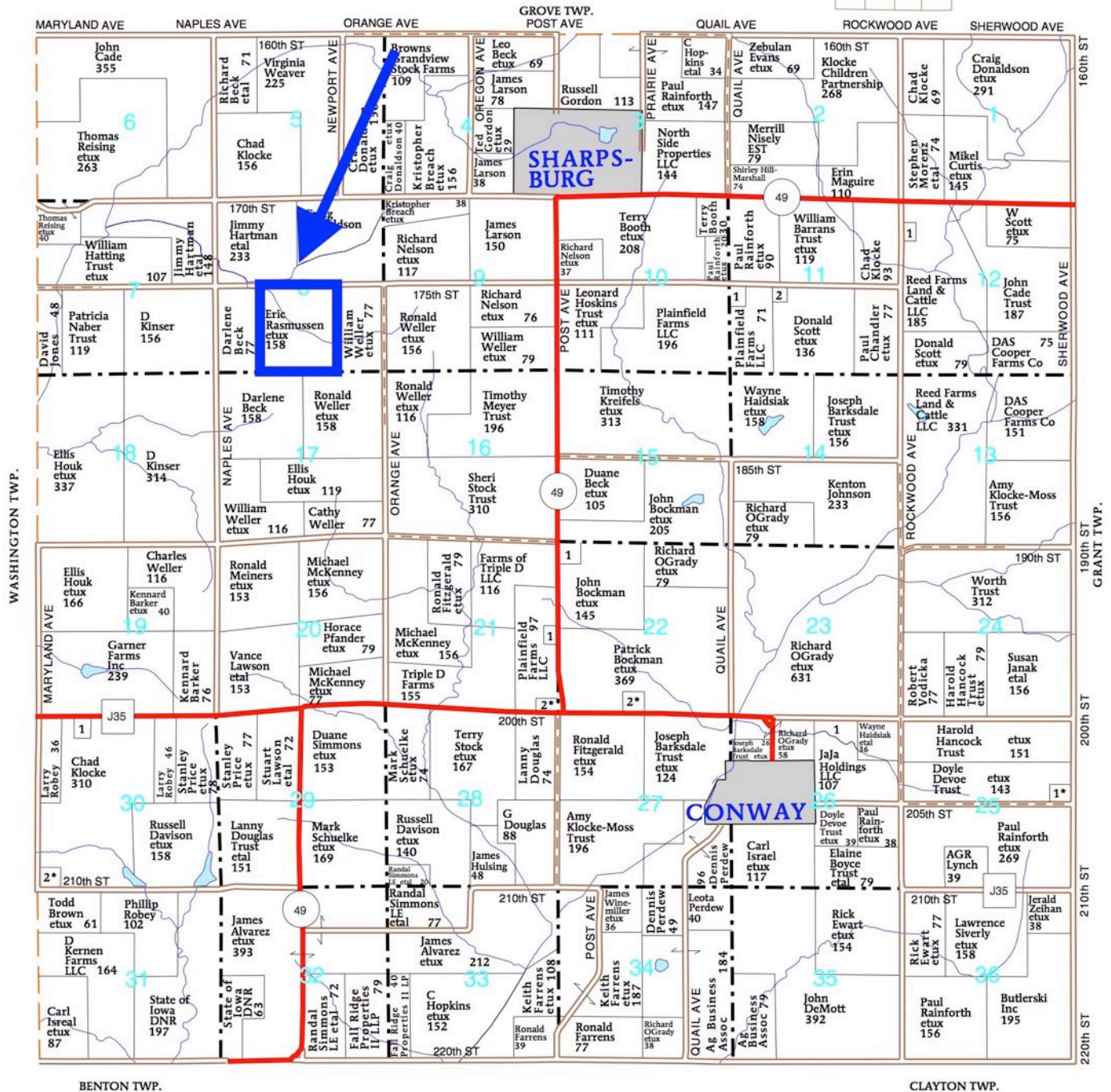
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T-69-N

MARSHALL PLAT

R-33-W



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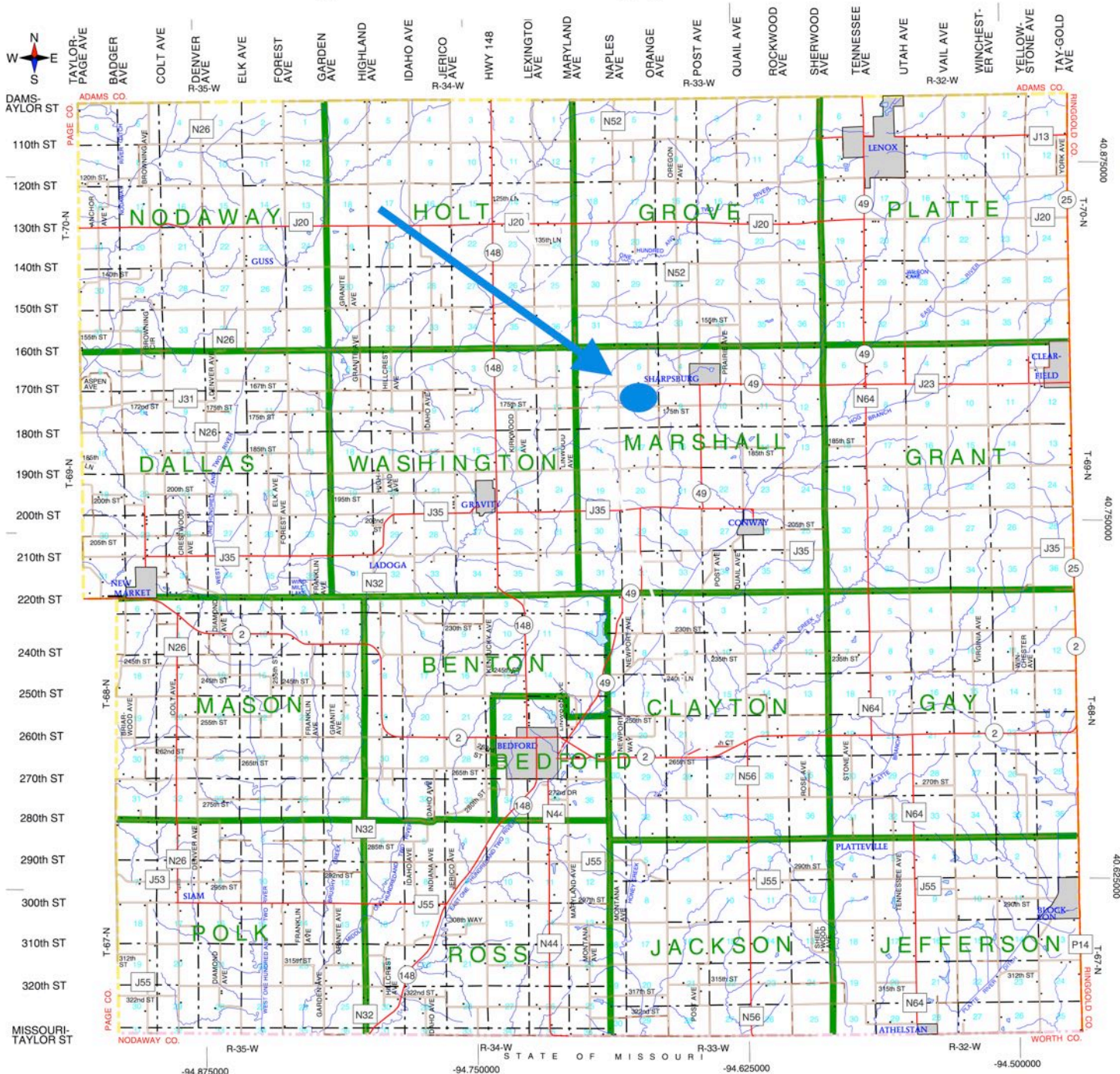
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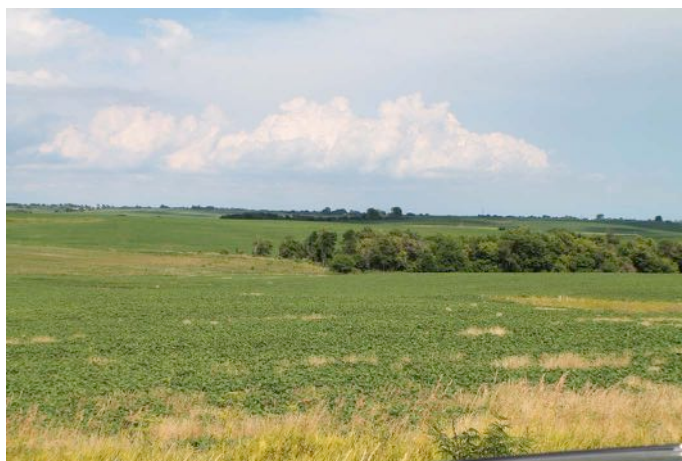
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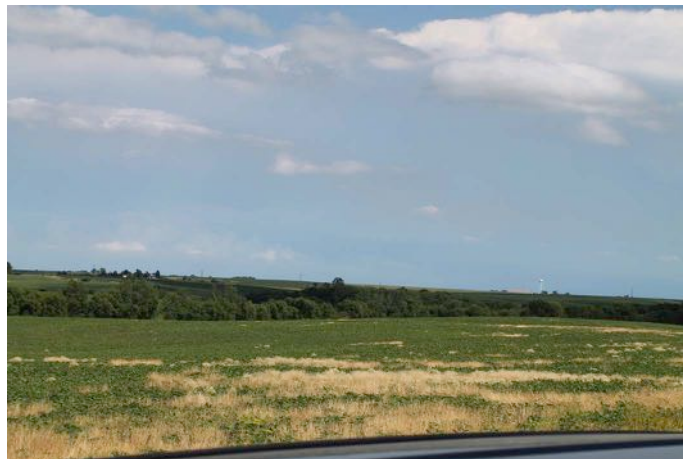
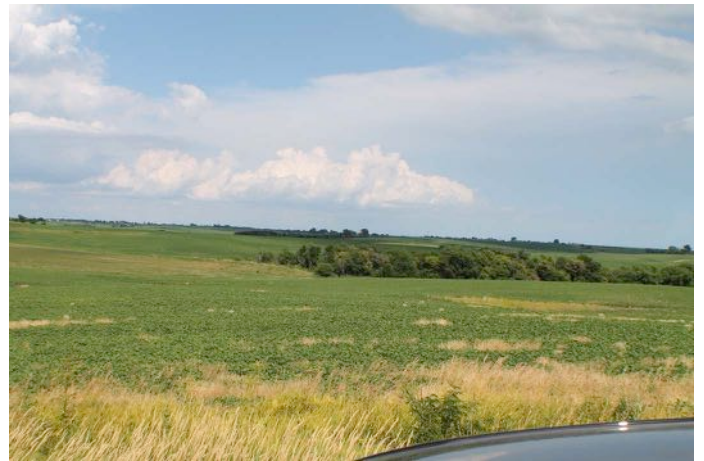
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