

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm

88.15 Taxable Acres, more or less

Grant 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 **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
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Adalina Morales
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Tracy Cameron
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Ed Drake
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Ralph Neill
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Curtis Kinker
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Ronald Holland
402-209-1097

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Rasmussen Farm 88.15 Taxable Acres M/L – Taylor Co., Iowa

PROPERTY DETAILS										
PRICE:	\$476,010.00									
TAXES:	\$1,240/annually <i>Taylor County Treasurer</i>									
LAND USE:	FSA shows 85.58 total acres of farmland of which there are 83.63 effective crop acres <i>Taylor County FSA</i>									
CSR:	CSR – 49.04 <i>Taylor County Assessor</i> CSR1 - 48.00 <i>Surety</i> CSR2 - 57.10 <i>Surety</i>									
FSA DATA:	<table><tr><td>Cmdty</td><td>Base Acres</td><td>PLC Yld</td></tr><tr><td>Corn</td><td>38.2</td><td>101</td></tr><tr><td>Soybeans</td><td>24.5</td><td>34</td></tr></table> <i>Taylor County FSA</i>	Cmdty	Base Acres	PLC Yld	Corn	38.2	101	Soybeans	24.5	34
Cmdty	Base Acres	PLC Yld								
Corn	38.2	101								
Soybeans	24.5	34								
POSSESSION:	Upon Closing, may be subject to farm tenancy									
TERMS:	Cash, payable at closing									
LOCATION:	Two miles Southeast of Conway, Iowa on Birchwood Ave.									
LEGAL DESCRIPTION:	<i>Contact PPI</i>									
AGENT:	<i>Tom Miller 712-621-1281</i>									



| COMMENTS | |
| Presenting the Rasmussen 88.15 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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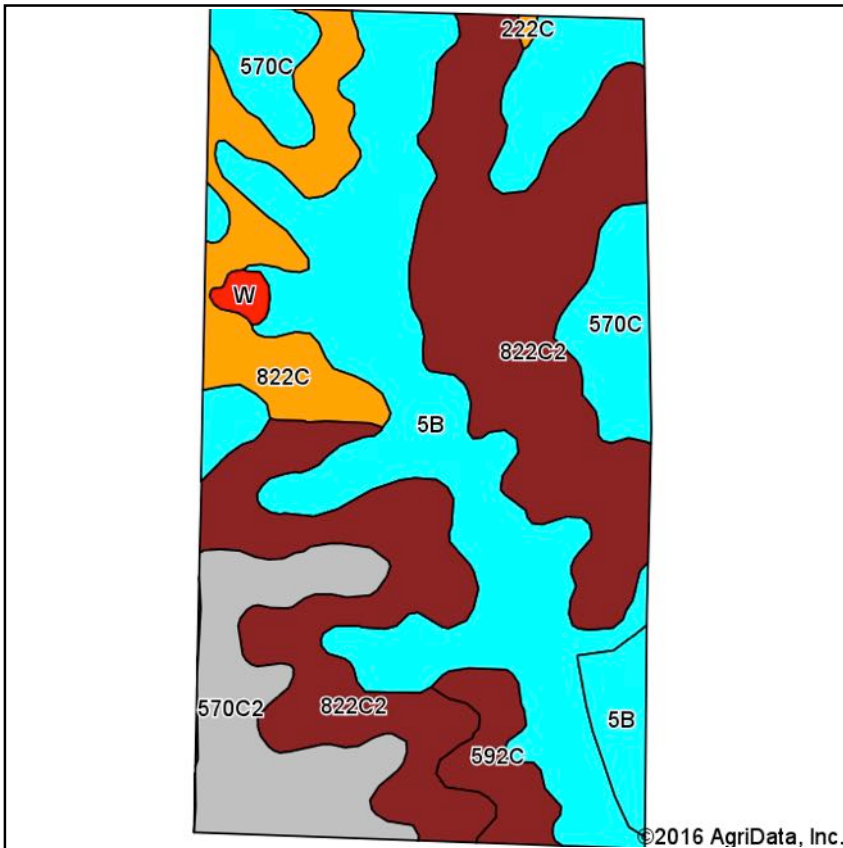
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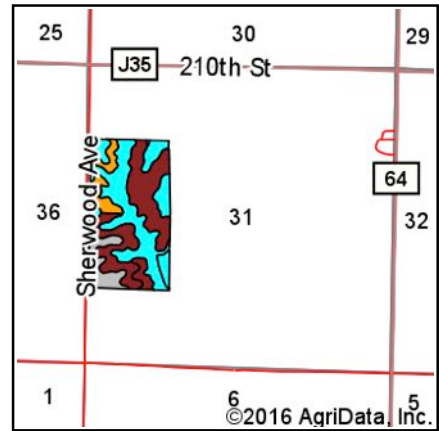
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88.15 Taxable Acres M/L – Taylor Co. Iowa

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Taylor**
 Location: **31-69N-32W**
 Township: **Grant**
 Acres: **85.58**
 Date: **6/27/2016**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	30.58	35.7%		IIIe	129.6	3.4	37.6	2.3	3.9	40	30	56
5B	Colo-Ackmore complex, 0 to 5 percent slopes	25.50	29.8%		IIw	196.8	4.1	57.1	3.5	5.9	75	63	94
570C	Nira silty clay loam, 5 to 9 percent slopes	10.49	12.3%		IIIe	192	5.4	55.7	3.5	5.8	72	69	95
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.35	9.8%		IIIe	187.2	5.2	54.3	3.4	5.6	69	64	79
822C	Lamoni silty clay loam, 5 to 9 percent slopes	7.26	8.5%		IIIe	134.4	3.5	39	2.4	4	43	35	68
592C	Mystic silt loam, 5 to 9 percent slopes	2.78	3.2%		IIIe	120	3.1	34.8	2.2	3.6	37	25	66
W	Water	0.51	0.6%			0	0	0	0	0	0	0	0
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.11	0.1%		IVw	145.6	3.1	42.2	2.6	4.4	42	30	69
Weighted Average						162.2	4	47.1	2.9	4.9	57.1	48	*n 75.4

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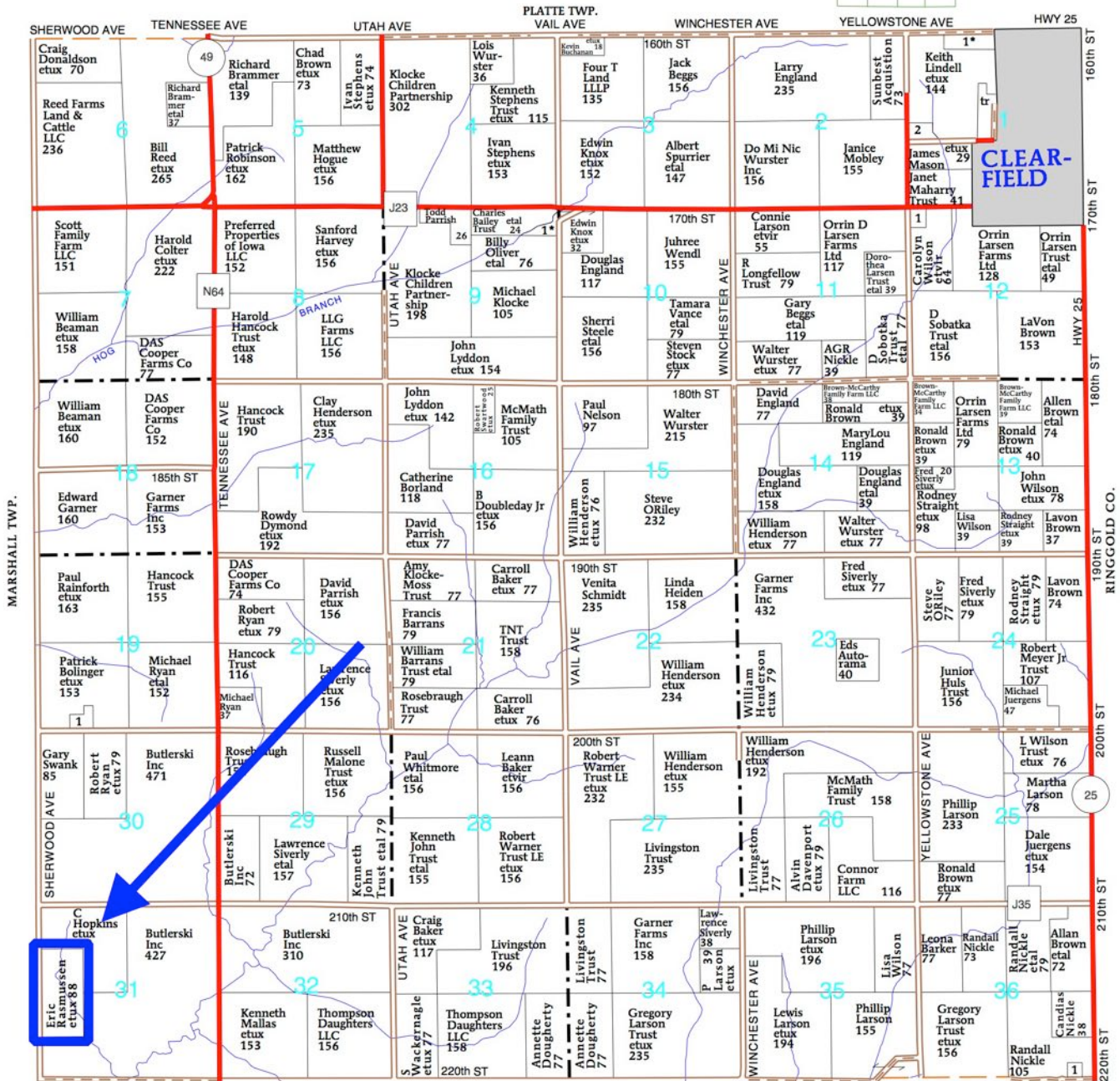
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T-69-N

GRANT PLAT

R-32-W



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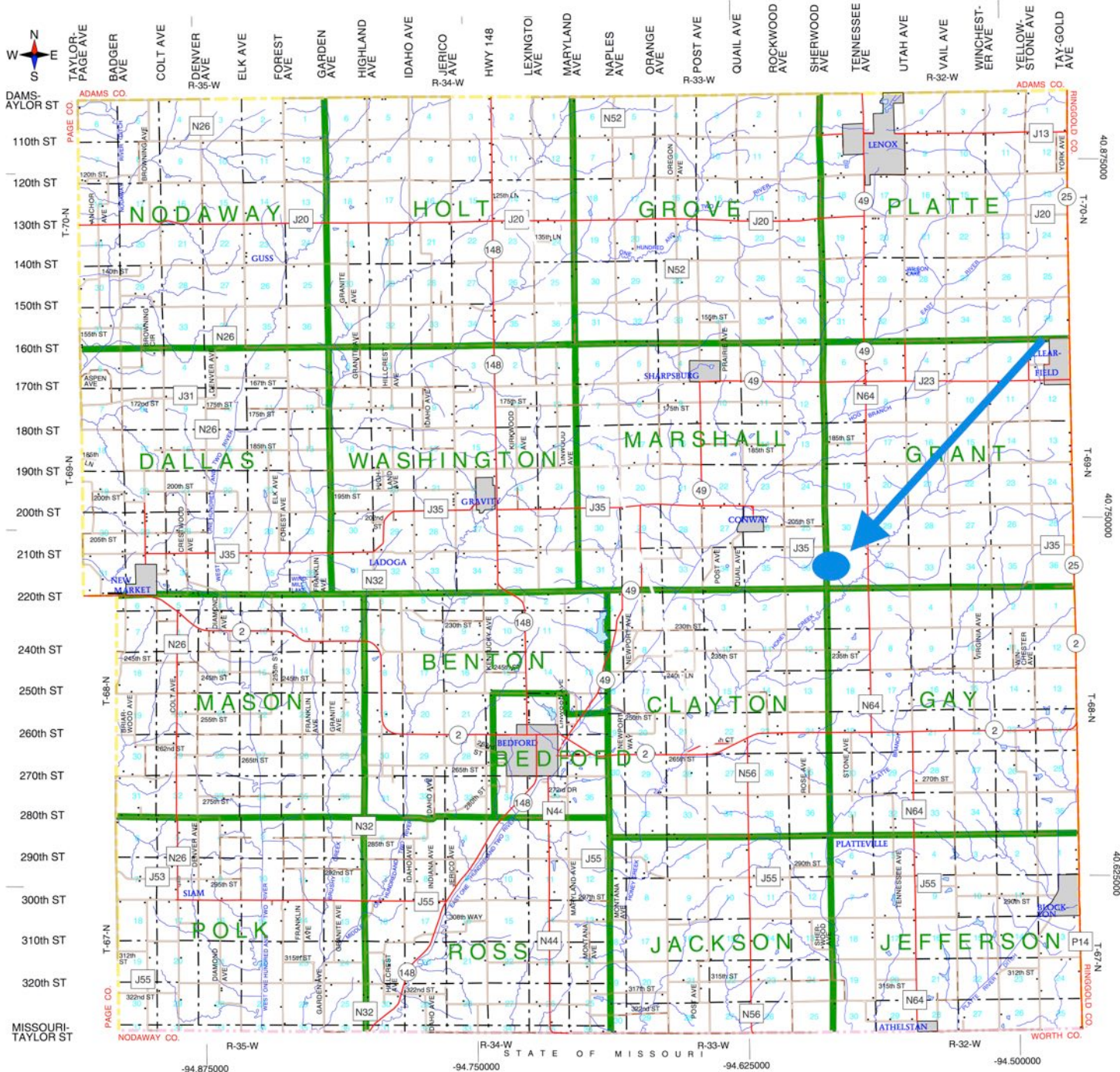
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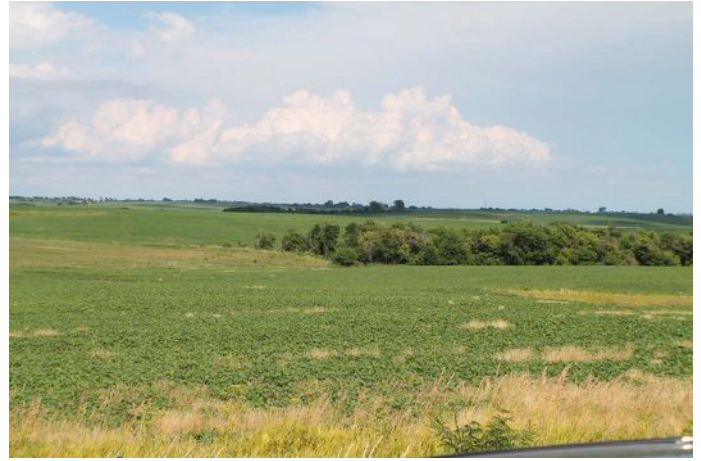
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