

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm

155.61 Taxable Acres more or less

Harlan Twp.

Page 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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500 W. Temple Street Lenox, IA 50851

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Rasmussen Farm 155.61 Taxable Acres M/L – Page Co., Iowa

PRICE:	\$840,294.00		
TAXES:	\$2,524/annually <i>Page County Treasurer</i>		
LAND USE:	FSA shows 159.37 total acres of farmland of which there are 147.27 effective crop acres <i>Page County FSA</i>		
CSR:	CSR - 61.14 <i>Page County Assessor</i> CSR1 - 54.30 <i>Surety</i> CSR2 - 61.20 <i>Surety</i>		
FSA DATA:	Cmdty	Base Acres	PLC Yld
	Corn	32.96	102
	Beans	33.34	37
	<i>Page County FSA</i>		
POSSESSION:	Upon Closing, may be subject to farm tenancy		
TERMS:	Cash, payable at closing		
LOCATION:	Three miles West of Shambaugh, Iowa on 270 th Street.		
LEGAL DESCRIPTION:	<i>Contact PPI</i>		
AGENT:	<i>Tom Miller 712-621-1281</i>		



COMMENTS	
Presenting the Rasmussen 160 Page County Farm Property, an excellent row crop farm in a fantastic area with very strong soils. With CSR2 over 60, this farm has the soil potential for excellent row crop production. In addition, this farm’s location not far from Clarinda, Iowa, gives it the support of a great crop producing region with many quality farm operators and near to many resources for farm operators. This farm is truly worth a look, contact PPI to schedule a showing or learn more.	
To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.	

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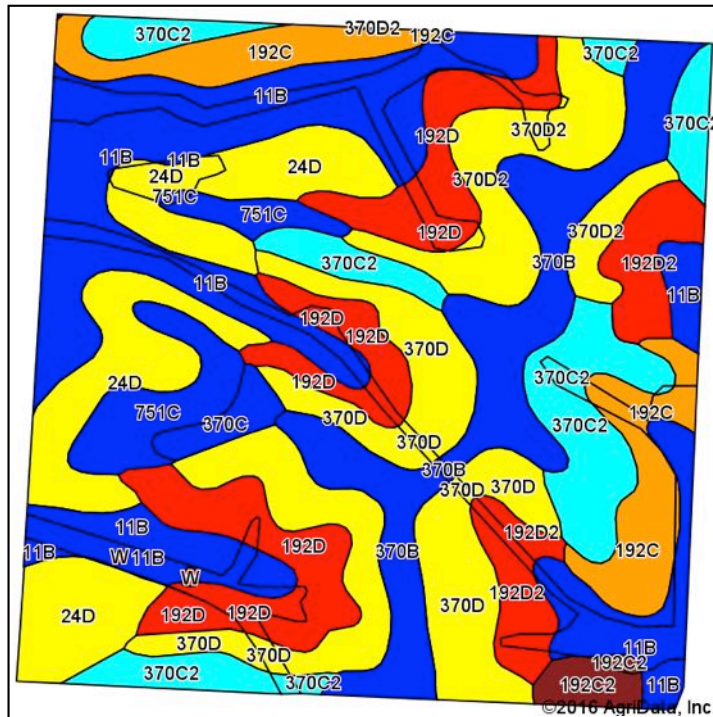
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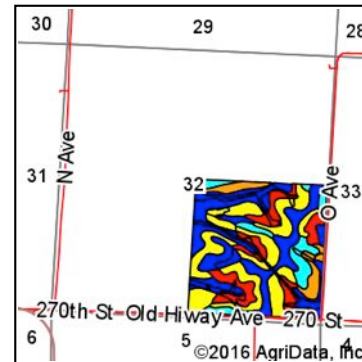
Rasmussen Farm

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Page**
Location: **32-68N-37W**
Township: **Harlan**
Acres: **159.37**
Date: **4/6/2016**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA145, Soil Area Version: 18

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
11B	Colo-Judson silty clay loams, 2 to 5 percent slopes	32.24	20.2%		IIw	216	4.5	62.6	3.9	6.5	84	65	96
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	21.10	13.2%		IIle	185.6	5.2	53.8	3.3	5.6	59	60	85
24D	Shelby clay loam, 9 to 14 percent slopes	19.08	12.0%		IIle	172.8	4.8	50.1	3.1	5.2	53	50	78
192D	Adair clay loam, 9 to 14 percent slopes	17.04	10.7%		IVe	113.6	3	32.9	2	3.4	13	20	73
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	16.19	10.2%		IIe	225.6	6.3	65.4	4.1	6.8	90	85	93
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	15.63	9.8%		IIle	204.8	5.7	59.4	3.7	6.1	80	65	71
192C	Adair clay loam, 5 to 9 percent slopes	10.73	6.7%		IIle	142.4	3.7	41.3	2.6	4.3	42	35	77
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	10.50	6.6%		IIle	164.8	4.6	47.8	3	4.9	54	55	68
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	6.86	4.3%		IVe	108.8	2.8	31.6	2	3.3	13	15	61
751C	Northboro silt loam, 5 to 9 percent slopes	6.33	4.0%		IIle	192	5.4	55.7	3.5	5.8	85	60	94
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	1.83	1.1%		IIle	137.6	3.6	39.9	2.5	4.1	39	30	64
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	1.69	1.1%		IIle	209.6	5.9	60.8	3.8	6.3	82	70	92
W	Water	0.15	0.1%			0	0	0	0	0	0	0	0
Weighted Average						180.7	4.7	52.4	3.3	5.4	61.2	54.3	*n 82

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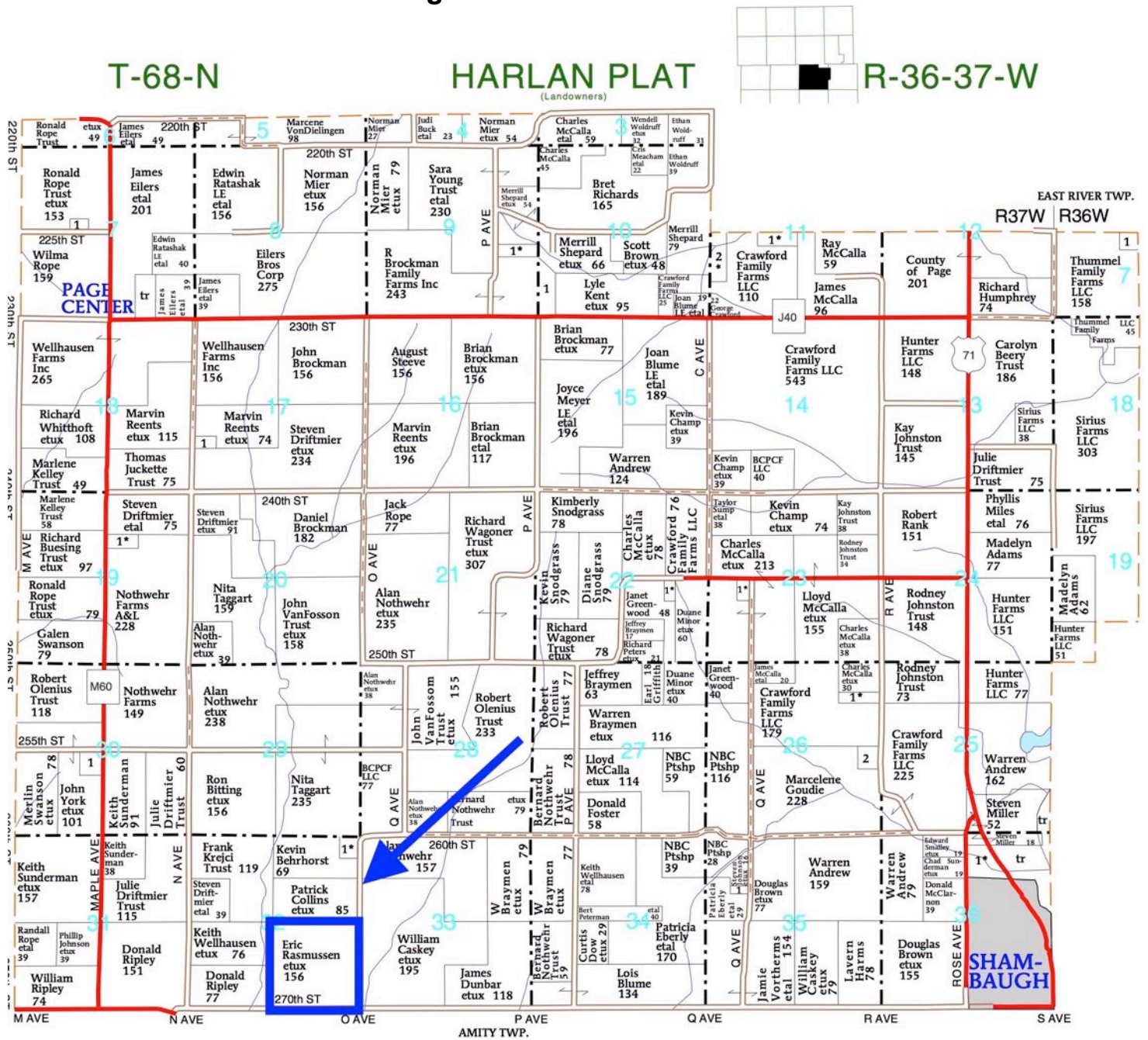
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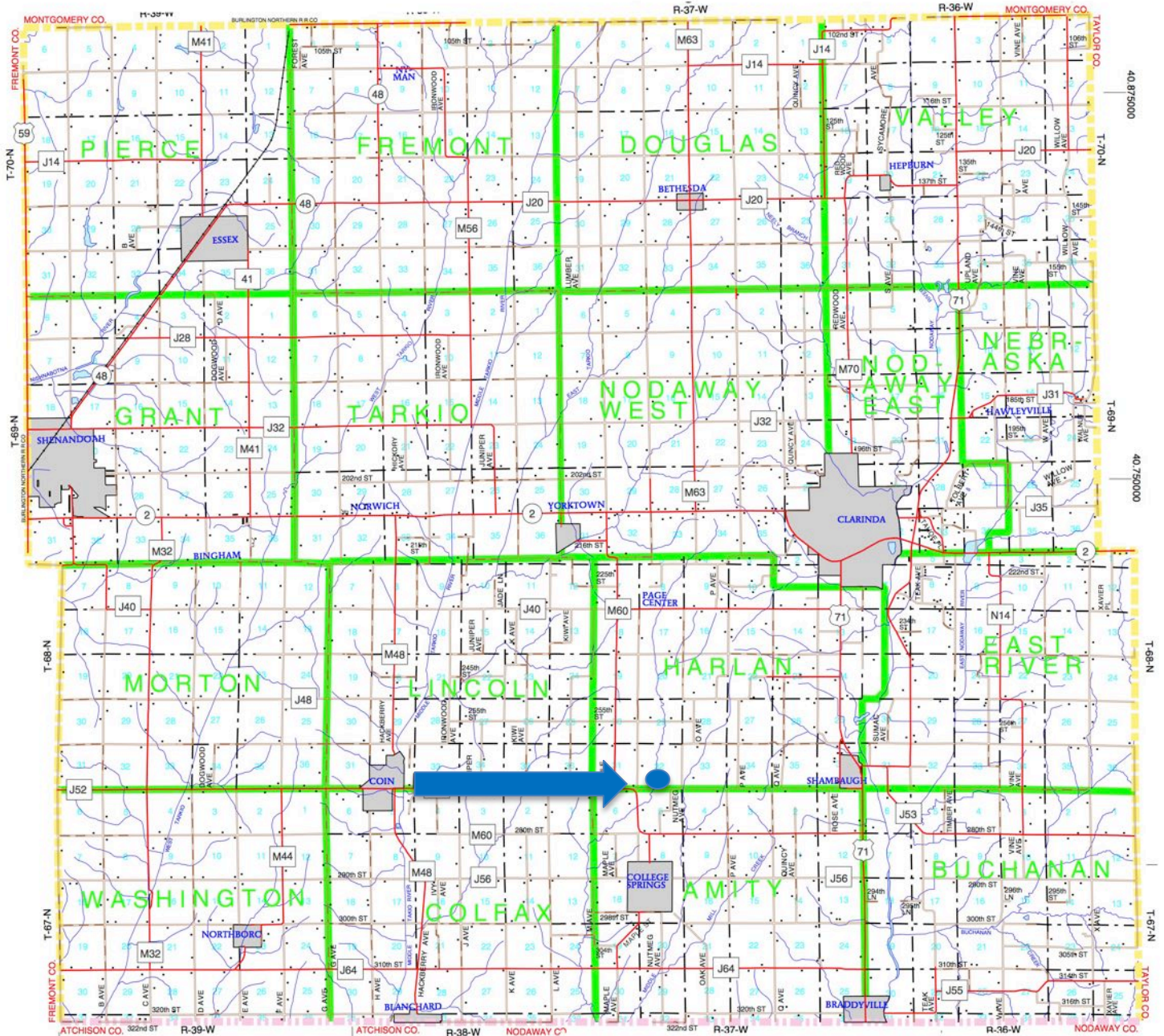
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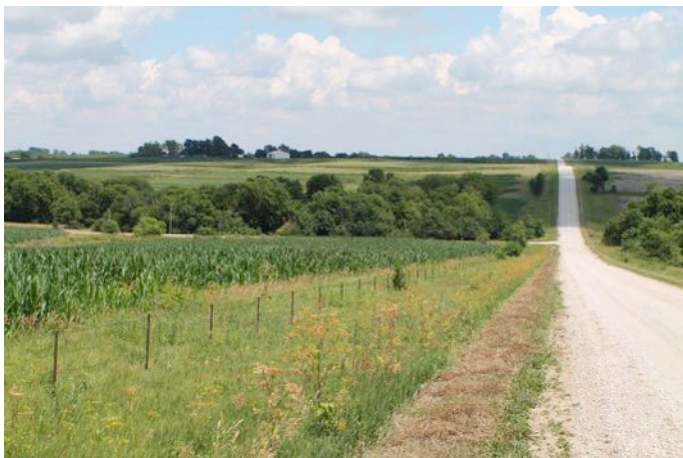
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