

Prospectus

Preferred Properties of Iowa, Inc.



Rasmussen Farm **234 Taxable Acres more or less** **Benton 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 234 Taxable Acres M/L – Taylor Co., Iowa

PROPERTY DETAILS										
PRICE:	\$1,263,600.00									
TAXES:	\$3,514/annually <i>Taylor County Treasurer</i>									
LAND USE:	FSA shows 235.62 total acres of farmland of which there are 230.07 effective crop acres <i>Taylor County FSA</i>									
CSR:	CSR - 54.45 <i>Taylor County Assessor</i> CSR1 - 54.80 <i>Surety</i> CSR2 - 61.40 <i>Surety</i>									
FSA DATA:	<table><tr><td>Cmdty</td><td>Base Acres</td><td>PLC Yld</td></tr><tr><td>Corn</td><td>46.15</td><td>86</td></tr><tr><td>Beans</td><td>35.45</td><td>27</td></tr></table> <i>Taylor County FSA</i>	Cmdty	Base Acres	PLC Yld	Corn	46.15	86	Beans	35.45	27
Cmdty	Base Acres	PLC Yld								
Corn	46.15	86								
Beans	35.45	27								
POSSESSION:	Upon Closing, may be subject to farm tenancy									
TERMS:	Cash, payable at closing									
LOCATION:	Two miles North of Bedford, Iowa on Kentucky Avenue.									
LEGAL DESCRIPTION:	<i>Contact PPI</i>									
AGENT:	<i>Tom Miller 712-621-1281</i>									



COMMENTS	
Presenting the Rasmussen 234 Taylor 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 Bedford, 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. <i>To schedule a showing give Tom Miller of Preferred Properties a call at 712-621-1281.</i>	

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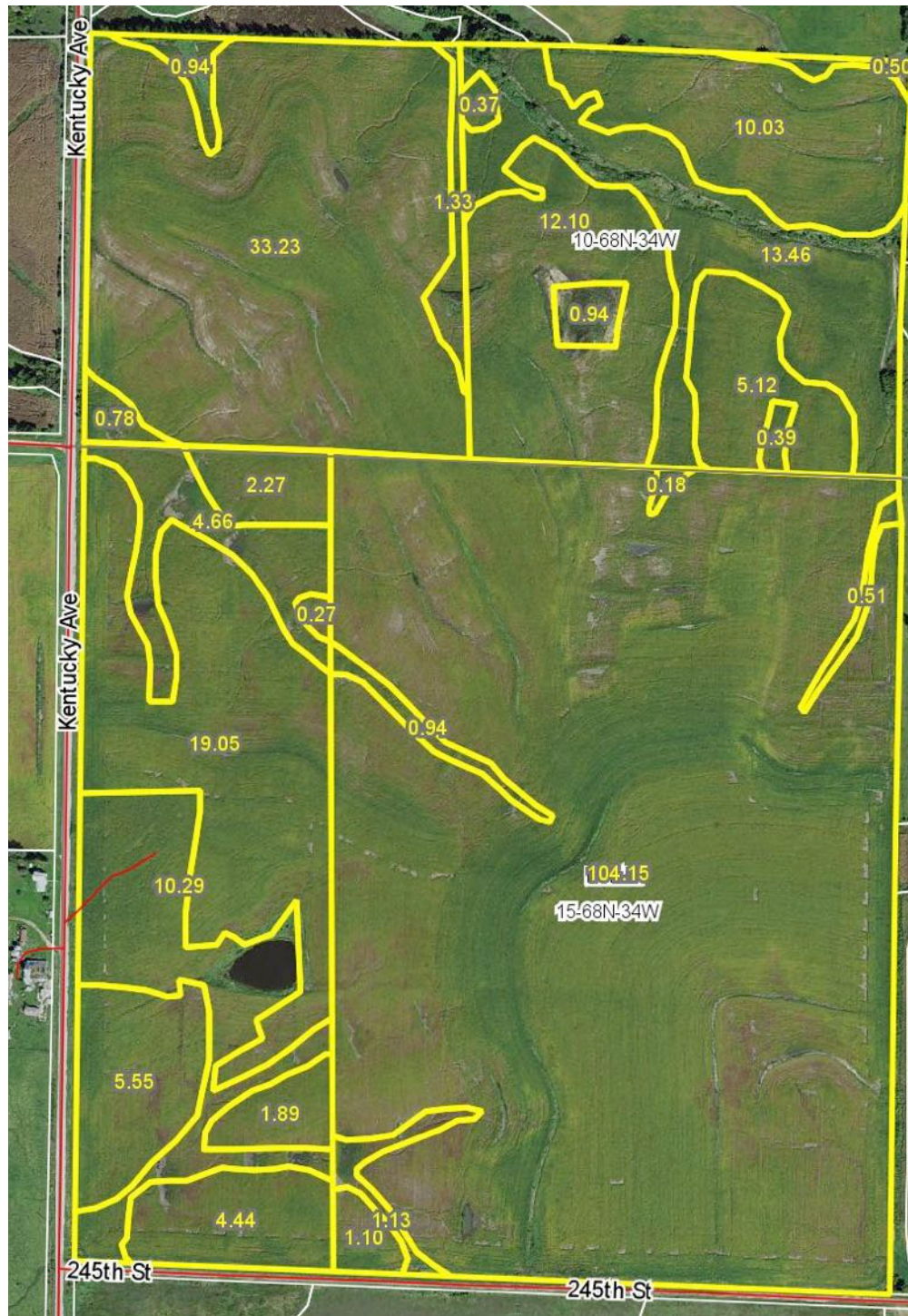
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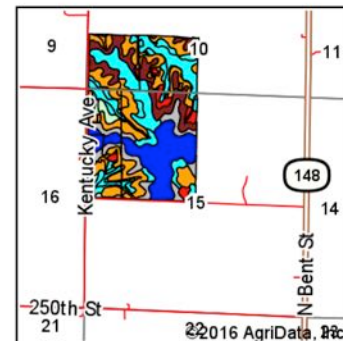
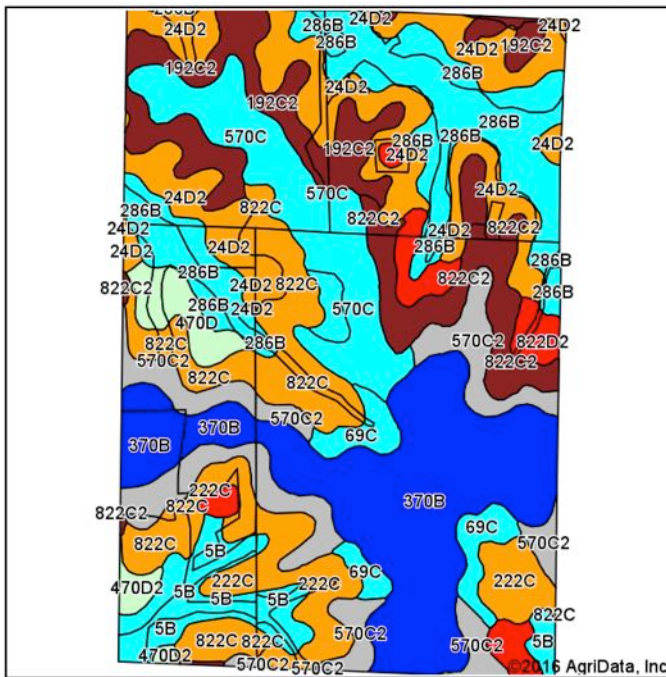
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Rasmussen Farm 234 Taxable Acres M/L – Taylor Co. Iowa

Soils Map



State: **Iowa**
County: **Taylor**
Location: **15-68N-34W**
Township: **Benton**
Acres: **235.62**
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
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	41.79	17.7%		Ille	225.6	6.3	65.4	4.1	6.8	90	87	93
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	30.02	12.7%		Ille	168	4.7	48.7	3	5	48	48	67
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	28.54	12.1%		Ilw	216	4.5	62.6	3.9	6.5	80	65	95
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	20.79	8.8%		Ille	187.2	5.2	54.3	3.4	5.6	69	64	79
822C	Lamoni silty clay loam, 5 to 9 percent slopes	19.43	8.2%		Ille	134.4	3.5	39	2.4	4	43	35	68
570C	Nira silty clay loam, 5 to 9 percent slopes	19.10	8.1%		Ille	192	5.4	55.7	3.5	5.8	72	69	95
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	18.49	7.8%		Ille	137.6	3.6	39.9	2.5	4.1	36	30	60
222C	Clarinda silty clay loam, 5 to 9 percent slopes	14.62	6.2%		IVw	145.6	3.1	42.2	2.6	4.4	42	30	69
5B	Colo-Ackmore complex, 0 to 5 percent slopes	10.89	4.6%		Ilw	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	10.45	4.4%		Ille	129.6	3.4	37.6	2.3	3.9	40	30	56
69C	Clearfield silty clay loam, 5 to 9 percent slopes	8.01	3.4%		Ilw	168	3.5	48.7	3	5	74	50	72
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.39	2.7%		Ive	100.8	2.6	29.2	1.8	3	14	15	53
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	4.29	1.8%		Ive	139.2	3.6	40.4	2.5	4.2	26	29	72
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	1.60	0.7%		Ive	134.4	3.5	39	2.4	4	24	25	59
W	Water	1.21	0.5%			0	0	0	0	0	0	0	0
Weighted Average						177.3	4.5	51.4	3.2	5.3	61.4	54.8	*n 78.2

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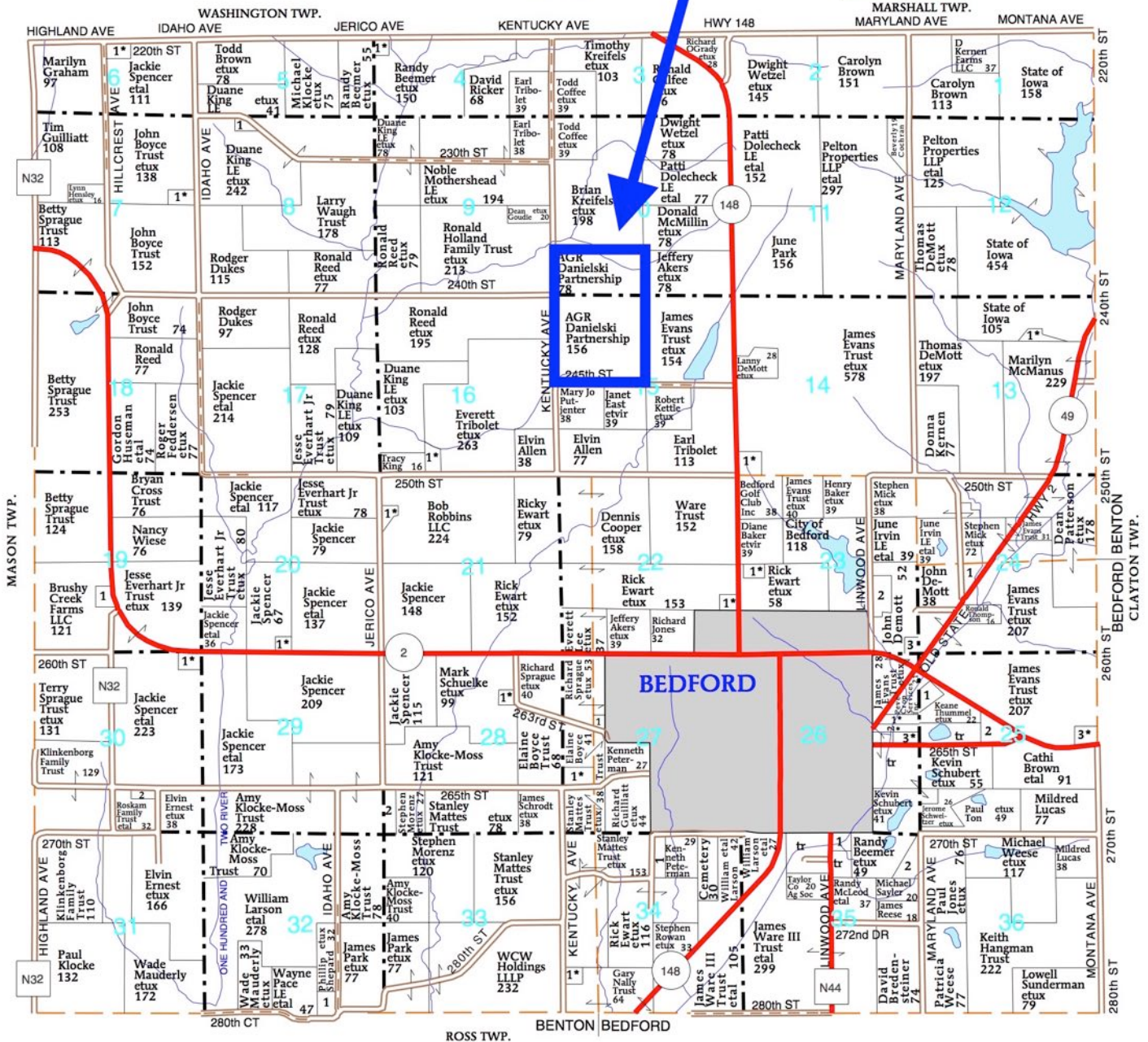
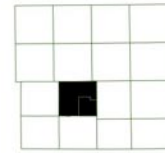
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T-68-N

BEDFORD & BENTON PLATS

(Landowners)

R-34-W



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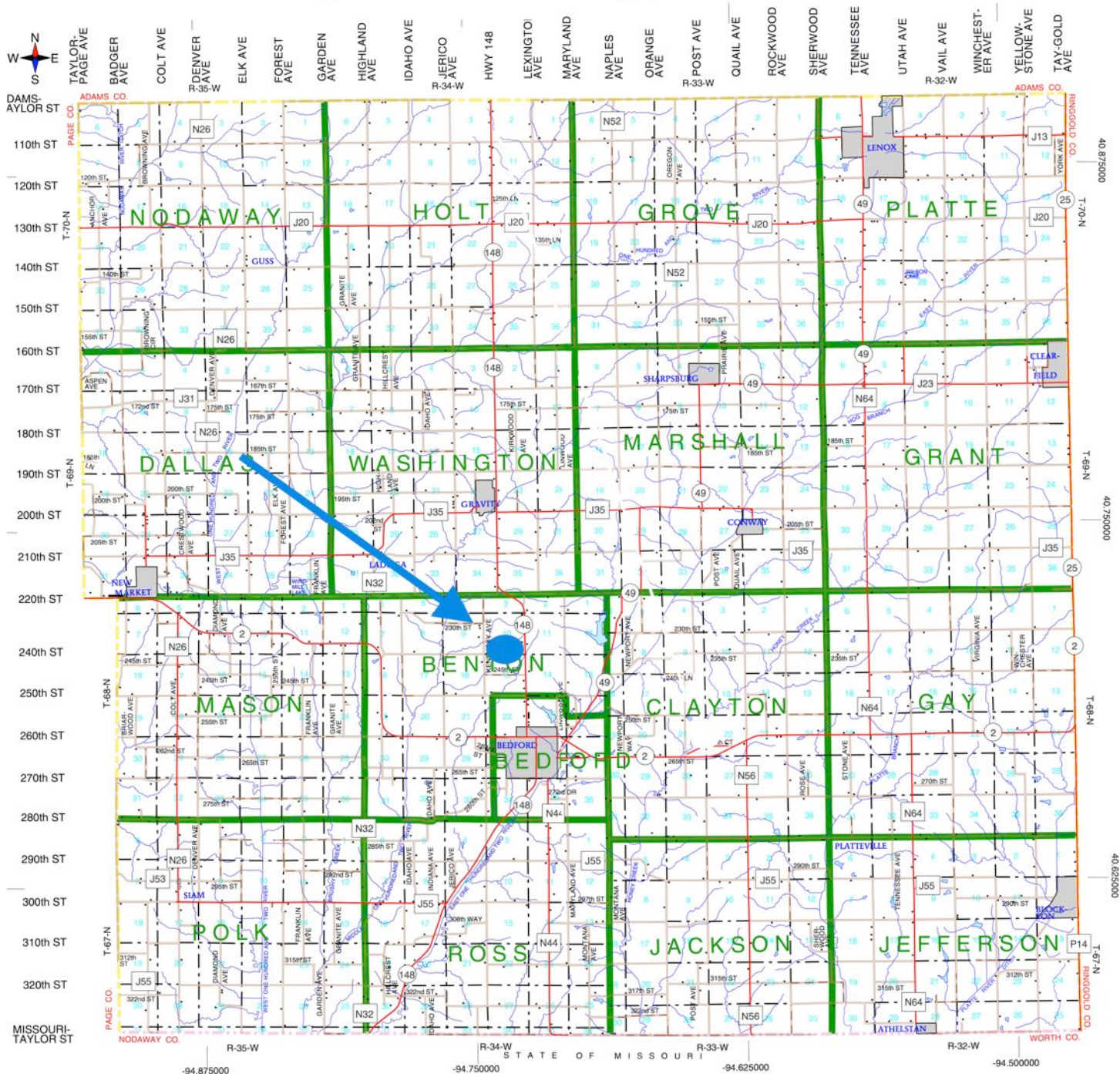
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Taylor County, Iowa



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