

# ***Prospectus***

## **Preferred Properties of Iowa, Inc.**

### **Casagrande Farm & Home**

### **191 Acres, M/L**

### **2055 150th St.**

### **Corning, Iowa 50841**

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:

**David Brown**  
641-344-5559

**Craig Donaldson**  
641-333-2705

**Tracy Cameron**  
641-344-3616

**Mark Pearson**  
641-344-2555

**Brennan Kester**  
515-450-6030

**Ryan Frederick**  
641-745-7769

**Maury Moore**  
712-621-1455

**Ed Drake**  
641-322-5145

**Ralph Neill**  
641-322-3481

**Curtis Kinker**  
641-333-2820

**Ronald Holland**  
402-209-1097

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## PROPERTY DETAILS

<b>PRICE:</b>	<b>\$595,000.00</b>		
<b>LAND USE:</b>	FSA shows approx.181 acres, ml, total farmland of which there were 73.04 acres of effective cropland. However, approx. 45 acres of the effective acres were recently enrolled in CRP <i>Adams Co. FSA</i>		
<b>CSR DATA:</b>	CSR1 – 53.7 CSR2 – 60.8 <i>Surety Maps</i>		
<b>TAXES:</b>	\$4,964/yr <i>Adams Co. Treasurer</i>		
<b>FSA &amp; CRP DATA:</b>	<b>Cmdty</b>	<b>Acres</b>	<b>PLC Yld</b>
	Corn	58.7	142
	Beans	5.1	42
	Approx. 40 acres at \$295/ acre = approx. \$11,800.00 – <i>call PPI for more specific details</i> <i>Adams Co. FSA</i>		
<b>OUTBUILDINGS:</b>	Pole Building 30'x45', Building 30'x40', Grainery 8'x20'		
<b>HOME DETAILS</b>			
<b>YEAR BUILT:</b>	1996	<i>Adams Co. Assessor</i>	
<b>BEDROOMS:</b>	1+	<i>Adams Co. Assessor</i>	
<b>BATHS:</b>	1 Bath	<i>Adams Co. Assessor</i>	
<b>SQUARE FEET:</b>	1,200	<i>Adams Co. Assessor</i>	
<b>BASEMENT:</b>	None	<i>Adams Co Assessor</i>	
<b>UTILITIES:</b>	Rural Water, Septic		
<b>ROOF/SIDING:</b>	Asphalt / Vinyl		
<b>HEAT/COOLING:</b>	Forced Hot Air/gas, Central Air		
<b>GARAGE:</b>	None		
<b>POSSESSION:</b>	Upon Closing		
<b>DESCRIPTION:</b>	<i>See Attachment</i>		
<b>AGENT:</b>	<i>Tom Miller 712-621-1281</i>		



## COMMENTS

Announcing the Casagrande Farm & Home, a fantastic property that was formerly used as a coyote hunting area. The tall fences still remain and could be used as a training area. There is wildlife potential galore on this farm, with great potential for turkey, deer, and pheasant. This property also has a home as well as outbuildings for storage of your tractor or 4-wheeler. This farm has seven ponds seller says has fabulous crappie, bass, and catfish probability. This property has everything it needs to hold deer and turkey with cedar thickets, thick bedding areas, nice timber, and pinch points for sitting up deer stands. The adjacent landowner has managed this property for big bucks. There is a trail system throughout property for excellent access. In addition, this farm has very productive tillable acres and has been rented 50/50 basis, but it has great cash rent potential. Schedule your private showing today to see this outdoor paradise for yourself! Don't forget to check out Lake Icaria with recreation possibilities just down the road. Contact Tom Miller 712-621-1281 to view this property.

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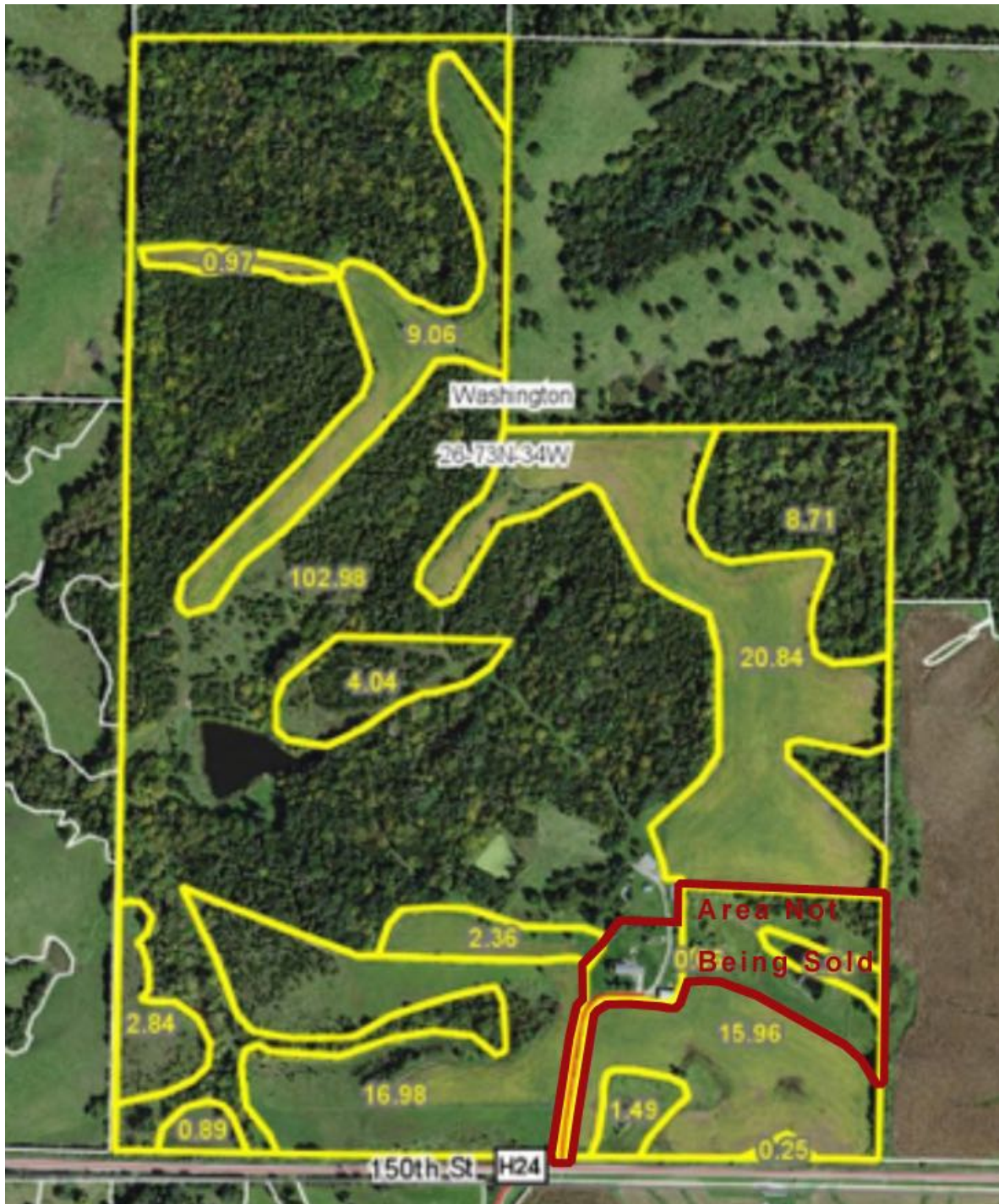
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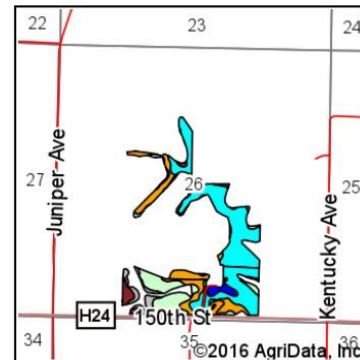
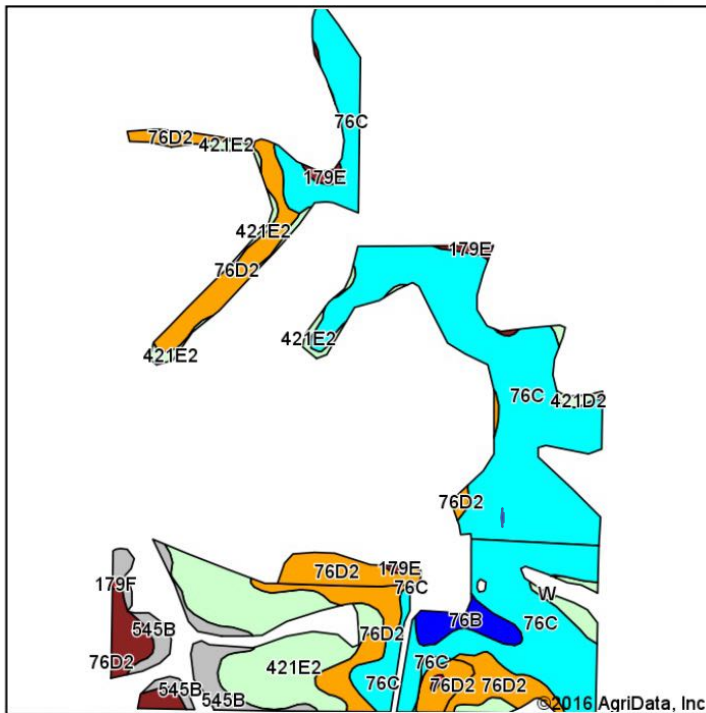
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## Soils Map



State: **Iowa**  
 County: **Adams**  
 Location: **26-73N-34W**  
 Township: **Washington**  
 Acres: **71.39**  
 Date: **2/16/2016**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA003, Soil Area Version: 27

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**	CS R	*n NCCPI Overall
76C	Ladoga silt loam, 5 to 9 percent slopes	36.63	51.3%		IIIe	196.8	5.5	57.1	3.5	5.9	80	67	79
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	13.27	18.6%		IIIe	163.2	4.6	47.3	2.9	4.9	46	52	70
421E2	Gara-Bucknell complex, 14 to 16 percent slopes, moderately eroded	11.33	15.9%		VIe	115.2	3	33.4	2.1	3.5	23	18	53
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	3.81	5.3%		IIe	177.6	3.7	51.5	3.2	5.3	63	52	24
179E	Gara loam, 14 to 18 percent slopes	2.86	4.0%		VIe	144	4	41.8	2.6	4.3	36	35	83
76B	Ladoga silt loam, 2 to 5 percent slopes	1.77	2.5%		IIe	212.8	6	61.7	3.8	6.4	86	82	79
421D2	Gara-Bucknell complex, 9 to 14 percent slopes, moderately eroded	1.61	2.3%		IVe	131.2	3.4	38	2.4	3.9	28	28	57
W	Water	0.11	0.2%			0	0	0	0	0	0	0	0
Weighted Average						173.1	4.7	50.2	3.1	5.2	60.8	53.7	*n 69.8

Area Symbol: IA003, Soil Area Version: 27

\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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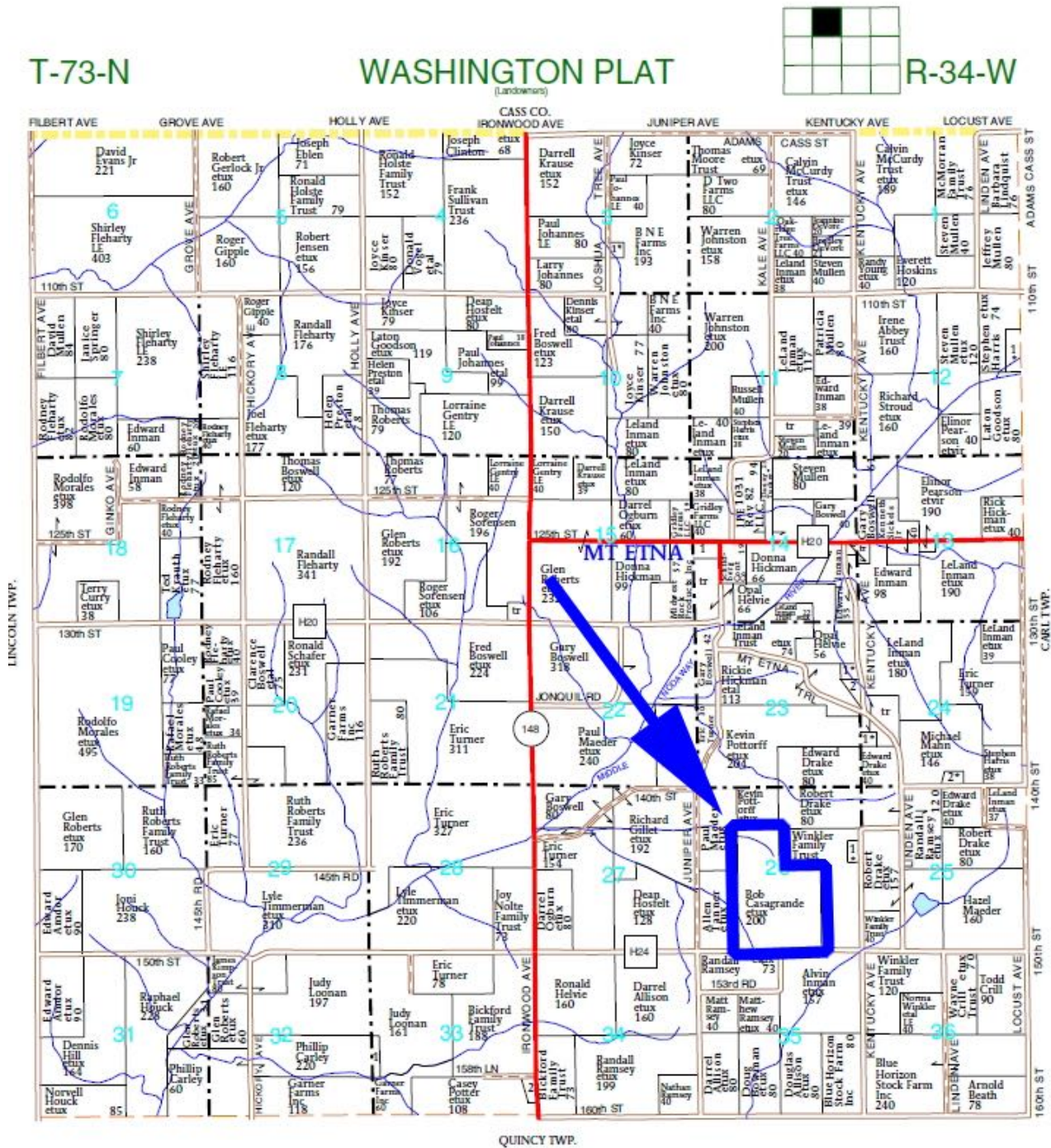
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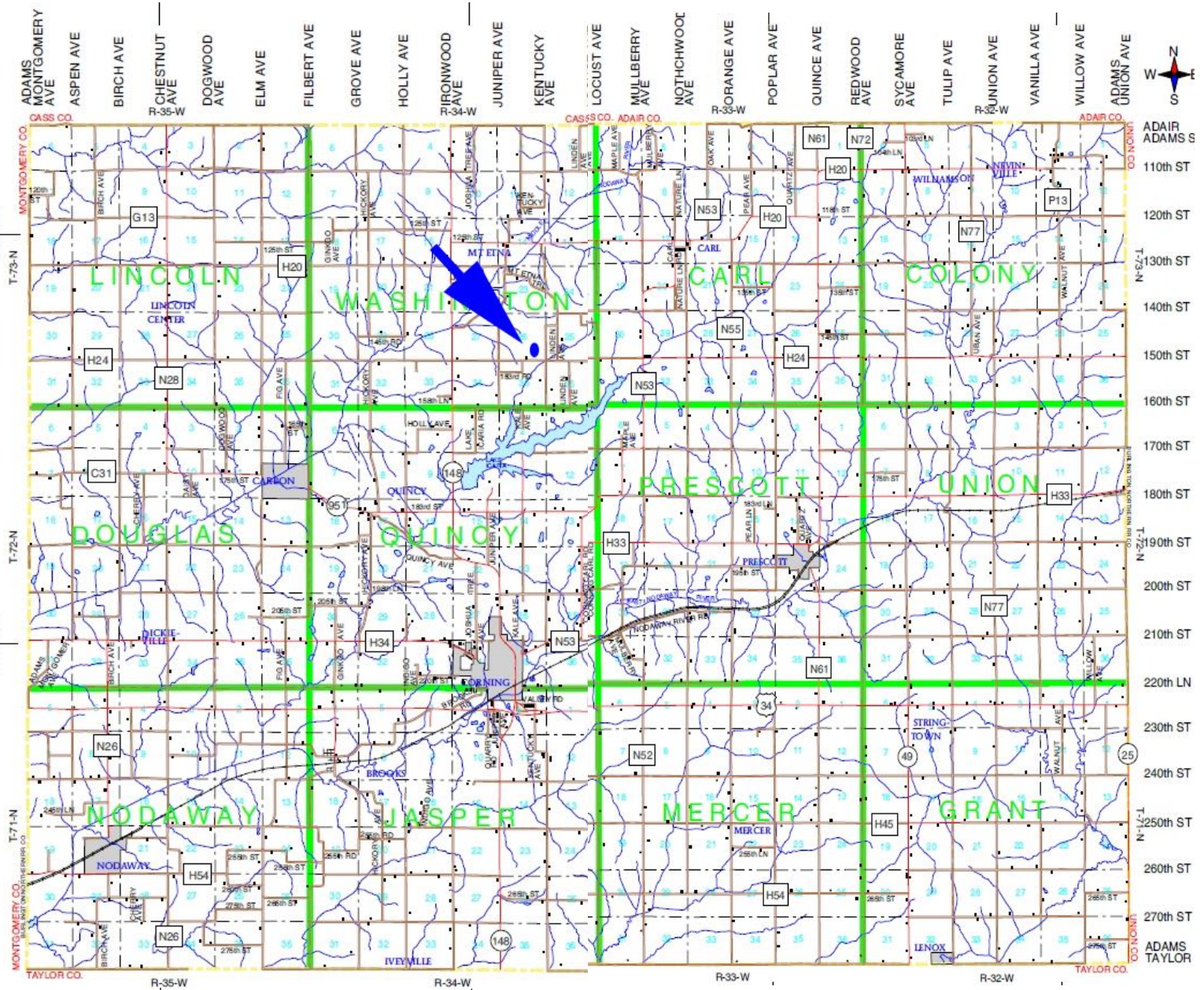
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## **Information From Sellers:**

### **Outdoors:**

- Outstanding fishing ponds with several docks
- Multiple dog kennels
- Tree house
- Cross training area
- Exterior water hydrants at house location
- Three separate motor/trailer hook-ups
- ATV trails throughout property
- 6-plus foot fence surrounds entire property
- Spectacular views of Lake Icaria and surrounding area
- Six ponds throughout the property within the covered area surrounding corn fields creating excellent hunting opportunities; Ponds may attract ducks and Canadian geese from Lake Icaria