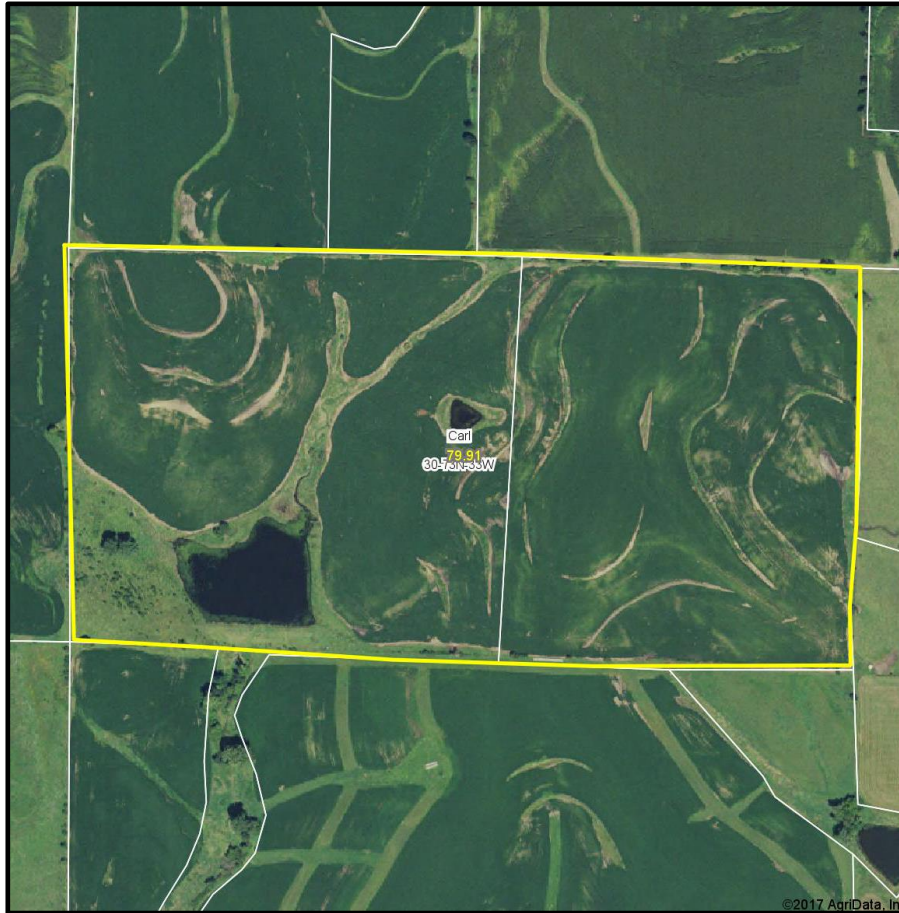


Prospectus

Preferred Properties of Iowa, Inc.



Carl Farm **78.5 Taxable Acres, More or Less** **Carl Twp.** **Adams 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

Brennan Kester
515-450-6030

Ryan Frederick
641-745-7769

Fletcher Sunderman
712-370-5241

Adalina Morales
712-621-1822

David Brown
641-344-5559

Craig Donaldson
641-333-2705

Cole Winther
712-621-0966

Ed Drake
641-322-5145

Mark Pearson
641-344-2555

Curtis Kinker
641-344-6329

Ronald Holland
402-209-1097





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Prospectus

Carl Farm 78.5 Taxable Acres M/L – Adams Co.

PROPERTY DETAILS		 
PRICE:	\$400,000	
TAXES:	<i>Info coming soon!</i>	
LAND USE:	FSA reports 79.1 total farmland acres with approx. 66.98 effective tillable acres. <i>Adams Co. FSA</i>	
CSR DATA:	CSR1 – 43 <i>Surety Maps</i> CSR2 – 44.55 <i>Adams Co. Assessor</i> CSR2 – 50.1 <i>Surety Maps</i>	
FSA DATA:	CMDTY BASE ACRES PLCYLD Corn 20.88 129 Beans 6.96 33 <i>Adams Co. FSA</i>	
POSSESSION:	Upon Closing, may be subject to farm tenancy	
TERMS:	Cash, payable at closing	
LOCATION:	Approx. 9 miles northeast of Corning, IA, near Lake Icaria.	
LEGAL DESC.:	The Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 30, Township 73 North, Range 33 West of the 5 th P.M., Adams County, Iowa according to the recorded plat thereof, <i>And more particularly described by the abstract.</i>	
AGENT:	<i>Tom Miller – 712-621-1281</i>	
COMMENTS:		
Presenting the Carl Farm, a mostly tillable farm property with tons of conservation work, including tiling and terracing. This farm property features a nice pond from which the seller claims to have caught a seven-pound bass. This attractive farm is located above Lake Icaria and is located in an area with a nice Ridge that waterfowl have historically used for their migration travels. This productive farm is worth your attention! Any sale will be subject to the seller locating a suitable replacement property.		
<i>Contact Listing Agent Tom Miller at 712-621-1281 to schedule your showing today!</i>		

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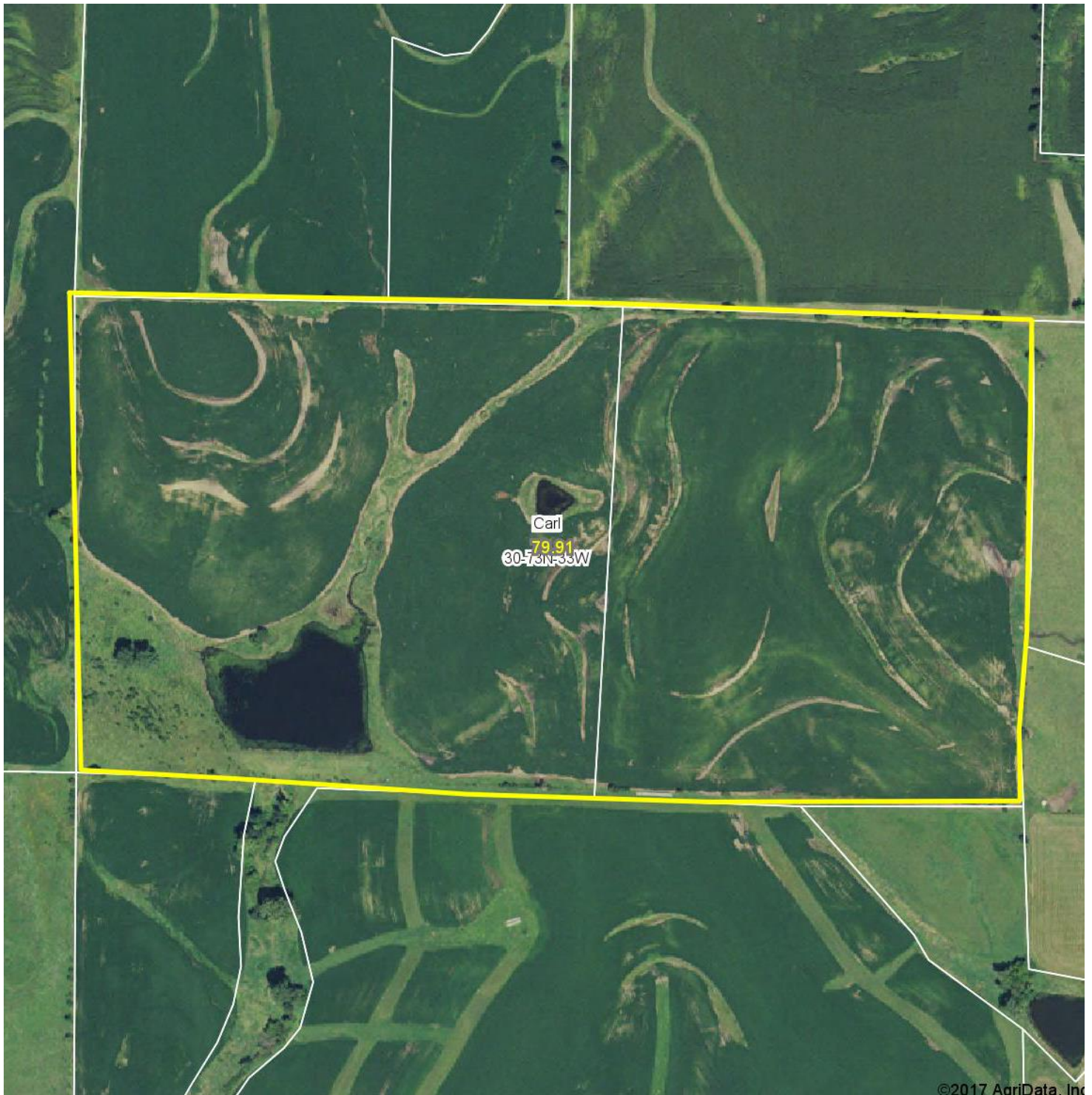
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Prospectus

Carl Farm

78.5 Taxable Acres M/L – Adams Co. Iowa

Section 30



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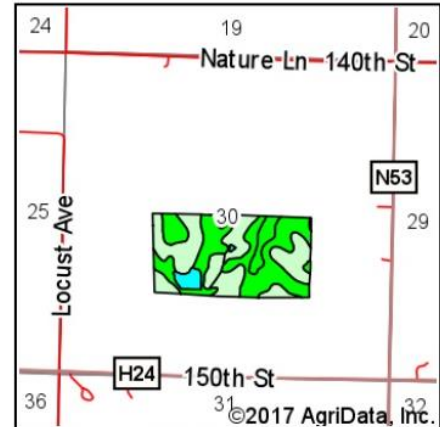
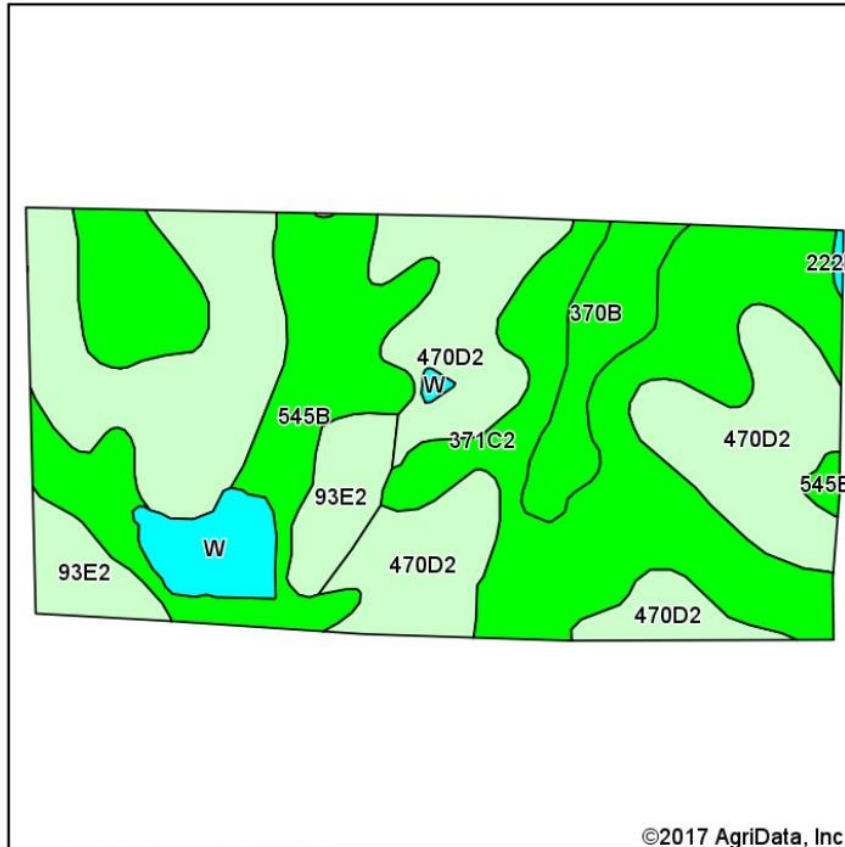
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Prospectus

Carl Farm

78.5 Taxable Acres M/L – Adams Co. Iowa

Soils Map



State: Iowa
 County: Adams
 Location: 30-73N-33W
 Township: Carl
 Acres: 79.91
 Date: 8/3/2017



Maps Provided By



Archived Soils Ending 12/19/2016

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**	CSR	*n NCCPI Overall
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	31.56	39.5%		IVe	134.4	3.5	39	2.4	4	26	25	59
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	24.10	30.2%		IIIe	168	4.7	48.7	3	5	79	64	74
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	11.78	14.7%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	24
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	5.17	6.5%		IVe	97.6	2.5	28.3	1.8	2.9	27	23	53
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.25	5.3%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93
W	Water	2.92	3.7%			0	0	0	0	0	0	0	0
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.13	0.2%		IVe	112	2.4	32.5	2	3.4	17	10	44
Weighted Average						148.4	3.8	43	2.7	4.4	49.9	43	*n 57.6

T1 **IA has updated the CSR values for each county to CSR2.

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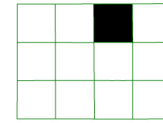
Prospectus

Carl Farm
78.5 Taxable Acres M/L – Adams Co. Iowa

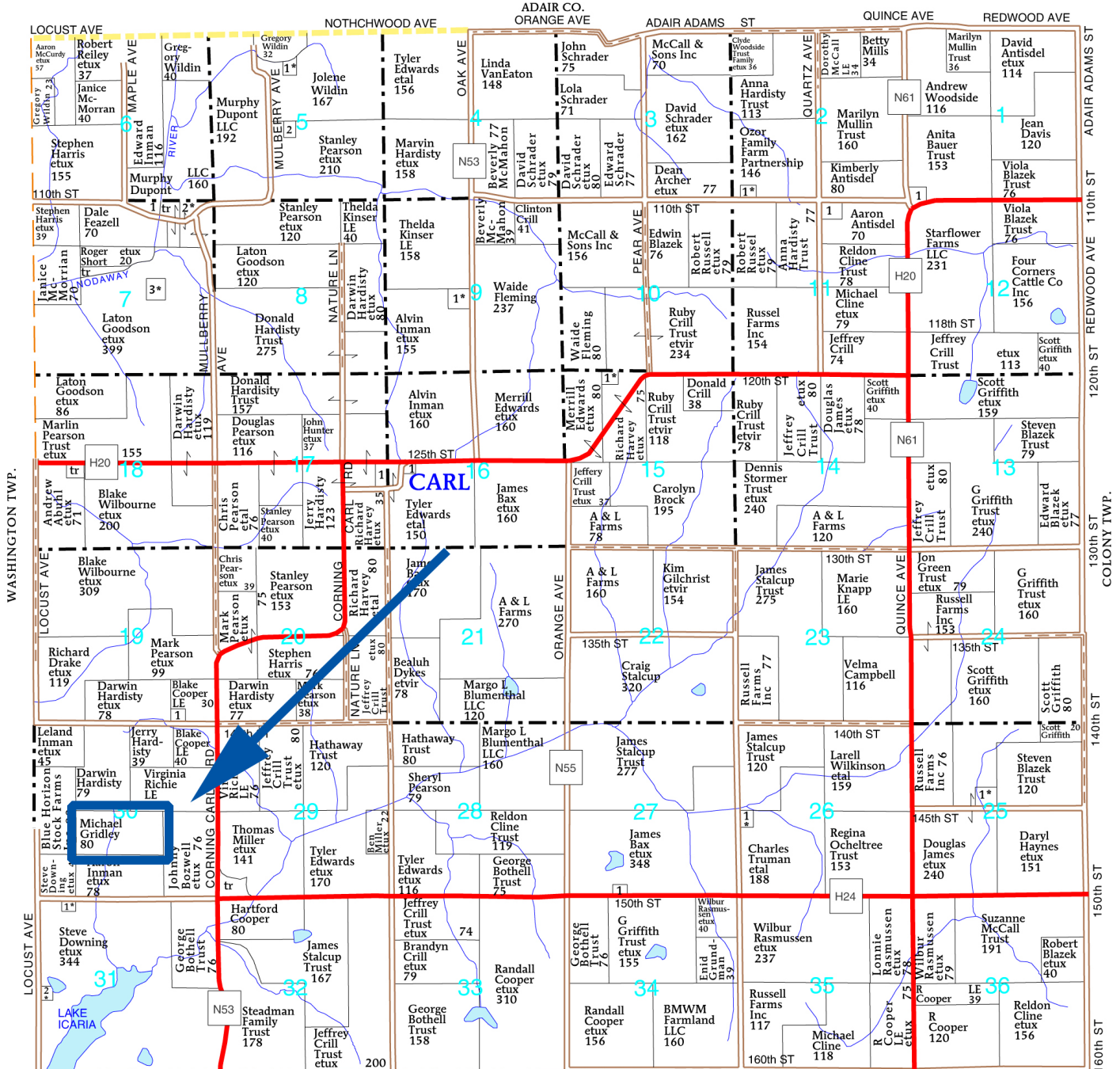
T-73-N

CARL PLAT

(Landowners)



R-33-W



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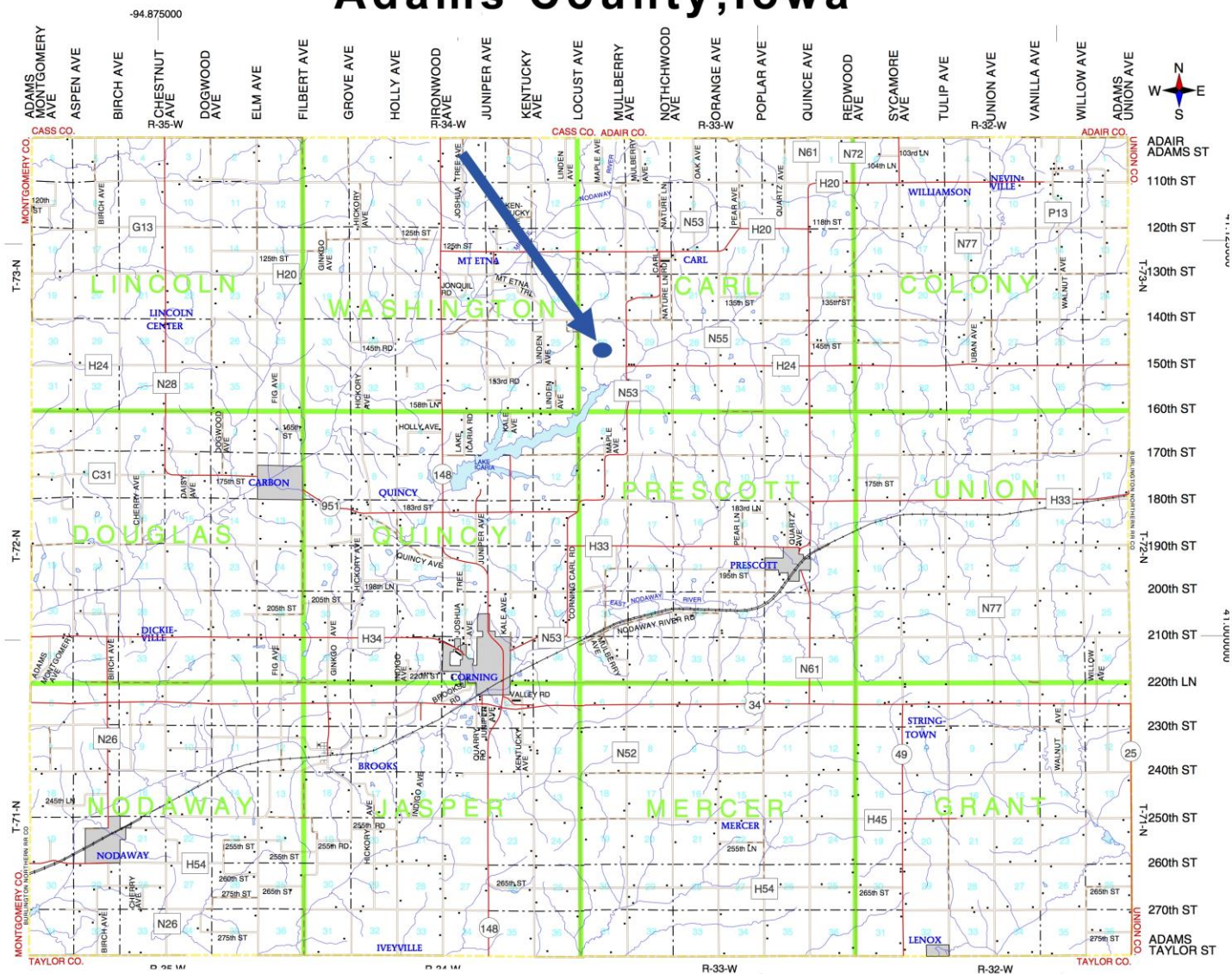
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Adams County, Iowa



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