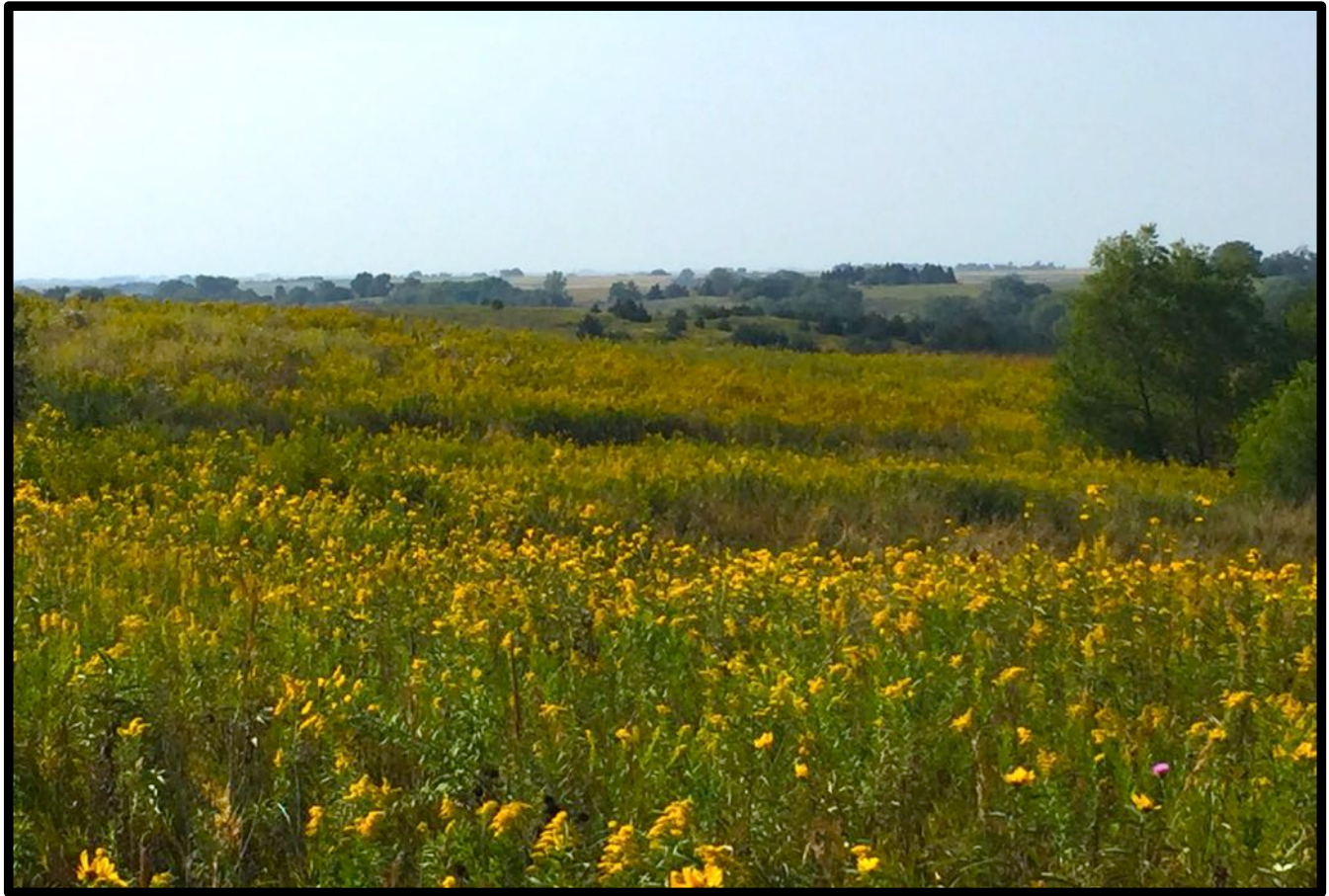


Prospectus

Preferred Properties of Iowa, Inc.



Griggs Farm

162.98 Taxable Acres, More or Less

Lincoln 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 Hollan
402-209-1097



preferredpropertiesofiowa.com

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Griggs Farm 162.98 Taxable Acres M/L – Adams Co.

PROPERTY DETAILS	
PRICE:	\$520,000.00
TAXES:	\$2,030.00/year <i>Adams Co. Treasurer</i>
LAND USE:	FSA reports 161.57 acres, ml, total farmland acres with approx. 141.06 tillable acres of which, 4.5 acres are effective tillable acres and 136.55 acres, ml, enrolled in the Conservation Reserve Program (CRP). <i>Adams Co. FSA</i>
CSR DATA:	CSR1 – 43.8 <i>Surety Maps</i> CSR2 – 48.37 <i>Adams Co. Assessor</i> CSR2 – 48.1 <i>Surety Map</i>
FSA DATA:	CMDTY BASE ACRES PLCYLD Corn 3.2 96 <i>Adams Co. FSA</i>
CRP:	\$14,859 Total Annual Payment - 133.3 acres @ \$105.35/acre = \$14,043 annually, exp. 2019 - 3.4 acres @ \$239.93/acre = \$816 annually, exp. 2025 <i>Adams Co. FSA</i>
OUTBUILDING:	Metal Machine Building with overhead door
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.:	Contact PPI
AGENT:	<i>Tom Miller – 712-621-1281</i>
COMMENTS:	
Presenting the Griggs Farm, a beautiful and scenic farm with the majority of its acres enrolled in the Conservation Reserve Program (CRP). With its strong CRP stand, this farm offers beautiful scenery in addition to its steady CRP income. With the majority of these CRP acres coming out of the program in 2019, the new owner will have a bevy of options in a couple years that can maximize this farm's ample income potential, whether it be a new, strong CRP bid or with crop production or cash rental income, this farm has a great deal of potential. Don't forget the nice machine building that is part of this property that would provide excellent storage! This farm is a must see! Contact Listing Agent Tom Miller to schedule your private showing today!	



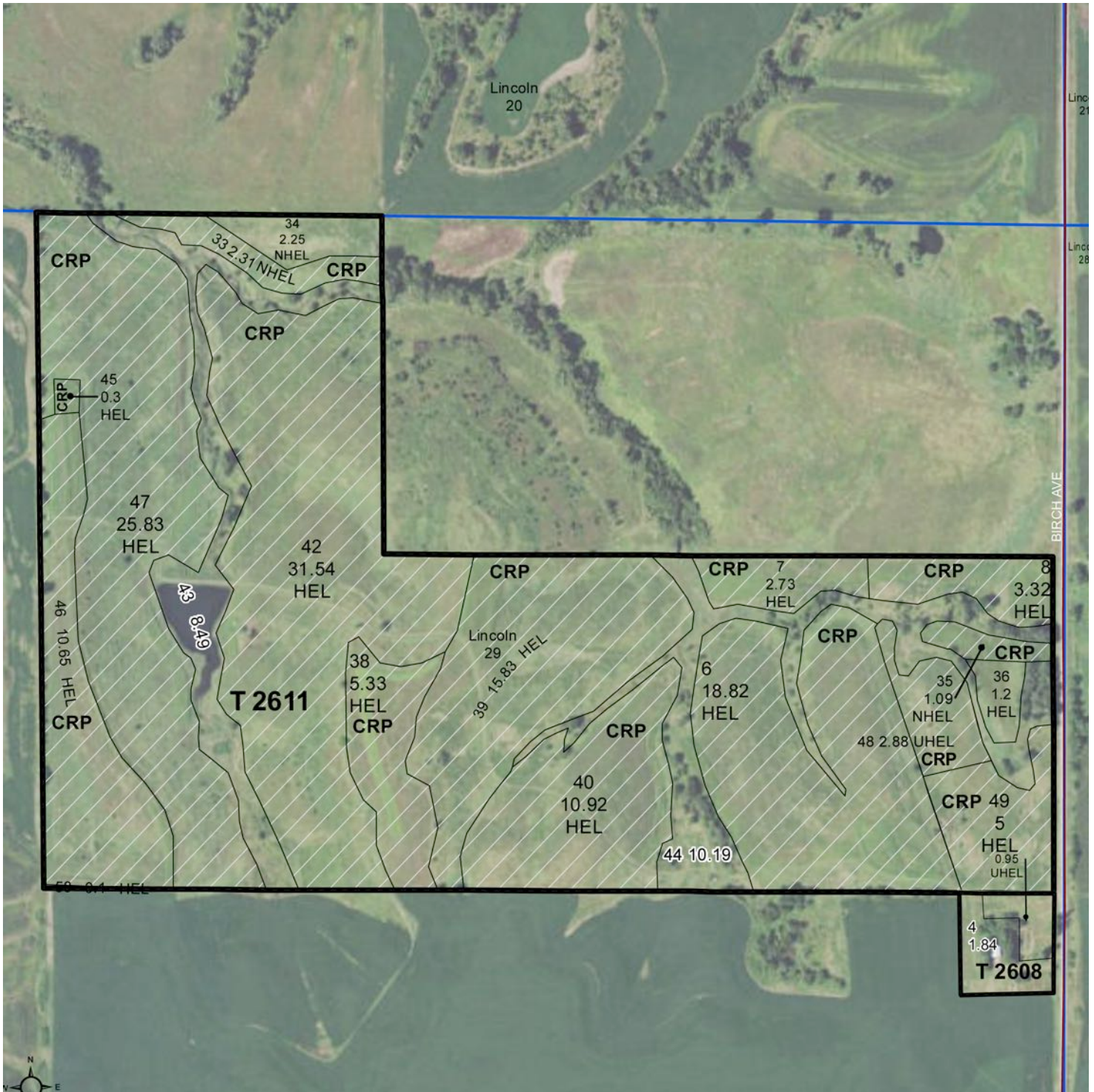
Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Griggs Farm
162.98 Taxable Acres M/L – Adams Co. Iowa



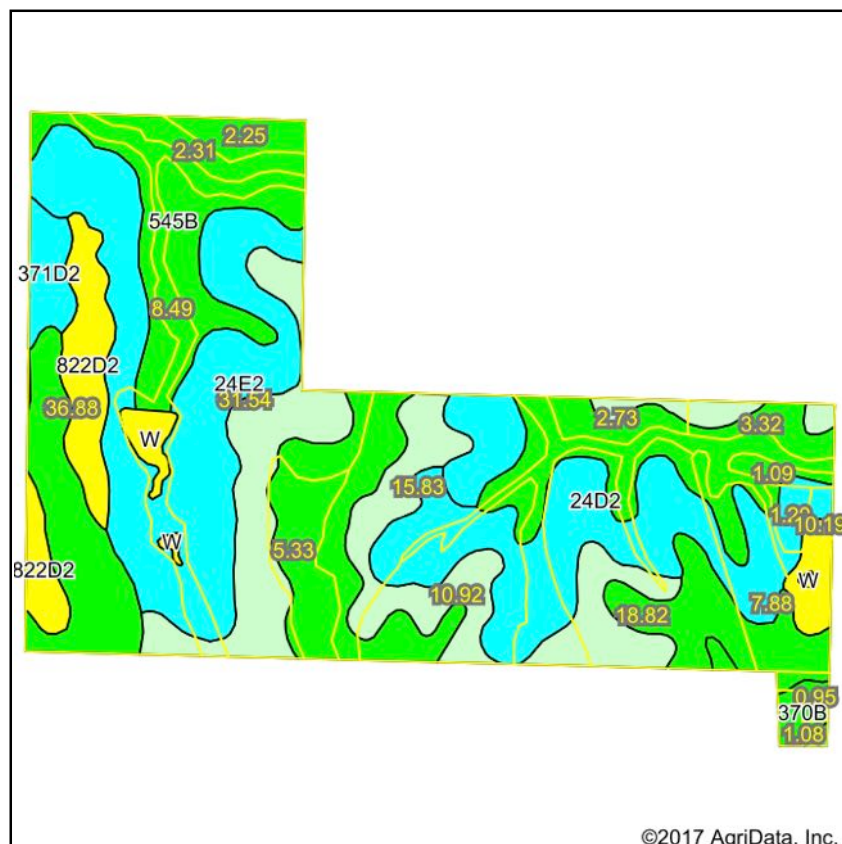
Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

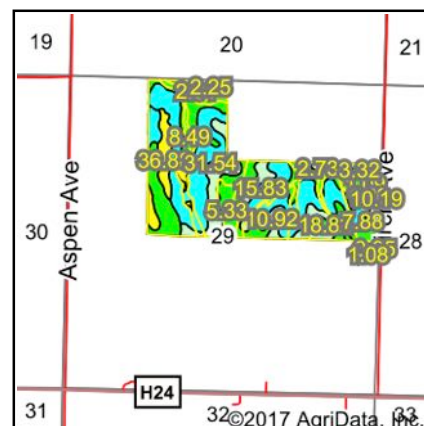
Prospectus

Griggs Farm 162.98 Taxable Acres M/L – Adams Co. Iowa Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Iowa**
County: **Adams**
Location: **29-73N-35W**
Township: **Lincoln**
Acres: **160.81**
Date: **9/12/2017**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com



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
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	32.38	20.1%		IVe	144	4	41.8	2.6	4.3	35	38	60
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	31.94	19.9%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	24
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	30.51	19.0%		IIle	168	4.7	48.7	3	5	79	64	74
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	27.39	17.0%		IVe	134.4	3.5	39	2.4	4	26	25	59
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	21.96	13.7%		IIle	168	4.7	48.7	3	5	44	48	63
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	8.11	5.0%		IVe	100.8	2.6	29.2	1.8	3	19	15	56
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	2.89	1.8%		IIle	176	4.9	51	3.2	5.3	53	54	69
222D	Clarinda silty clay loam, 9 to 14 percent slopes	2.11	1.3%		IVw	116.8	2.5	33.9	2.1	3.5	17	15	56
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.83	1.1%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93
W	Water	1.69	1.1%			0	0	0	0	0	0	0	0
Weighted Average						154.3	4	44.8	2.8	4.6	48.1	43.8	*n 55.4

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

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Griggs Farm
162.98 Taxable Acres M/L – Adams Co. Iowa

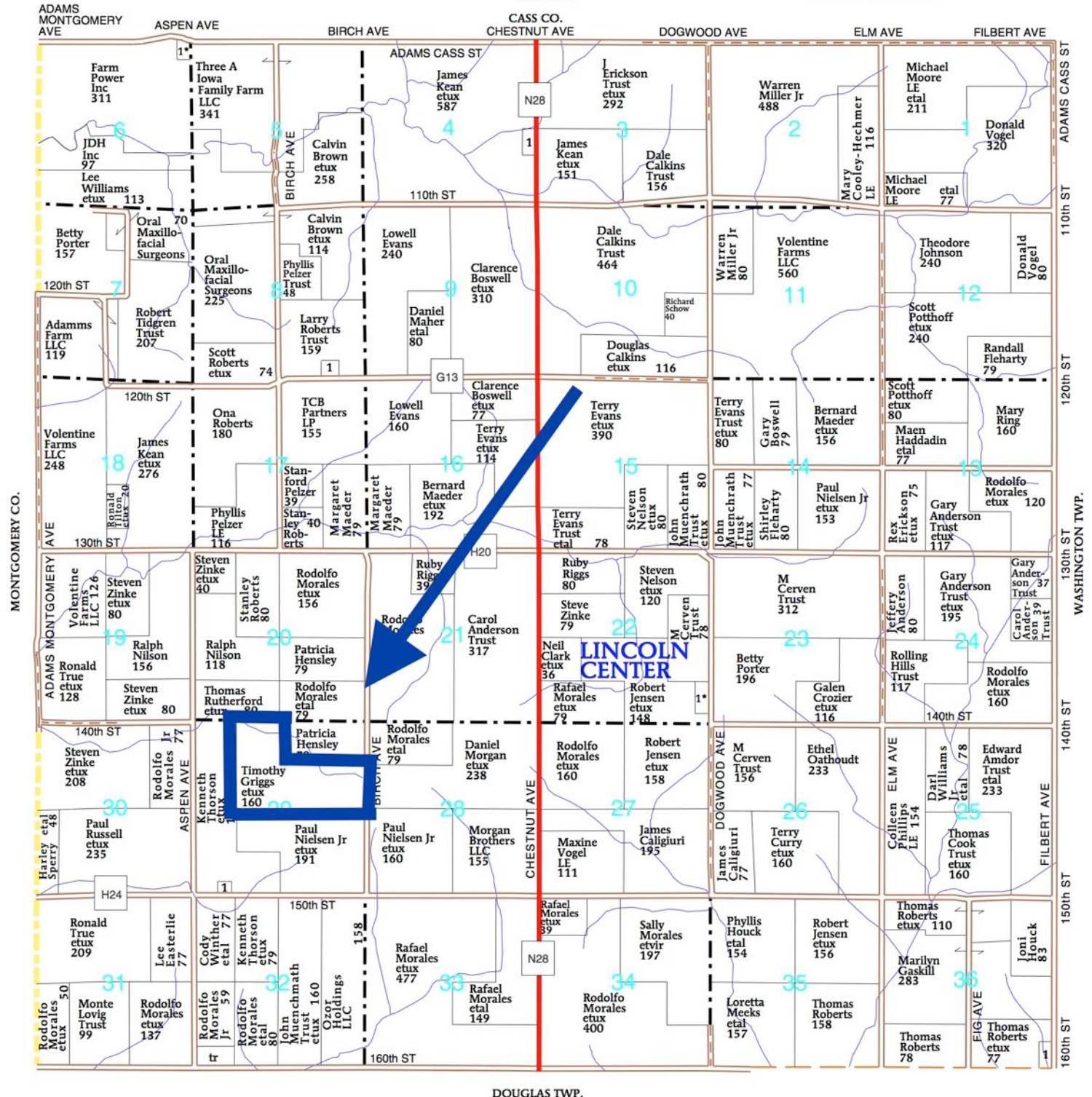


T-73-N

LINCOLN PLAT

R-35-W

(Landowners)



DOUGLAS TWP.

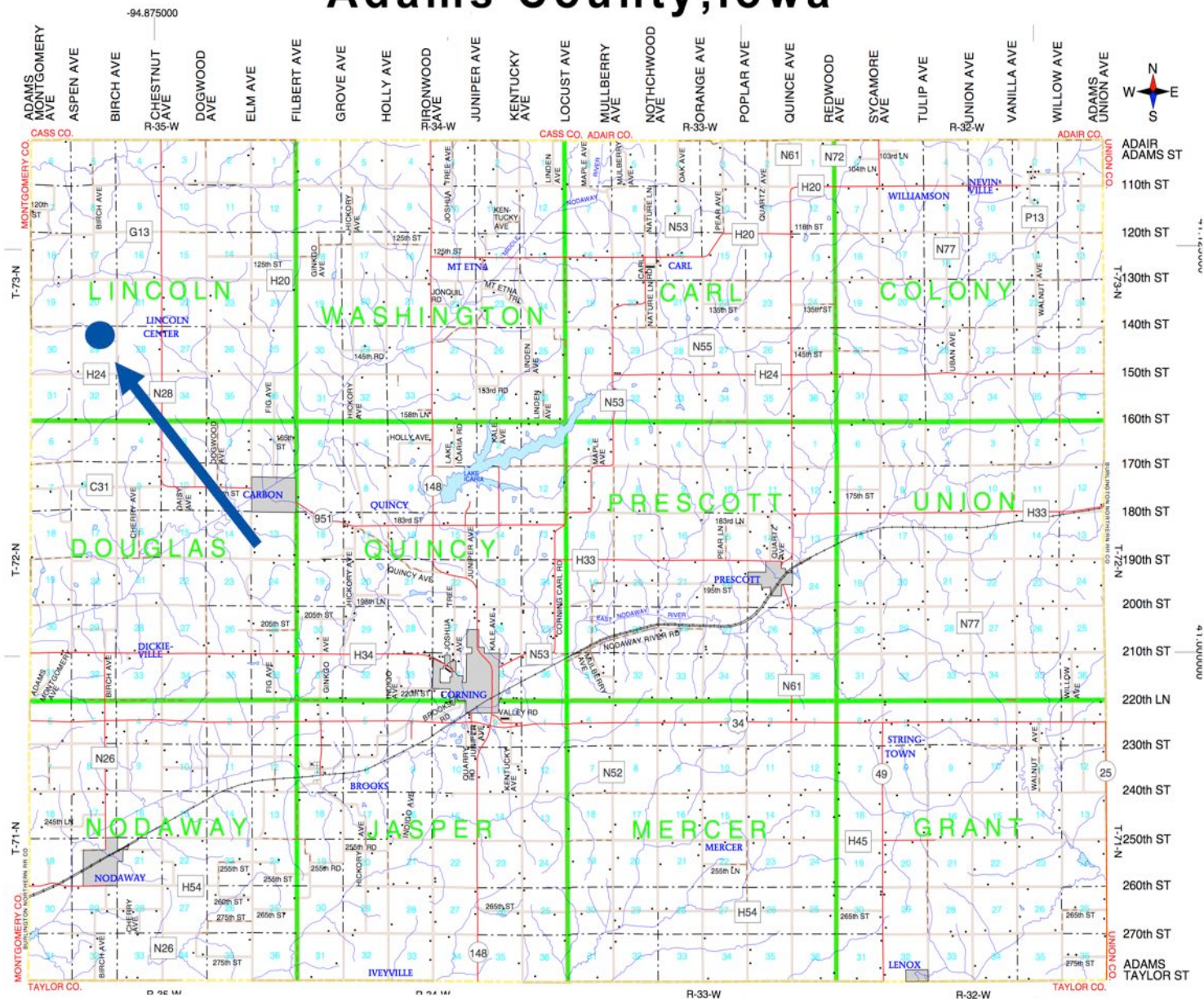
Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Griggs Farm
162.98 Taxable Acres M/L – Adams Co. Iowa

Adams County, Iowa



Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa