

# ***Prospectus***

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



### **Demoss Farm & Home**

### **118 Acres, M/L**

### **39436 W. 209th Ave.**

### **Pattonsburg, Mo 64670**

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

***preferredpropertiesofiowa.com***

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa



# Prospectus

**Demoss Farm & Home**  
**39436 W. 209th Ave., Pattonsburg, Mo 64670**

## PROPERTY DETAILS

PRICE:	\$400,000.00		
LAND USE:	FSA shows approx. 118.32 farmland acres, ml, of which there were 36.47 acres of effective cropland with the remainder in timber <i>Harrison Co. FSA</i>		
SOILS:	69.5 NCCPI Rating <i>Surety Maps</i>		
TAXES:	\$566.04/yr <i>Harrison Co. Treasurer</i>		
FSA DATA:	<u>Cmdty</u>	<u>Acres</u>	<u>PLC Yld</u>
	Corn	17.4	86
	Beans	17.6	24
	<i>Harrison Co. FSA</i>		
OUTBLDNGS:			



## HOME DETAILS

<b>YEAR BUILT:</b>	2004 – Manufactured Home <i>Harrison Co. Assessor</i>
<b>BEDROOMS:</b>	2 bedroom <i>According to Seller</i>
<b>BATHS:</b>	1 Bath <i>Harrison Co. Assessor</i>
<b>SQUARE FEET:</b>	832 <i>Harrison Co. Assessor</i>
<b>BASEMENT:</b>	None <i>Harrison Co Assessor</i>
<b>ROOF/SIDING:</b>	Asphalt / Vinyl <i>Harrison Co. Assessor</i>
<b>HEAT/COOLING:</b>	Propane Heat & Central Air <i>Harrison Co. Assessor</i>
<b>GARAGE:</b>	None
<b>POSSESSION:</b>	Upon Closing
<b>DESCRIPTION:</b>	<i>Contact PPI</i>
<b>AGENT:</b>	<i>Dan Zech - 712-303-7085</i>



## COMMENTS

Announcing the Demoss Farm & Home, a fantastic parcel of land that has income as well as excellent recreation potential. This property would be an excellent weekend escape with a 3-acre pond tucked into the timber that has excellent fish, deer and turkey potential. Because of the strong habitat potential, this farm may hunt bigger than its 118 acres, ml. In addition, the soils on the areas that are being farmed are very strong and much of the farmed area is "flat & black." You can also enjoy your 2-bedroom manufactured home, with current appliances included, or consider putting a cabin overlooking the beautiful pond. This property features a gorgeous and secluded scenery in which the neighbors may not even know you're there! Another additional benefit is that the mowing and maintenance around the pond is performed by the DNR. This property is well-located near the interstate but not too close!

[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa



# Prospectus

**Demoss Farm & Home**  
**39436 W. 209th Ave., Pattonsburg, Mo 64670**



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

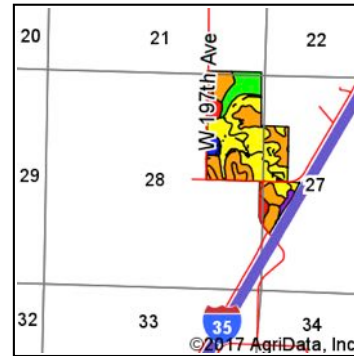
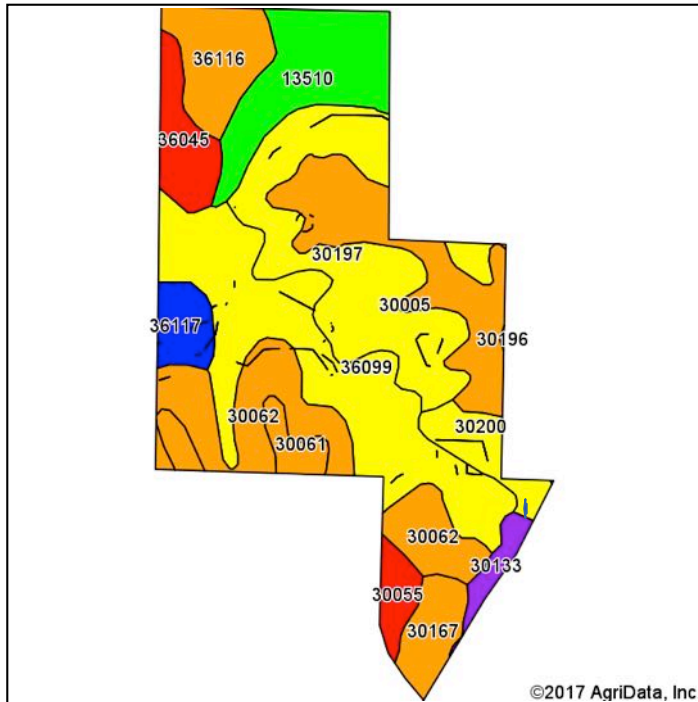
**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa

# Prospectus

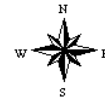
**Demoss Farm & Home**  
**39436 W. 209th Ave., Pattonsburg, Mo 64670**  
**Soils Map**



State: **Missouri**  
 County: **Harrison**  
 Location: **28-62N-28W**  
 Township: **Cypress**  
 Acres: **118.32**  
 Date: **8/21/2017**



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



Soils data provided by USDA and NRCS.

Area Symbol: MO081, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	NCCPI Overall
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	25.89	21.9%		Illw	8		9		7	8	67
30197	Shelby loam, 14 to 18 percent slopes	21.91	18.5%		IVe							64
30062	Gara loam, 9 to 14 percent slopes	14.70	12.4%		IVe							74
30005	Adair loam, 3 to 9 percent slopes	12.96	11.0%		Illle	7	8	8	5	8	7	71
13510	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.76	9.9%		Ilw							94
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.25	6.1%		Ilw							76
36045	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	4.95	4.2%		IVw	7		9			6	23
30167	Pershing silt loam, 2 to 5 percent slopes	4.11	3.5%		Illle							71
30200	Shelby loam, 9 to 14 percent slopes	3.95	3.3%		Illle							68
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.31	2.8%		Ilw							84
30061	Gara loam, 5 to 9 percent slopes	3.25	2.7%		Illle	7	8	8	7	7	7	79
30055	Gara clay loam, 9 to 14 percent slopes, severely eroded	2.47	2.1%		IVe							44
30133	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	1.81	1.5%		Illle							57
Weighted Average						3	1.1	3.4	0.7	2.9	3	69.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa





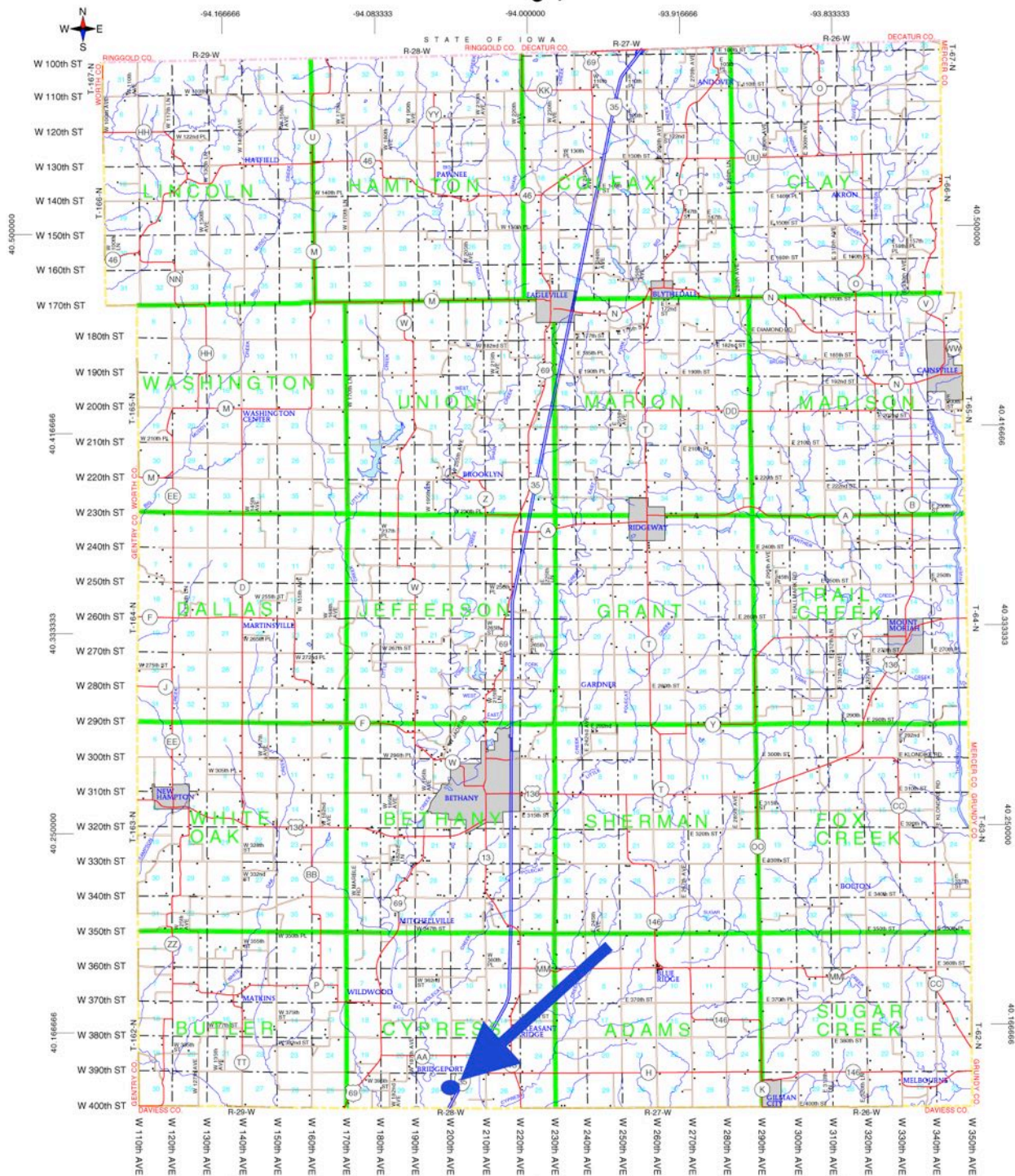
©2009 - Preferred Properties of Io



# Prospectus

**Demoss Farm & Home**  
**39436 W. 209th Ave., Pattonsburg, Mo 64670**

## Harrison County, Missouri



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa



# Prospectus

**Demoss Farm & Home**  
**39436 W. 209th Ave., Pattonsburg, Mo 5084**



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa