Prospectus
Preferred Properties of Iowa, Inc.



Lehrman 62 Farm **62 Acres More or Less Union East Twp. Nodaway County, Missouri**

he information contained in this prospectus was gathered from sources believed to be reliable. We do not uarantee this information and we urge the prospective buyer to do further investigation on their own. It hould be understood that Preferred Properties of Iowa, Inc., is representing the Seller.



contact

641-333-2705

Broker/Owner Dan Zech 712-303-7085 Agent/Owner Tom Miller 12-621-1281

Sales Agents: Maury Moore 712-621-1455 Brennan Kester 515-450-6030 Ryan Frederick 641-745-7769 Fletcher Sunderman Cole Winther

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641-344-6329 Ronald Holland 402-209-1097

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500 W. Temple Street Lenox, IA

Lehrman 62 Farm 62 Acres M/L – Nodaway Co.

PROPERTY DETAILS								
PRICE:	\$308,450.00							
TAXES:	\$213.02/year Nodaway Co. Treasurer	200						
LAND USE:	Approx. 62.53 effective tillable acres Nodaway Co. FSA							
SOILS:	73.8 Average NCCPI Rating Surety Maps							
FSA DATA:	CMDTY BASE ACRES PLCYLD Contact PPI for FSA pmnt info. Nodaway Co. FSA							
POSSESSION:	Upon Closing, may be subject to farm tenancy							
TERMS:	Cash, payable at closing							
LOCATION:	Approx. 2 miles NE of Pickering on Katydid Rd							
LEGAL DESCRIPTION:	Contact PPI for legal description							
AGENT:	Dan Zech – 712-303-7085							





COMMENTS

Presenting the Lehrman 62 Farm, a fantastic income producer located Northeast of Pickering in Nodaway County. This farm supports a nice 73.8 NCCPI soil rating that is above the county average! This farm property is almost entirely tillable with almost no non-productive acres, so almost all of these acres are working to earn for you. In addition, the Seller has done a considerable amount of tile and terrace work on this farm! Don't wait too long on this great investment! Contact Dan Zech at 712-303-7085 to schedule your showing today!

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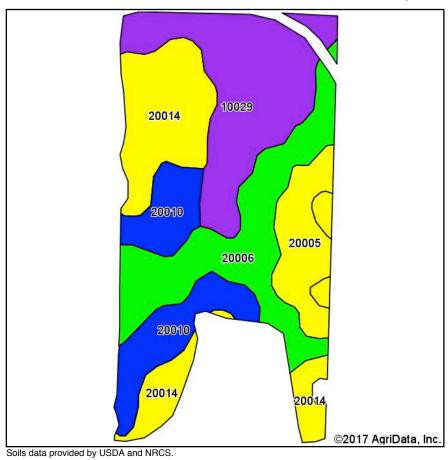
Lehrman 62 Farm 62 Acres M/L – Nodaway Co. Missouri

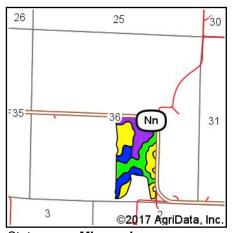


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Lehrman 62 Farm 62 Acres M/L – Nodaway Co. Missouri

Soils Map





State: Missouri
County: Nodaway
Location: 36-66N-35W

Township: **Union**Acres: **62.53**Date: **8/29/2017**







Area Symbol: MO147, Soil Area Version: 17												
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Caucasian bluestem	Common bermudagrass	Alfalfa hay	Orchardgrass red clover	Tall fescue	Warm season grasses	NCCPI Overall
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	16.68	26.7%		IIIe	8	7	7	7	7	8	59
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	15.09	24.1%		Ille							68
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	14.52	23.2%		lle							93
20010	Shelby loam, dissected till plain, 5 to 9 percent slopes	10.04	16.1%		IIIe							87
20005	Lamoni clay loam, 5 to 9 percent slopes	6.20	9.9%		IIIe	8	7	5	8	7	8	61
Weighted Average					2.9	2.6	2.4	2.7	2.6	2.9	73.8	

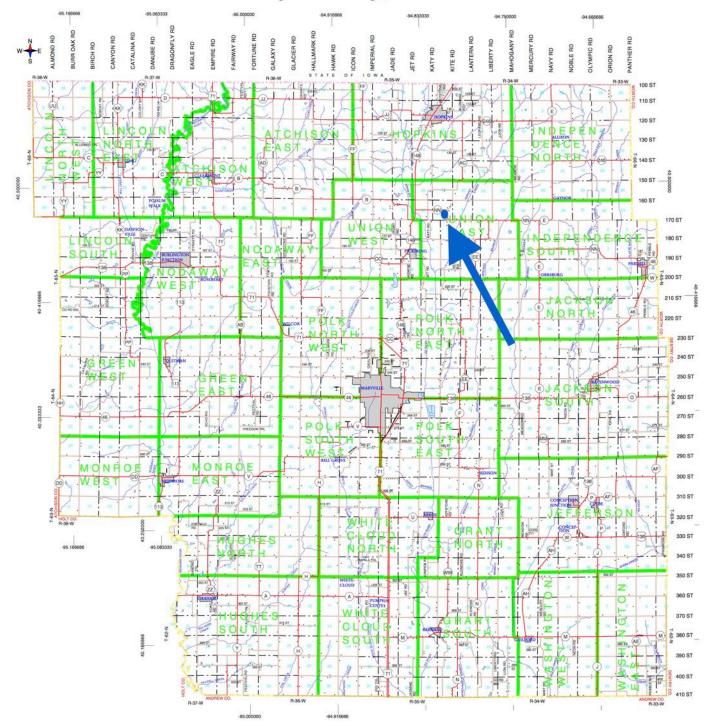
^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Lehrman 62 Farm 62 Acres M/L – Nodaway Co. Missouri UNION 'E' PLAT T-65-66-N R-34-35-W HOPKINS TWP. KATYDID RD LIBERTY RD KITE RD MAHOGANY RD Fair 82 Acres Farm Inc 82 Stephen Alexan-Louis Null 57 150 ST O ST 150 ST INDEPENDENCE 'N' TWP. Stephen Alexander etux 364 LIBERTY RD Larry Bix etux 132 Stephen Alexander etux 350 der etal 36 Terry Lehr-Vicky Hilsa etal 120 MAHOGANY RD 148 155 ST Glenn Bix Trust 79 81 KITE RD Howard Stringer Glenn Bix James Carmichael etux 319 etux 92 Richard Trust 324 August Steeve 134 Jerry Spald-ing 38 etux 163 160 ST Jerry Spald-ing 39 Robert Hayden 192 Kim Carmichael etal L Ritterbusch & Sons Marion Nicholson 221 Roberta Carmichael etvir 120 Rose Rick Crawford 157 Inc 186 Richard Brand tr Jeffry Gardner etux 425 Louis Birkenholz etux 79 Harry Thompson Gladys Ritter-busch 142 Rick Crawford 78 Ricky Ralph Florea etal 144 Gerald Myers 120 Gerald Myers 101 66 N B&R Farms LLC 1* 1* 158 T 65 N Robert Harry Thomp McKee Drexel Riley etux 149 Drexel Riley etux 121 son etux 86 I&M etux Donald Clements etux 327 LIBERTY Gareld Riley etux 271 Ware Inc 276 John Wilms 111 RIVER Gerald Myers 89 02 Gladys Ritter-busch 27 Randy Frueh etux 30 180 ST INDEPENDENCE 'S' TWP. Gerald Myers 122 Don Piveral Trust etux 211 Euger Frueh Trust etal 158 RD Don Piveral Trust etux 5 Teresa Wilson 158 UNION 'W' TWP. tr Cecil Judd LE 55 99 Raymond Frueh etux Chet Renfro etux 38 Stephen Howard etux J Ware III etux Alan Hilsabeck 71 Donald Clements etux 7 Drexel Riley etux 83 tr Johnny Titus 68 RD J&M Ware Inc Cindy Renfro 38 Daniel RD Birkenho MATYDID 8 MOZINGO BRANCHV MAHOGANY Louis Birkenholz Petux 78 Louis Birkenholz etux 77 Marilyn Taber 119 1* Stephen Howard etux Rosemary Kenneth Frueh Trust Daniel Cline etux 145 Forrest Wake etux Kirby Stiens etal 155 Richard Mires etux 40 Jon-athan Keyes etux Marlin Stanislaus etux ST 137 70 190 ST Kenneth Frueh Trust Gerald Newberry Trust etux 190 Dean Heflin etux 93 Robert Whipple etal 13 Gareld Riley etux 77 William Baldwin Trust 237 Richard Mires etux 204 134 Robert Colville etux Richard Pope Wm Linebaugh etux Karla Wooten etux 119 Riley etux 119 etal Pat Dobbins etux 49 Curtis Brown 80 Randy Fruch ethix 60 200 ST Roland Bar-mann etux 36 William William Baldwin etux 88 Š JET Baldwin Trust Wolbert & Martin Heflin Duane Frueh etux 39 James Colville Trust etux 3 etux 164 Lisle ST 200 R35W R34W POLK 'NE' TWP. IACKSON 'N' TWP.

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Nodaway County, Missouri



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