

Prospectus

Preferred Properties of Iowa, Inc.



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

The information contained in this prospectus was gathered from sources believed to be reliable. We do not warrant 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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500 W. Temple Street Lenox, IA 50851

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

PROPERTY DETAILS		
PRICE:	\$308,450.00	
TAXES:	\$213.02/year <i>Nodaway Co. Treasurer</i>	
LAND USE:	Approx. 62.53 effective tillable acres <i>Nodaway Co. FSA</i>	
SOILS:	73.8 Average NCCPI Rating <i>Surety Maps</i>	
FSA DATA:	CMDTY BASE ACRES PLCYLD <i>Contact PPI for FSA pmnt info.</i> <i>Nodaway Co. FSA</i>	
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:	<i>Contact PPI for legal description</i>	
AGENT:	<i>Dan Zech – 712-303-7085</i>	
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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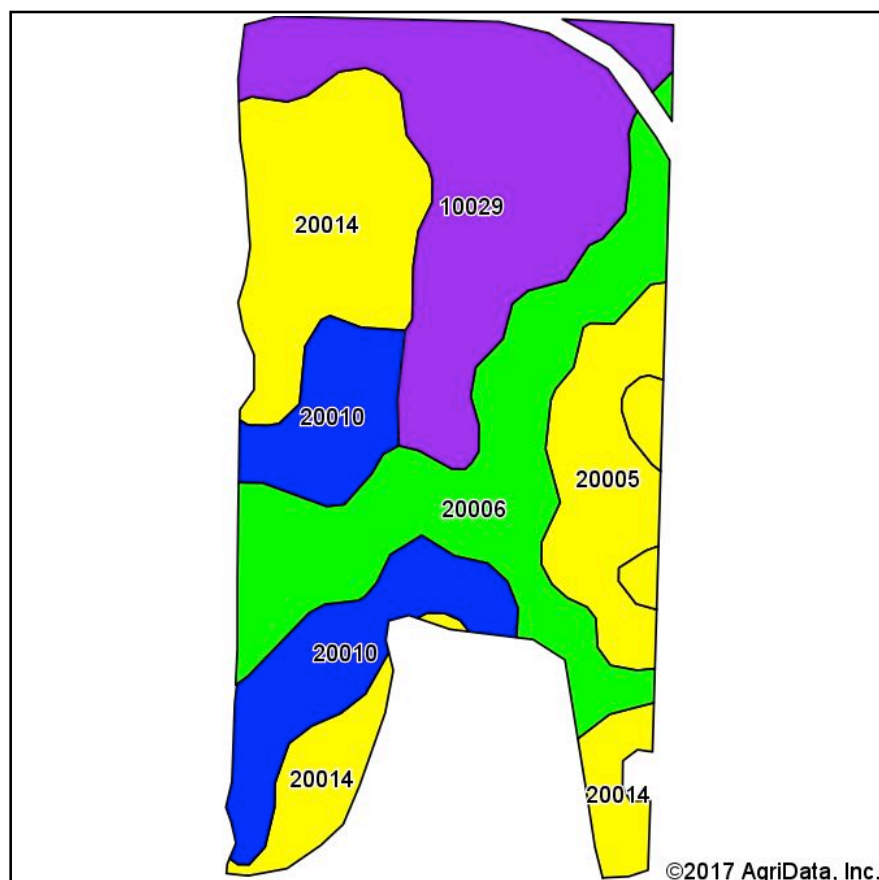
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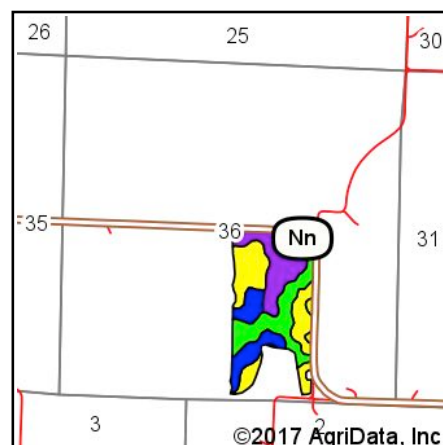
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Lehrman 62 Farm 62 Acres M/L – Nodaway Co. Missouri

Soils Map



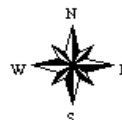
Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Nodaway**
Location: **36-66N-35W**
Township: **Union**
Acres: **62.53**
Date: **8/29/2017**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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%		IIIe							68
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	14.52	23.2%		Ile							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

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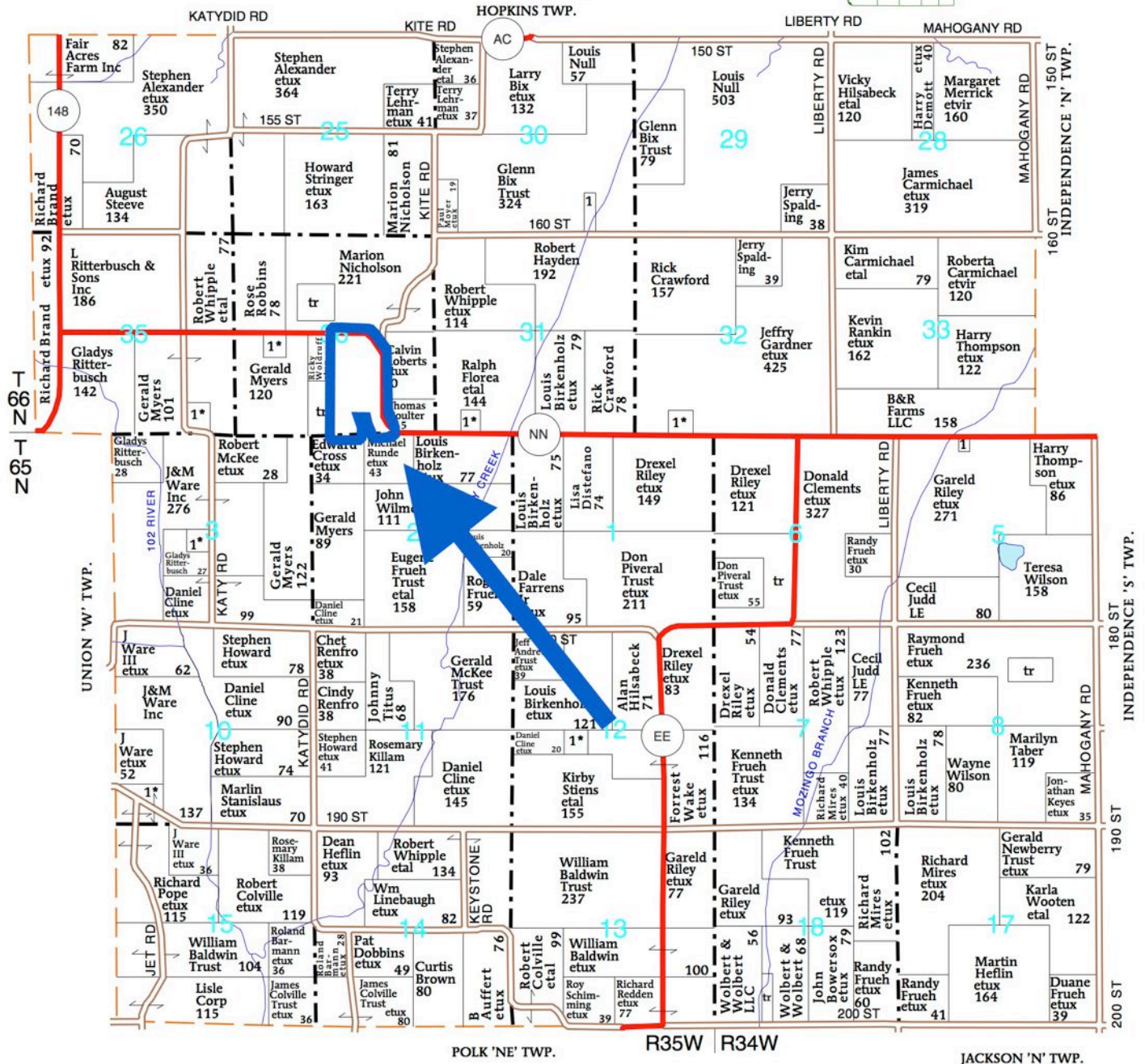
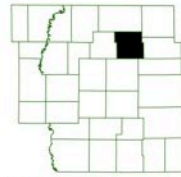
Lehrman 62 Farm
62 Acres M/L – Nodaway Co. Missouri

T-65-66-N

T-65-66-N UNION 'E' PLAT
(1 and 2 downers)

(Landowners)

T-65-66-N UNION 'E' PLAT (1 and owners)  R-34-35-W



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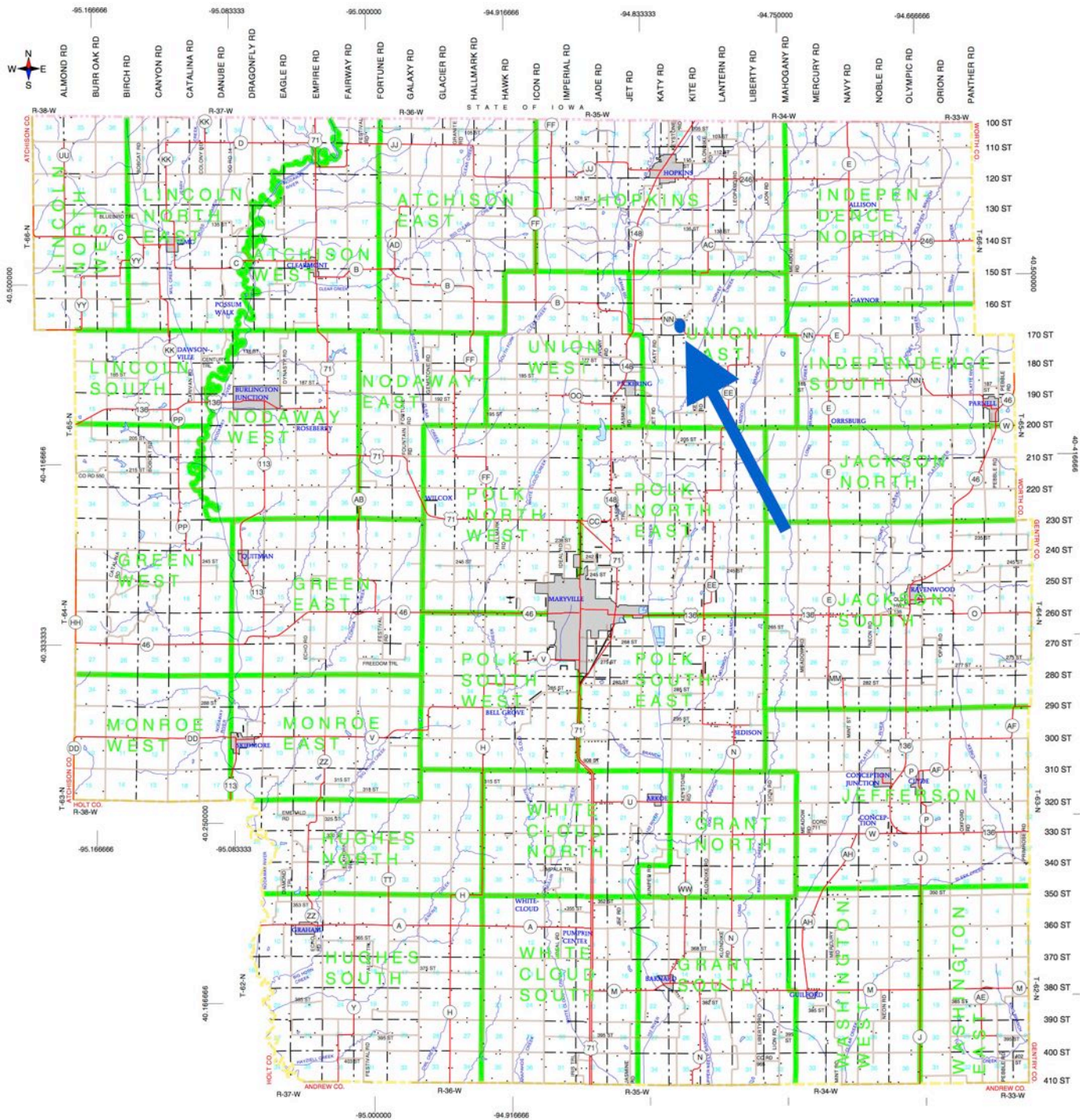
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Nodaway County, Missouri



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