

**Rasmussen Farm**  
**110 Acres more or less**  
**Washington Twp.**  
**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.



<b>contact</b> <b>US:</b> 	<b>641-333-2705</b>	Sales Agents:		
	Broker/Owner	<b>David Brown</b> 641-344-5559	<b>Mark Pearson</b> 641-344-2555	<b>Ed Drake</b> 641-322-5145
	<b>Dan Zech</b> 712-303-7085	<b>Craig Donaldson</b> 641-333-2705	<b>Brennan Kester</b> 515-450-6030	<b>Ralph Neill</b> 641-322-3481
	Agent/Owner	<b>Tracy Cameron</b> 641-344-3616	<b>Ryan Frederick</b> 641-745-7769	<b>Curtis Kinker</b> 641-333-2820
	<b>Tom Miller</b> 712-621-1281		<b>Maury Moore</b> 712-621-1455	<b>Ronald Holland</b> 402-209-1097

# Prospectus

## Rasmussen Farm 110 Acres M/L – Harrison Co.

PRICE:	\$200,000	
TAXES:	\$200/annually Harrison County Treasurer	
LAND USE:	FSA show 111.89 to acres of farmland of which there are 89.09 effective crop acres	
POSSESSION:	Upon Closing	
TERMS:	Cash, payable at closing	
LOCATION:	From Washington Center go West on Hwy M to North on Hwy NN. Property lies on the East side of Hwy NN.	
LEGAL DESCRIPTION:	See Addendum	
AGENT:	Dan Zech 712-303-7085	

### COMMENTS

**Presenting the Rasmussen Farm. Nice working pasture, good water sources and decent fences. Good road appeal with a bit of hunting all wrapped into one. Pastures are hard to find and this pasture has some good soils and will support many cow-calf pairs.**

***To schedule a showing give Dan Zech of Preferred Properties a call at 712-303-7085.***

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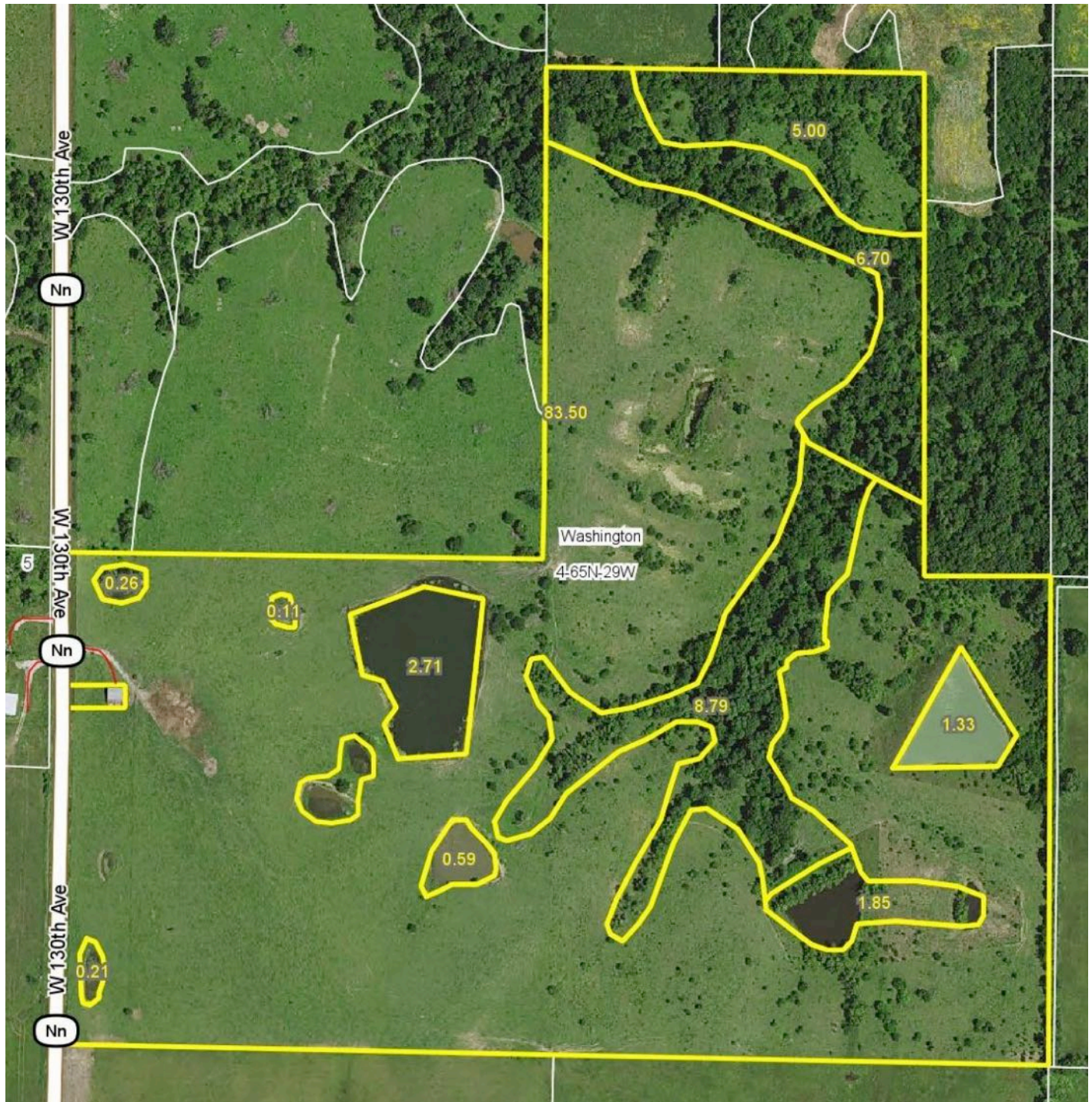
**Preferred Properties of Iowa, Inc.**

500 W. Temple Street, Des Moines, IA 50314



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500 W. Temple Street, Des Moines, IA 50354

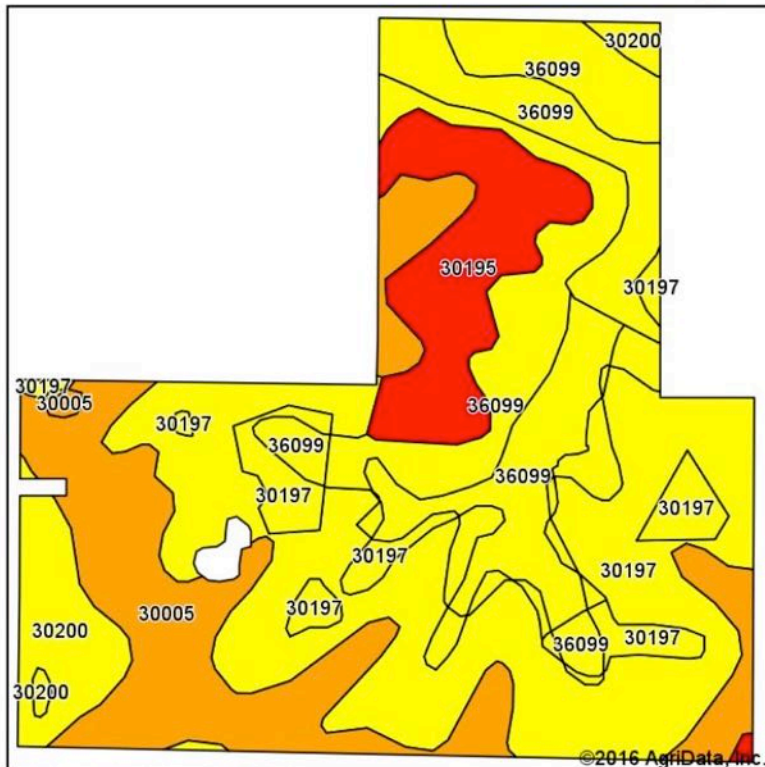




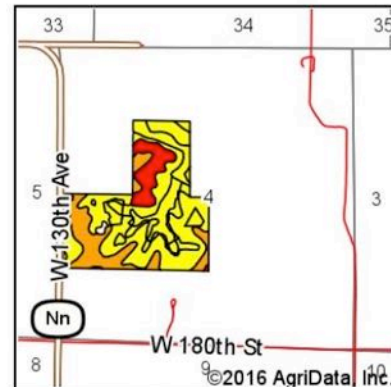
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## Rasmussen Farm 110 Acres M/L – Harrison Co. Missouri

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
County: **Harrison**  
Location: **4-65N-29W**  
Township: **Washington**  
Acres: **111.05**  
Date: **5/18/2016**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Area Symbol: MO081, Soil Area Version: 17

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	*n NCCPI Overall
30197	Shelby loam, 14 to 18 percent slopes	40.32	36.3%		IVe							64
36099	Zook-Colo silty clay loams, 1 to 3 percent slopes, frequently flooded	30.92	27.8%		IIIw	8			9		7	62
30005	Adair loam, 3 to 9 percent slopes	22.64	20.4%		IIIe	7	8	8	5		8	71
30195	Shelby clay loam, 14 to 20 percent slopes, severely eroded	10.73	9.7%		VIe	7	8	8	7		7	38
30200	Shelby loam, 9 to 14 percent slopes	6.30	5.7%		IIIe							68
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	0.14	0.1%		IVe							46
Weighted Average						4.3	2.4	4.9	1.7	4.3	4.3	*n 62.6

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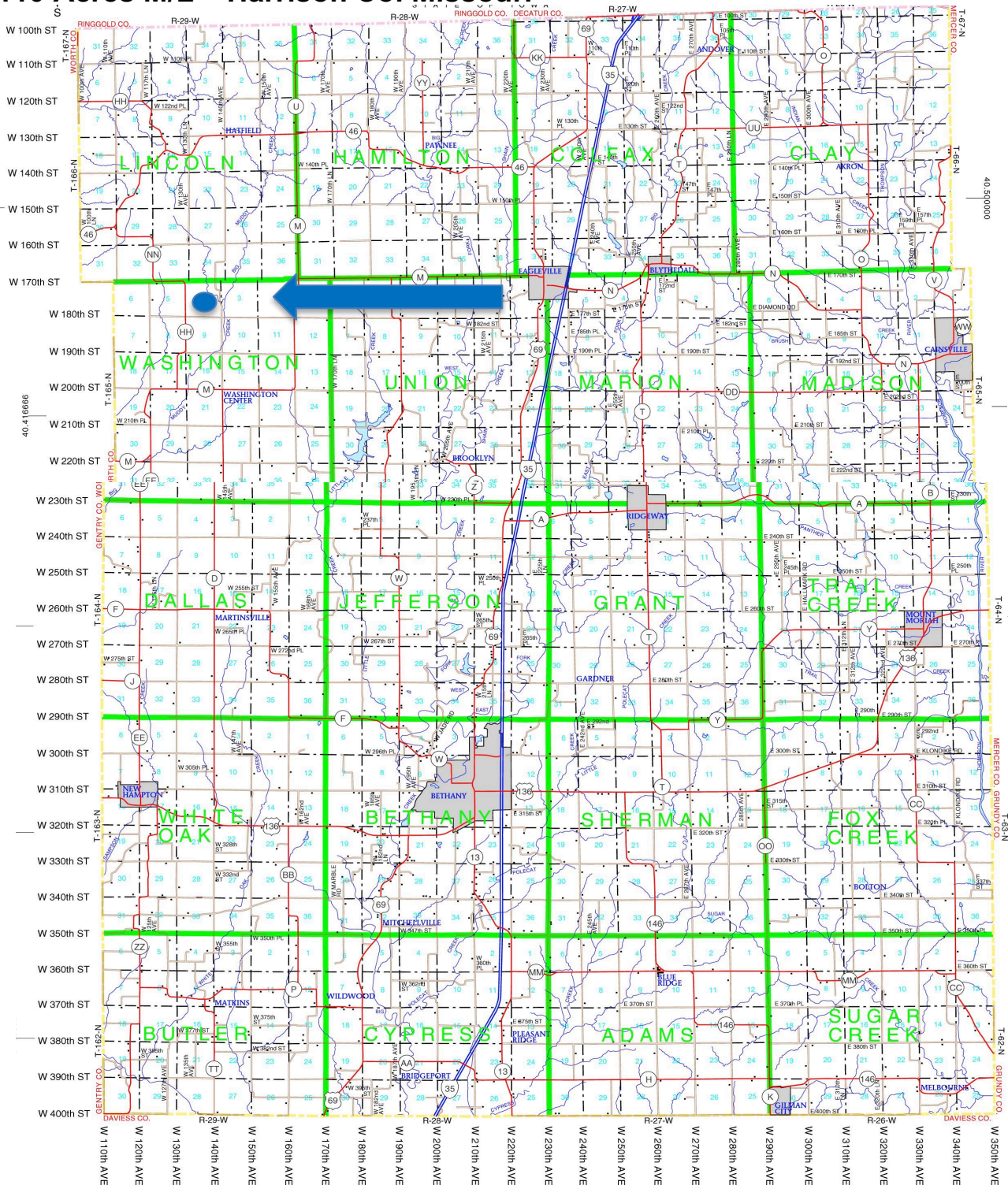


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