

# ***Prospectus***

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



### **Diagonal Farm**

### **320 Acres M/L**

### **Jefferson Twp.**

### **Ringgold 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 Holland**

402-209-1097



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# Prospectus

## Diagonal Farm 320 Acres M/L– Ringgold Co.

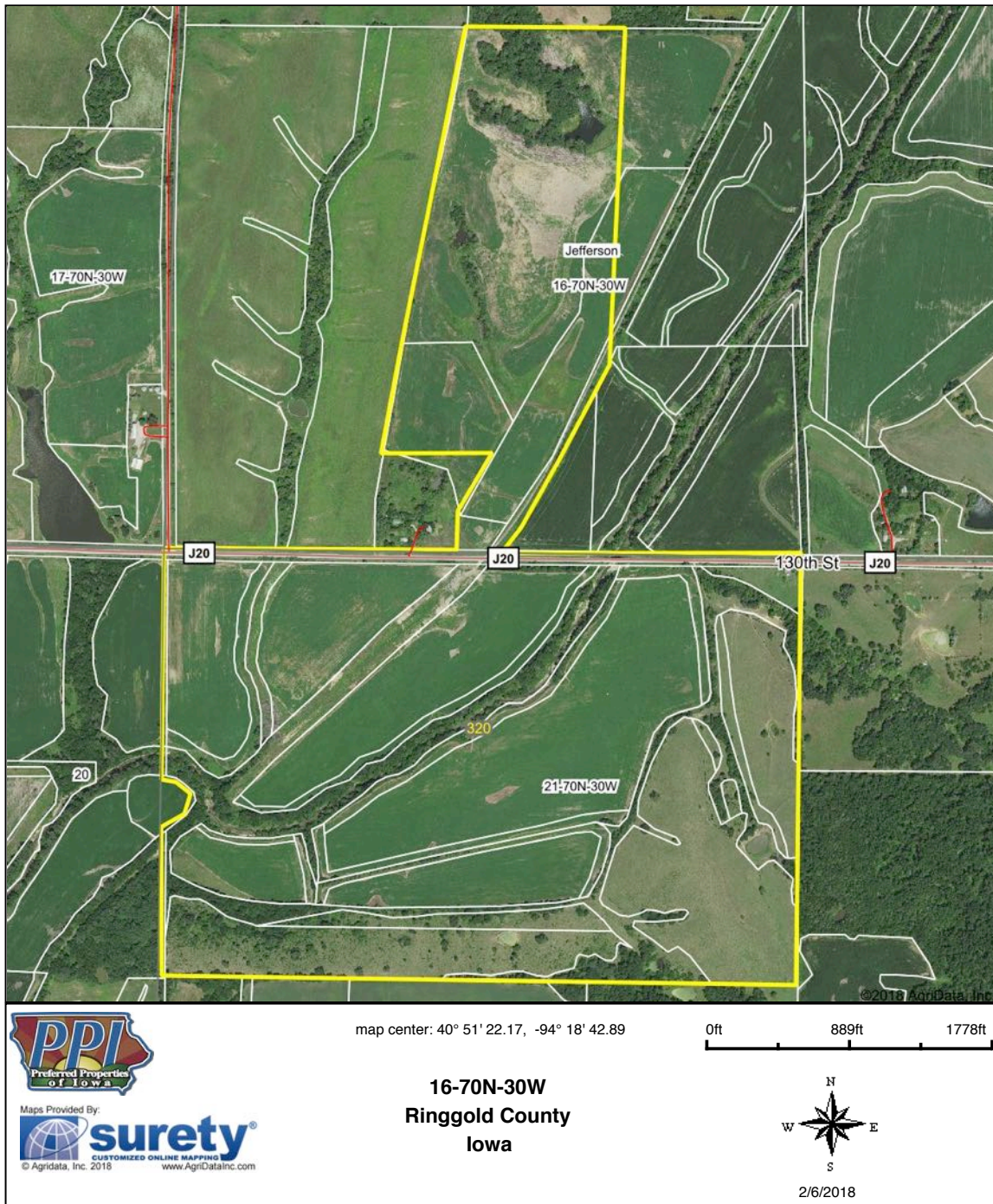
PROPERTY DETAILS		 
PRICE:	\$1,312,000	
TAXES:	\$4,048/year <i>Ringgold Co. Treasurer</i>	
LAND USE:	According to Surety, this farm consists of an estimated 320 M/L total acres (all acre figures subject to survey). <i>Surety</i> Owner claims an estimated 226 effective tillable acres.	
CSR DATA:	CSR1 - 49.9 CSR2 - 52.2 <i>Surety Maps</i>	
FSA DATA:	This farm is part of a larger tract that is being surveyed off and must be reconstituted by the FSA. <i>Ringgold Co. FSA</i>	
POSSESSION:	Upon Closing	
TERMS:	Cash, payable at closing	
LOCATION:	130 <sup>th</sup> Street east of 180 <sup>th</sup> Ave. in Ringgold County	
LEGAL DESCRIPTION:	See PPI	
AGENT:	Tom Miller – 712-621-1281	
COMMENTS		
Presenting the Diagonal Farm—320 acres, more or less, with 314 taxable acres. Farm has pasture and excellent row crop acres.		
This property could be split into three individual properties: 80 acres m/l of pasture, 80 acres m/l of row crop, and 160 acres m/l of rich bottom ground.		
Contact Tom at PPI for a showing at 712-621-1281		



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## Diagonal Farm 320 Acres M/L Acres M/L– Ringgold Co. Iowa

### Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008.

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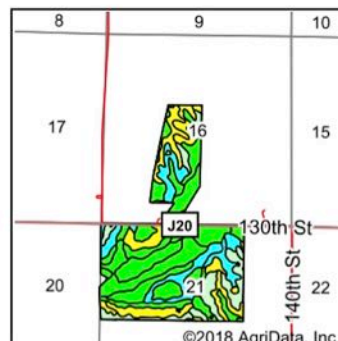
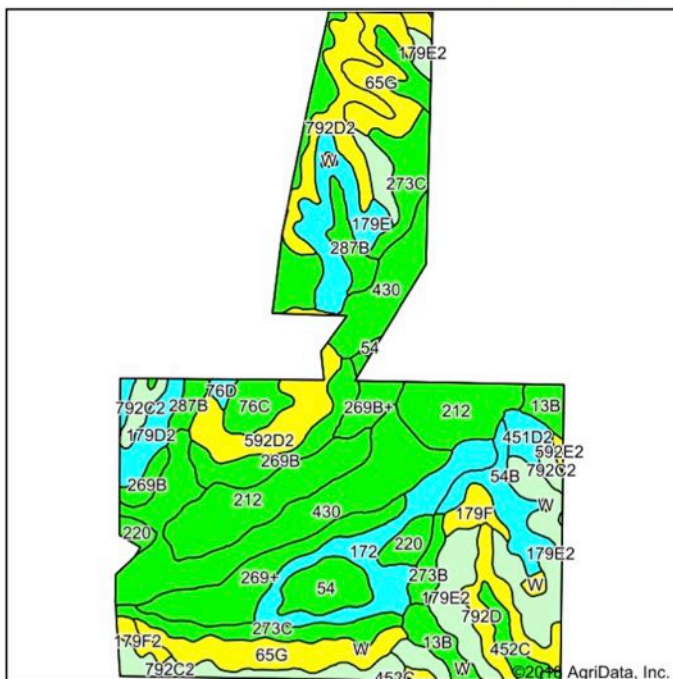
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# Prospectus

## Diagonal Farm 320 Acres M/L– Ringgold Co. Iowa

### Soils Map



State: **Iowa**  
County: **Ringgold**  
Location: **16-70N-30W**  
Township: **Jefferson**  
Acres: **320**  
Date: **2/6/2018**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Archived Soils Ending 11/15/2015  
Area Symbol: IA159. Soil Area Version: 19

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
430	Ackmore silt loam, 0 to 2 percent slopes	43.85	13.7%		IIw	203.2	5.3	58.9	3.7	6.1	76	83	86
212	Kennebec silt loam, 0 to 2 percent slopes	28.96	9.0%		Iw	228.8	6.4	66.4	4.1	6.9	90	86	93
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	24.29	7.6%		VIe	139.2	3.9	40.4	2.5	4.2	24	33	56
65G	Lindley loam, 18 to 40 percent slopes	21.85	6.8%		Vlle	96	2.7	27.8	1.7	2.9	5	5	17
172	Wabash silty clay, 0 to 2 percent slopes	17.86	5.6%		IIlw	177.6	3.7	51.5	3.2	5.3	37	44	59
273C	Olmitz loam, 5 to 9 percent slopes	16.00	5.0%		IIIe	208	5.8	60.3	3.7	6.2	84	57	86
269+	Humeston silt loam, overwash, 0 to 2 percent slopes	13.75	4.3%		IIlw	179.2	3.8	52	3.2	5.4	72	63	75
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	13.71	4.3%		IVe	88	2.5	25.5	1.6	2.6	5	13	51
76C	Ladoga silt loam, 5 to 9 percent slopes	13.56	4.2%		IIle	196.8	5.5	57.1	3.5	5.9	81	67	89
179E	Gara loam, 14 to 18 percent slopes	12.09	3.8%		VIe	144	4	41.8	2.6	4.3	35	35	68
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	12.06	3.8%		IVe	88	2.3	25.5	1.6	2.6	13	5	56
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	11.36	3.6%		IIle	123.2	3.4	35.7	2.2	3.7	24	27	53
269B	Humeston silty clay loam, 2 to 5 percent slopes	11.25	3.5%		IIlw	171.2	3.6	49.6	3.1	5.1	71	53	85
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	9.70	3.0%		IIw	184	3.9	53.4	3.3	5.5	75	60	77
792D	Armstrong loam, 9 to 14 percent slopes	8.96	2.8%		IVe	99.2	2.8	28.8	1.8	3	9	18	62
54B	Zook silty clay loam, 2 to 5 percent slopes	8.41	2.6%		IIw	164.8	3.5	47.8	3	4.9	60	65	72
54	Zook silty clay loam, 0 to 2 percent slopes	7.59	2.4%		IIw	185.6	3.9	53.8	3.3	5.6	65	70	71

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Maps Provided By:



13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	7.37	2.3%		IIw	176	3.7	51	3.2	5.3	78	59	81
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	6.11	1.9%		IVe	163.2	4.6	47.3	2.9	4.9	38	43	59
220	Nodaway silt loam, 0 to 2 percent slopes	4.71	1.5%		IIw	211.2	5.9	61.2	3.8	6.3	77	85	96
269B+	Humeston silt loam, overwash, 2 to 5 percent slopes	4.38	1.4%		IIIw	171.2	3.6	49.6	3.1	5.1	71	58	74
452C	Lineville silt loam, 5 to 9 percent slopes	4.00	1.2%		IIIe	161.6	4.2	46.9	2.9	4.8	69	36	77
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	3.55	1.1%		IVe	163.2	4.6	47.3	2.9	4.9	47	33	69
179F	Gara loam, 18 to 25 percent slopes	3.32	1.0%		VIe	120	3.4	34.8	2.2	3.6	20	15	62
65E	Lindley loam, 14 to 18 percent slopes	3.12	1.0%		VIe	139.2	3.9	40.4	2.5	4.2	29	30	67
273B	Olmitz loam, 2 to 5 percent slopes	3.00	0.9%		IIe	224	6.3	65	4	6.7	89	72	93
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	1.87	0.6%		VIe	115.2	3.2	33.4	2.1	3.5	12	13	49
W	Water	1.46	0.5%			0	0	0	0	0	0	0	0
76D	Ladoga silt loam, 9 to 14 percent slopes	1.00	0.3%		IIIe	168	4.7	48.7	3	5	51	57	74
592E2	Mystic clay loam, 14 to 18 percent slopes, moderately eroded	0.46	0.1%		VIe	88	2.3	25.5	1.6	2.6	10	5	44
131C	Pershing silt loam, 5 to 9 percent slopes	0.40	0.1%		IIIe	169.6	4.4	49.2	3.1	5.1	65	49	72
Weighted Average						164.7	4.2	47.8	3	4.9	52.2	49.9	*n 69.6

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*n: NCCPI updated on 1-25-2016

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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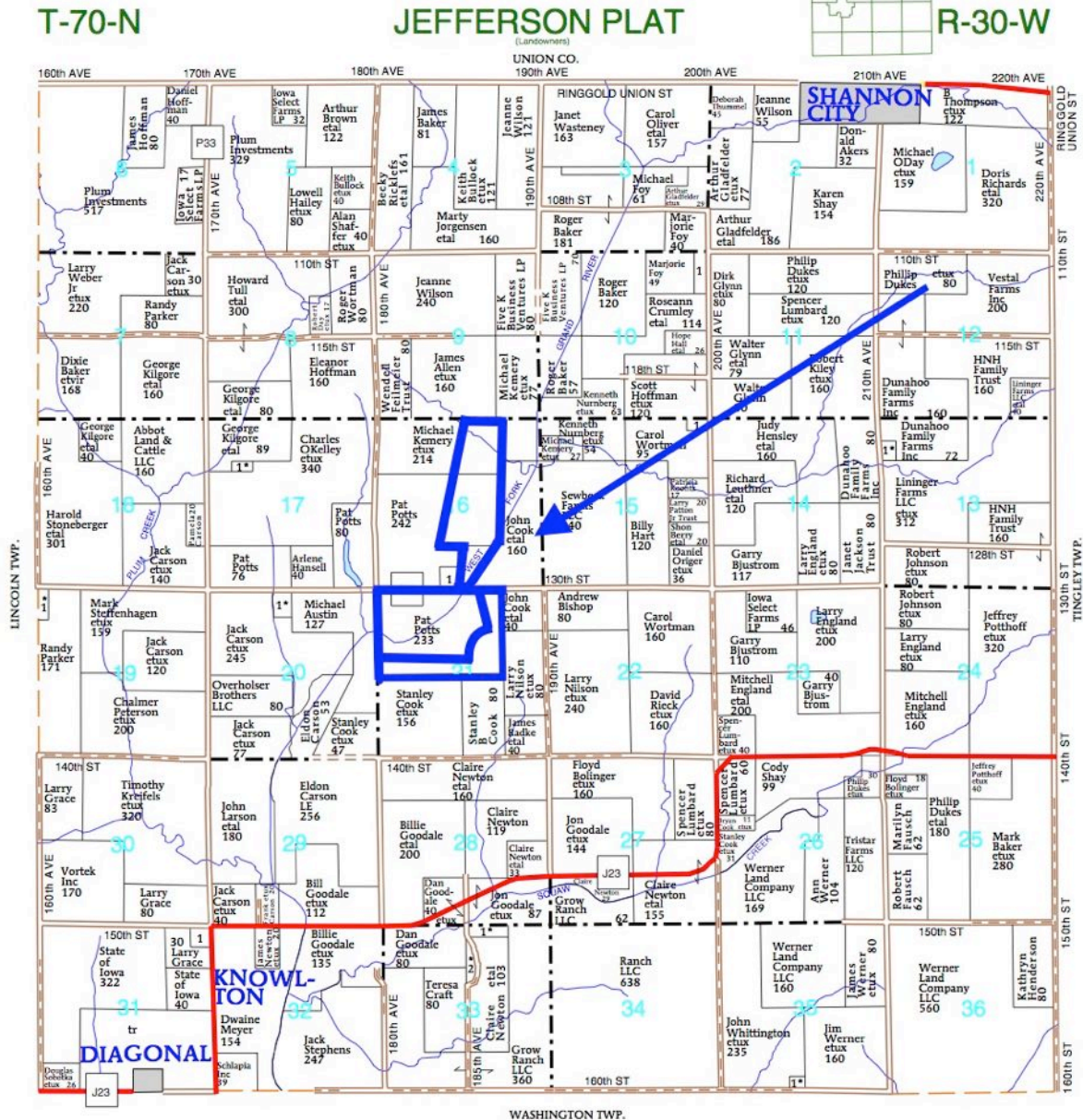
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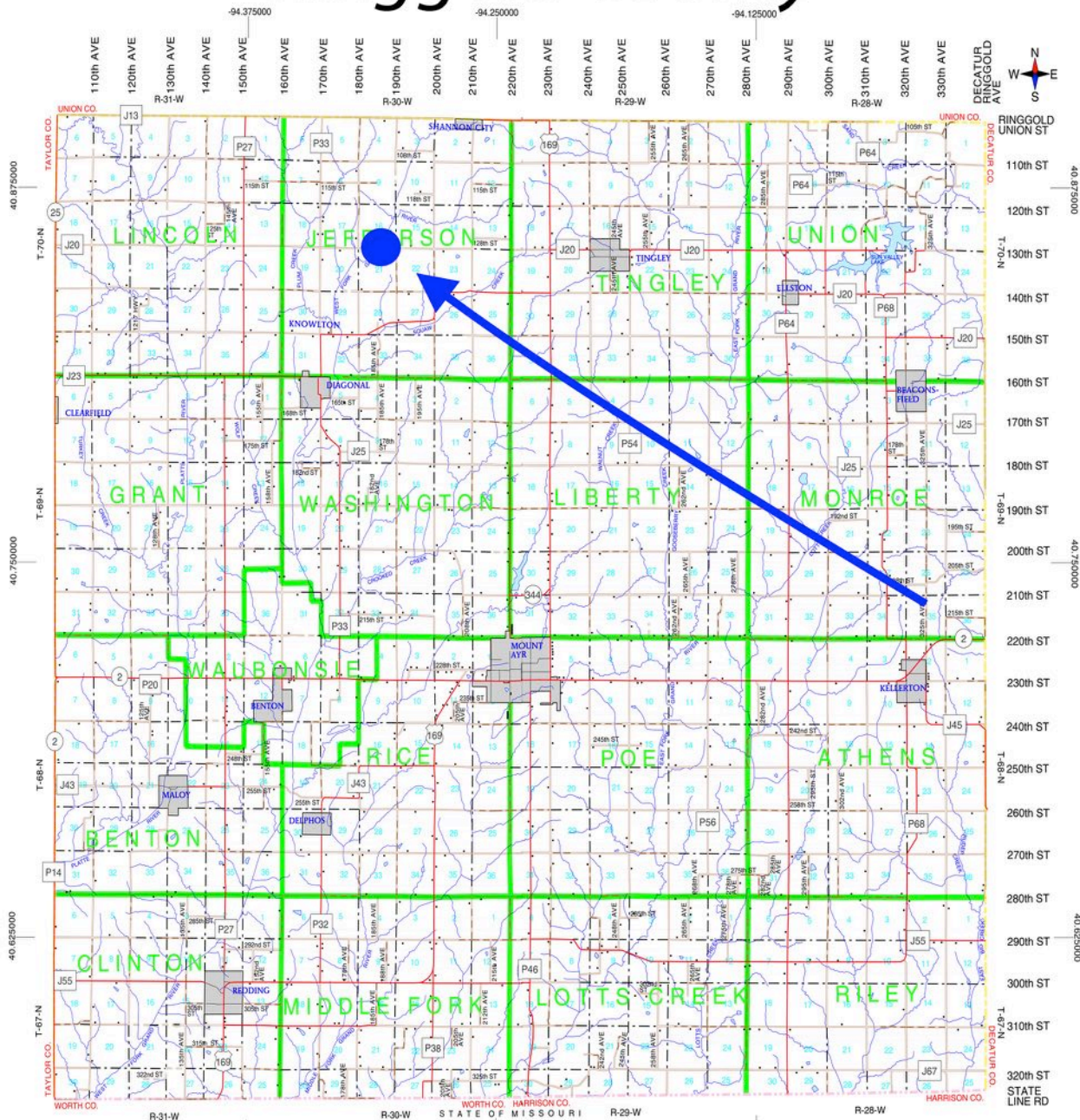
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## Ringgold County



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