

Prospectus

Preferred Properties of Iowa, Inc.



Buckingham 117 Farm

117 Taxable Acres, More or Less

Franklin Twp.

Decatur 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

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Agent/Owner
Tom Miller
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Sales Agents:

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500 W. Temple Street Lenox, IA 50851

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Buckingham 117 Farm 117 Taxable Acres M/L – Decatur Co.

PROPERTY DETAILS												
PRICE:	\$565,000.00											
TAXES:	\$1,790/annually <i>Decatur Co. Treasurer</i>											
LAND USE:	FSA shows 115.31 acres of total farmland of which there are 104.01 acres of effective cropland <i>Decatur County FSA</i>											
CSR DATA:	CSR2 – 43.9 <i>Decatur Co. Assessor</i> CSR1 - 37.7 CSR2 - 47.6 <i>Surety Maps</i>											
FSA DATA:	<table><tr><td>Cmddy</td><td>Acres</td><td>PLCYld</td></tr><tr><td>Corn</td><td>43.25</td><td>108</td></tr><tr><td>Beans</td><td>43.25</td><td>39</td></tr></table> <i>Decatur County FSA</i>			Cmddy	Acres	PLCYld	Corn	43.25	108	Beans	43.25	39
Cmddy	Acres	PLCYld										
Corn	43.25	108										
Beans	43.25	39										
LEGAL DESCRIPTION:	<i>N ½ NE ¼ and N ½ S ½ NE ¼ all in Section 20, Township 70 N, Range 25 West of 5th P.M., Decatur County, Iowa, and more particularly described by the abstract.</i>											
POSSESSION:	Upon Closing											
TERMS:	Cash, payable at closing											
AGENT:	Mark Pearson 641-344-2555											





COMMENTS:

Preferred Properties of Iowa, Inc, is proud to present the Buckingham 117 Farm! Take a look at this well cared for Decatur County Farm. The owner has operated this farm for 40 plus years with a desire to control erosion and maintain fertility. Its location allows for easy access to several grain buying locations and with nearly 90% of the farm consisting of tillable acres, this farm would fit well in your investment portfolio or farming operation! **Contact Listing Agent Mark Pearson at 641-344-2555 in order to schedule a showing.**

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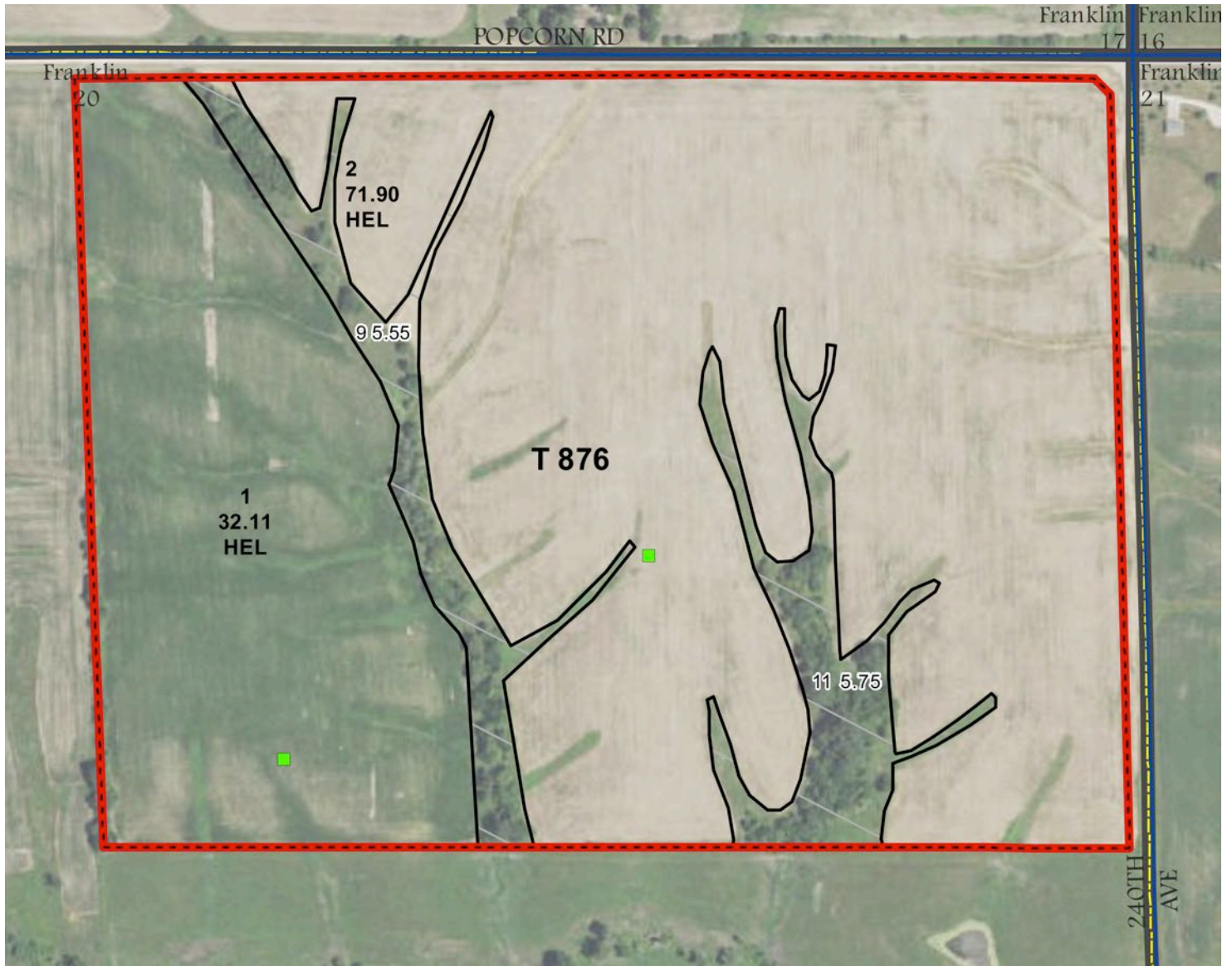
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Buckingham 117 Farm
117 Taxable Acres M/L – Decatur Co. Iowa

Aerial Map



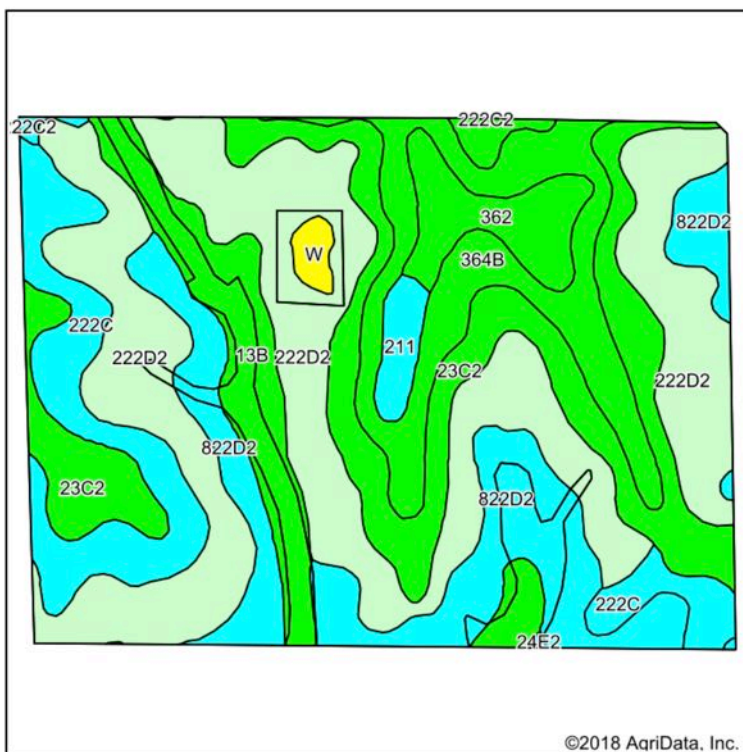
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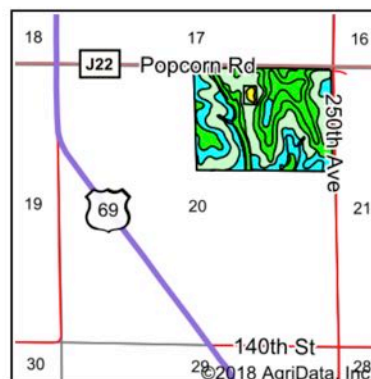
Buckingham 117 Farm 117 Taxable Acres M/L – Decatur Co. Iowa

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Decatur**
Location: **20-70N-25W**
Township: **Franklin**
Acres: **115.33**
Date: **3/30/2018**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA053, Soil Area Version: 23

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**	CS R	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	39.56	34.3%		IVe	112	2.4	32.5	2	3.4	26	10	51	51	18
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	20.10	17.4%		IIle	80	2.1	23.2	1.4	2.4	62	50	77	77	45
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	15.99	13.9%		IVe	100.8	2.6	29.2	1.8	3	30	15	57	57	35
364B	Grundy silty clay loam, 2 to 5 percent slopes	12.39	10.7%		Ile	80	2.1	23.2	1.4	2.4	72	75	77	77	42
222C	Clarinda silty clay loam, 5 to 9 percent slopes	11.17	9.7%		IVw	145.6	3.1	42.2	2.6	4.4	37	30	54	54	18
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	9.07	7.9%		IIw	200	4.2	58	3.6	6	76	55	85	85	41
362	Haig silty clay loam, 0 to 2 percent slopes	4.44	3.8%		IIw	80	1.7	23.2	1.4	2.4	83	70	73	73	17
211	Edina silt loam, 0 to 1 percent slopes	1.60	1.4%		IIIw	164.8	3.5	47.8	3	4.9	59	60	72	72	42
W	Water	0.77	0.7%			0	0	0	0	0	0	0		0	0
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.24	0.2%		IVw	140.8	3	40.8	2.5	4.2	34	25	46	46	16
Weighted Average						110.4	2.5	32	2	3.3	45.3	33.1	62.9	62.9	29.6

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

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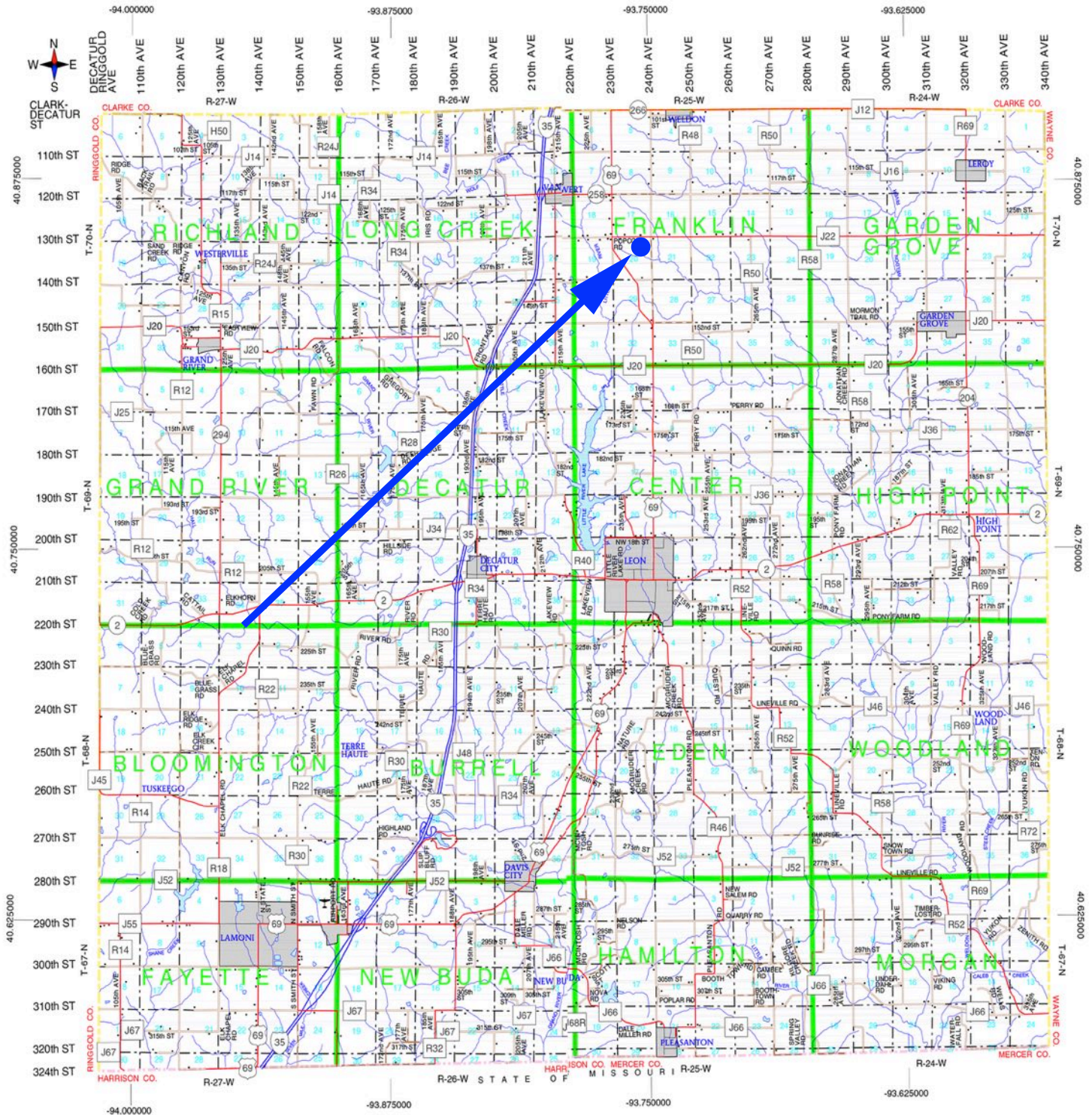
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DECATUR COUNTY



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