

Prospectus

Preferred Properties of Iowa, Inc.



Holland 110 Farm

110 Taxable Acres, More or Less

Buchanan Twp

Page County, IA

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:

David Brown
641-344-5559
Craig Donaldson
641-333-2705
Tracy Cameron
641-344-3616

Mark Pearson

641-344-2555

Brennan Kester

515-450-6030

Ryan Frederick

641-745-7769

Maury Moore

712-621-1455

Ed Drake

641-322-5145

Ralph Neill

641-322-3481

Curtis Kinker

641-333-2820

Ronald Holland

402-209-1097



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Holland 110 Farm 110 Taxable Acres M/L – Page Co., Iowa

PROPERTY DETAILS			
PRICE:	\$430,000.00		
TAXES:	\$1,846/year <i>Page Co. Treasurer</i>		
LAND USE:	FSA shows 108.67 acres of total farmland, with 94.74 effective tillable acres. Page Co. FSA		
CSR:	CSR1: 48.8 <i>Surety</i> CSR2: 58.3 <i>Surety</i> CSR2: 53.83 <i>Page Co. Assessor</i>		
FSA DATA:	<u>Cmdty</u>	<u>Acres</u>	<u>PLCYld</u>
	Corn	82.22	95
	Oats	2.70	45
	Page Co. FSA		
INCOME:	\$16,579 cash rent In development stages for a wind turbine to be put on property.		
POSSESSION:	Upon Closing, may be subject to farm tenancy		
TERMS:	Cash, payable at closing		
LOCATION:	Approx. 6.5 miles Northeast of Braddyville, Iowa		
LEGAL DESCRIPTION:	See attachment		
AGENT:	Tom Miller – 712-621-1281		
			
COMMENTS			
Presenting the Holland 110 Farm, a quality row crop farm located near Braddyville, Iowa with some timber acres as well. This property features highly productive soils and it is located in a strong agricultural area. This farm also features some nice recreation potential with some nice timber acres. <u>Contact Tom Miller at 712-621-1281 to view this property or to learn more.</u> Please Note: The Seller has active Iowa Real Estate Salesperson License and is affiliated with Preferred Properties of Iowa, Inc.			



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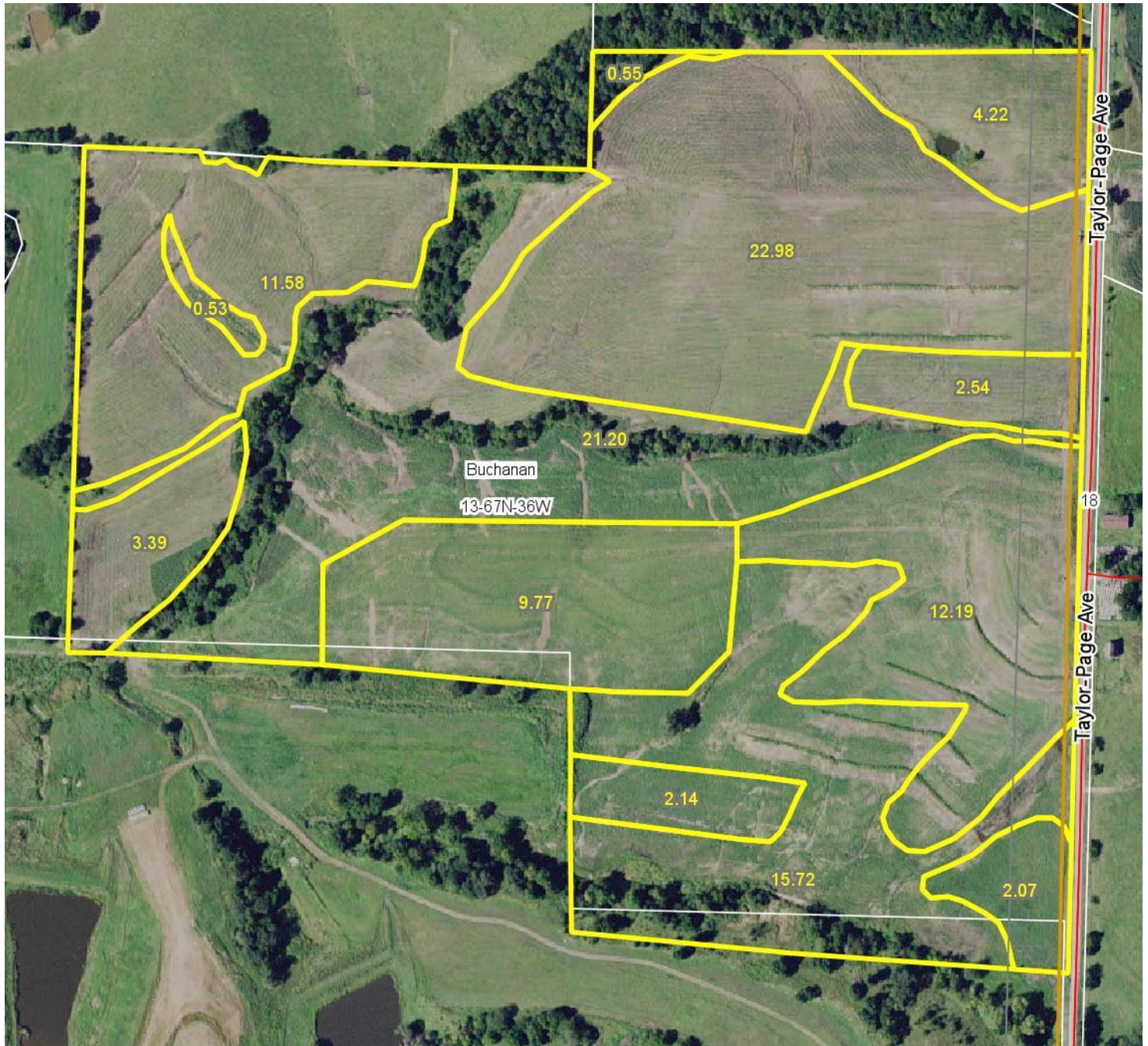
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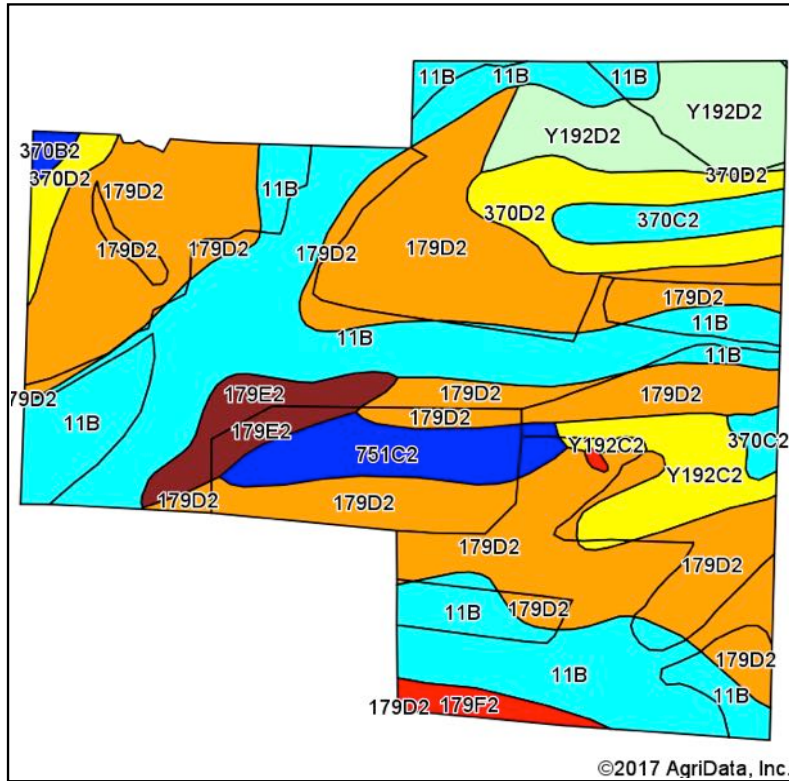
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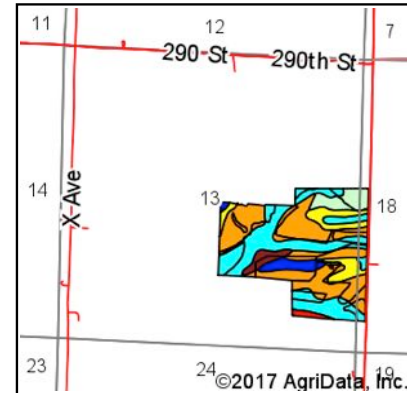
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Holland 110 Farm 110 Taxable Acres M/L – Page Co., Iowa Soils Map



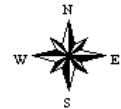
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Page**
Location: **13-67N-36W**
Township: **Buchanan**
Acres: **108.88**
Date: **2/2/2017**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA145, 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	NCCPI Overall
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	44.13	40.5%		IVe	163.2	4.6	47.3	2.9	4.9	47	43	65
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	33.31	30.6%		IIw	216	4.5	62.6	3.9	6.5	80	65	95
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.06	6.5%		IVe						29		53
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	6.73	6.2%		IIle	164.8	4.6	47.8	3	4.9	54	55	68
751C2	Northboro silt loam, 5 to 9 percent slopes, moderately eroded	4.67	4.3%		IIle	187.2	5.2	54.3	3.4	5.6	82	58	78
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.59	4.2%		IIle						51		55
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	3.60	3.3%		VIe	139.2	3.9	40.4	2.5	4.2	35	33	62
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	2.98	2.7%		IIle	204.8	5.7	59.4	3.7	6.1	80	65	71
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	1.30	1.2%		VIIe	115.2	3.2	33.4	2.1	3.5	17	13	49
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	0.42	0.4%		Ile	220.8	6.2	64	4	6.6	88	80	72
W	Water	0.09	0.1%			0	0	0	0	0	0	0	0
Weighted Average						162.9	4.1	47.2	2.9	4.9	58.3	51	73.6

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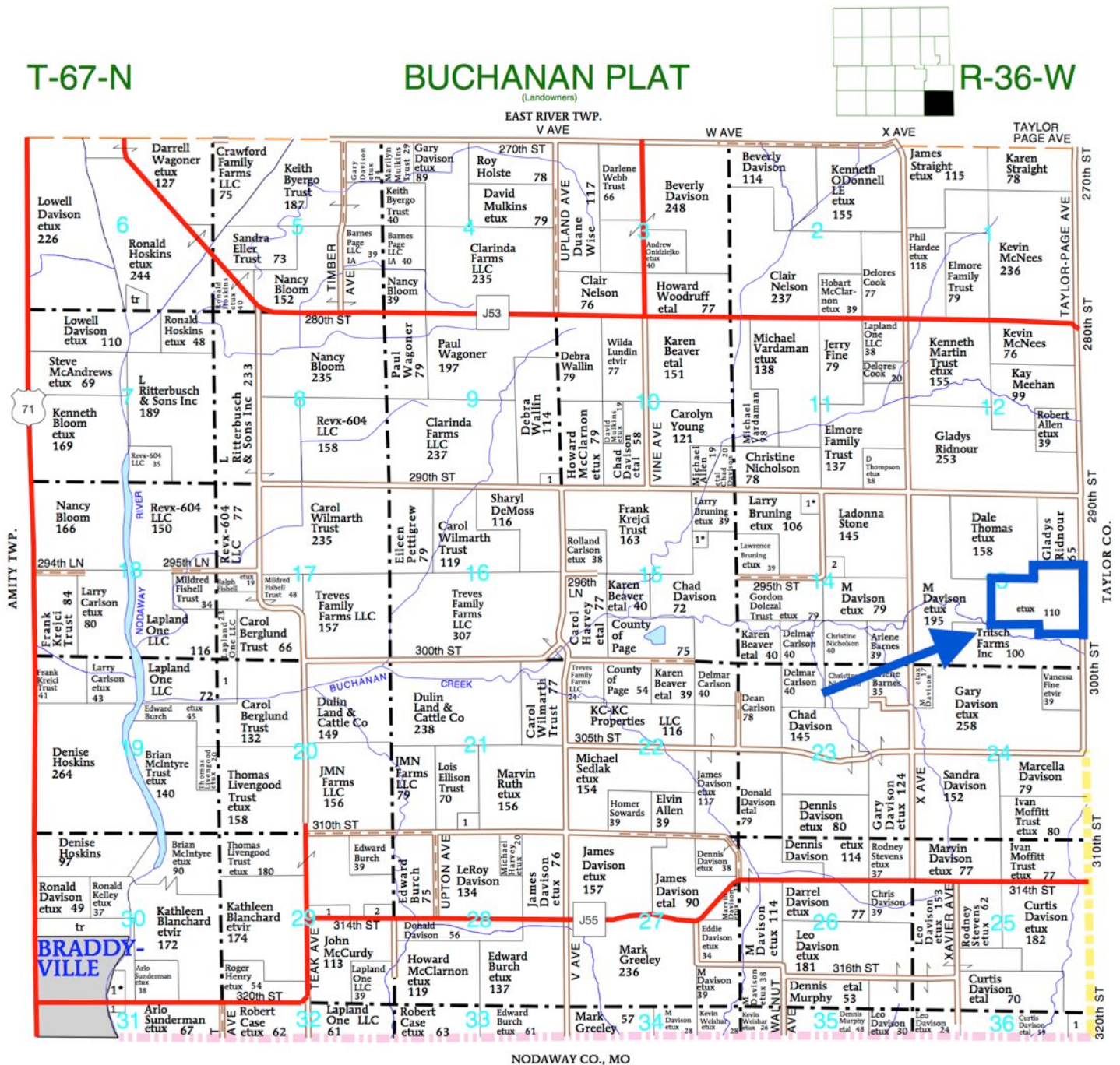
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T-67-N

BUCHANAN PLAT

R-36-W



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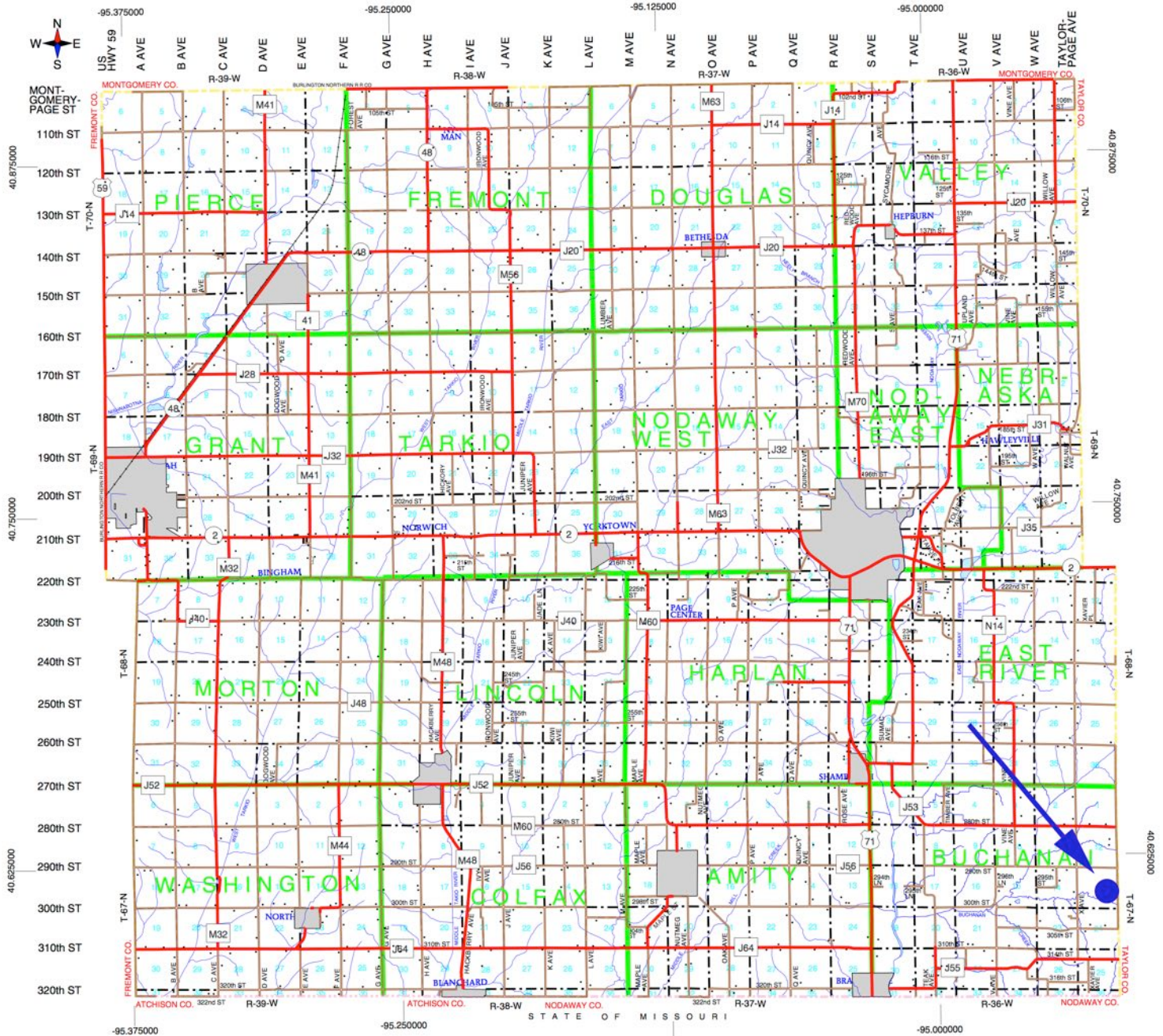
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