

Prospectus

Preferred Properties of Iowa, Inc.



Palmer 77 Farm

77 taxable acres, more or less

Gay Township

Taylor 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 US: 641-333-2705

Broker/Owner

Dan Zech
712-303-7085

Agent/Owner
Tom Miller
712-621-1281

Sales Agents:

Brennan Kester
515-460-6030

Maury Moore
712-621-1455

Cole Winther
712-621-0966

Mark Pearson
641-344-2555

Curtis Kinker
641-344-6329

Ryan Frederick
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Chad Bals
641-745-9587

Ed Drake
641-322-5145

Fletcher Sunderman
712-370-5241

Adalina Morales
712-621-1822

Ronald Holland
402-209-1097



preferredpropertiesofiowa.com

500 W. Temple Street Lenox, IA 50851

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Palmer 77 Farm 77 taxable Acres, ML – Taylor Co.

PROPERTY DETAILS

PRICE:	\$375,000.00			
TERMS:	Cash, Payable upon closing			
TAXES:	\$1,204 annually		Taylor Co. Treasurer	
POSSESSION:	At closing, may be subject to farm tenancy.			
LAND USE:	FSA shows 77 acres of total farmland of which there are 65.77 acres of cropland, with 65.35 acres enrolled in the Conservation Reserve Program (CRP). Taylor Co. FSA			
FSA DATA:	Crop	Base Acres	PLC Yield	CRP Red.
	WHEAT	0.0	0	7.1
	CORN.	0.42	85	16.1
	Taylor Co. FSA			
CSR DATA:	CSR Avg: 49.06 CSR2: 61.2		Taylor Co. Assessor Surety Maps	
CRP DATA:	\$15,659 total CRP payment as follows: - 36.83 acres @ \$241.89/acre = \$8,909 annually, exp. 9/30/2025 - 28.52 acres @ \$236.67/acre=\$6,750 annually, exp. 9/30/2025 Taylor Co. FSA			
LOCATION:	North from Blockton, IA, on Winchester Ave. & 280 th Street. Farm lies on the north side of 280 th St.			
LEGAL DESCRIPTION:	See Preferred Properties of Iowa			



COMMENTS

Presenting the Palmer 77 Farm. This 77 taxable acre tract is located North of Blockton, Iowa. Income is government backed in the CRP program until 2025. The farm also has timbered draws for hunting or for a potential recreation lease, as there is plenty of wildlife. Above average soils (61.2 CSR2), locked-in income, and a good location. What's not to like? Let your money work for you!

Call Brennan Kester for a showing or for more information at 515-450-6030.

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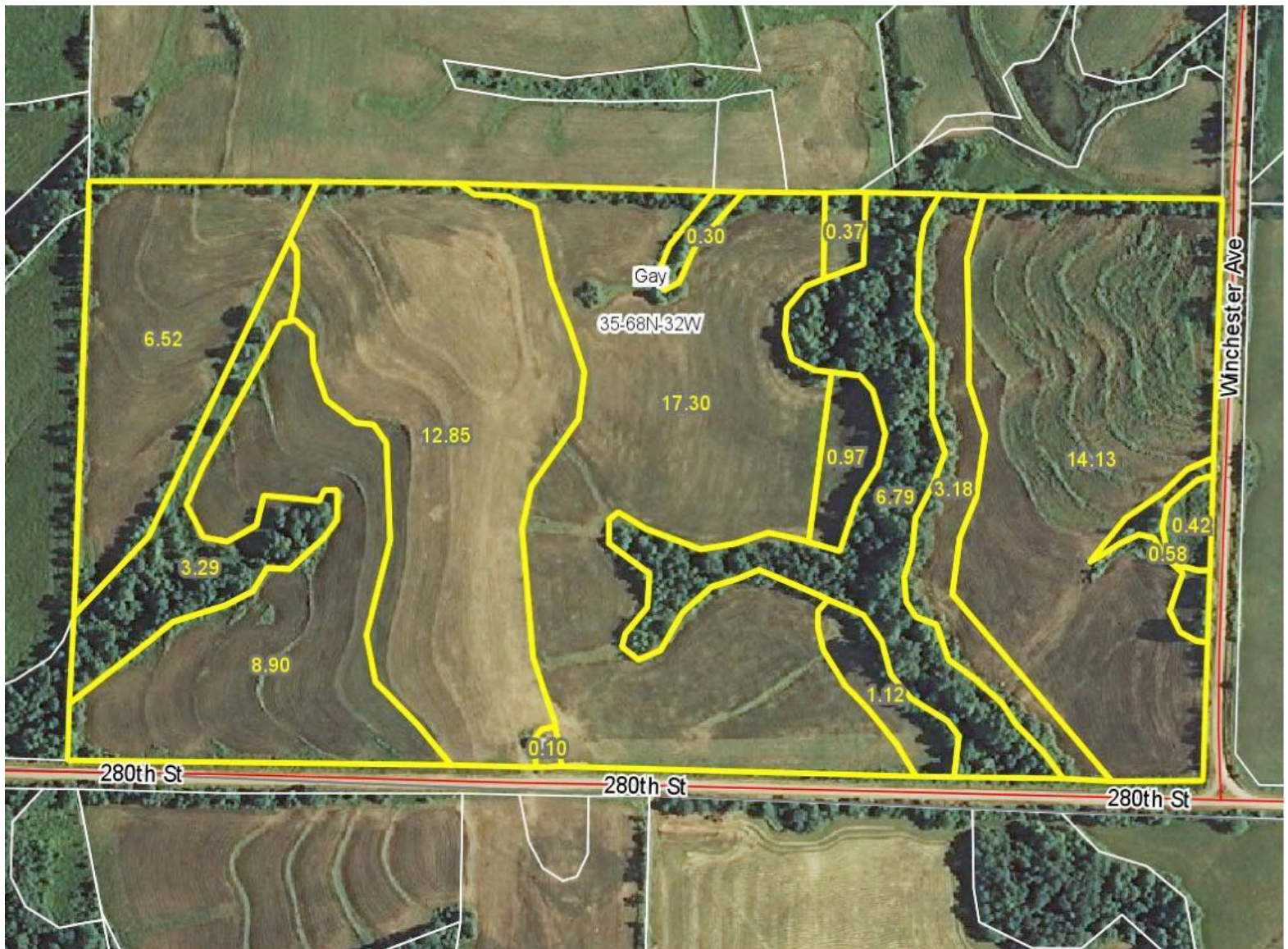
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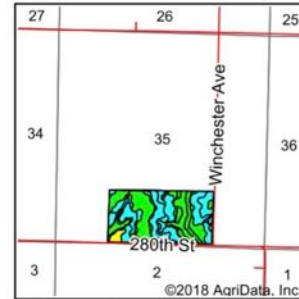
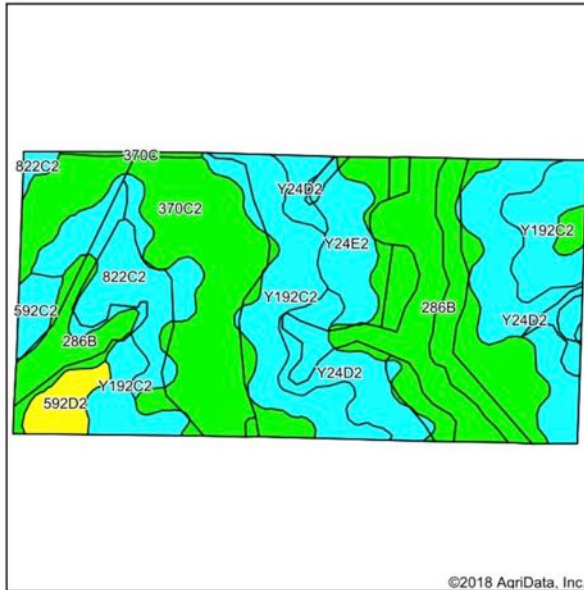
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Palmer 77 Farm 77 taxable Acres ML – Taylor Co. Soils Map



State: **Iowa**
County: **Taylor**
Location: **35-68N-32W**
Township: **Gay**
Acres: **76.82**
Date: **6/26/2018**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA173, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	19.83	25.8%		Illw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	15.94	20.7%		Ille	204.8	5.7	59.4	3.7	6.1	80	67	71	71	48
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	13.26	17.3%		Ille	0	0	0	0	0	51		55	55	30
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	13.10	17.1%		Ille	0	0	0	0	0	49		68	68	44
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	7.81	10.2%		Ille	129.6	3.4	37.6	2.3	3.9	40	30	56	56	39
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	3.53	4.6%		IVe	0	0	0	0	0	35		64	64	41
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	1.81	2.4%		IVe	88	2.3	25.5	1.6	2.6	10	5	49	49	30
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	1.24	1.6%		Ille	115.2	3	33.4	2.1	3.5	34	20	52	52	32
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.30	0.4%		Ille	209.6	5.9	60.8	3.8	6.3	82	72	92	92	66
Weighted Average						116.2	2.8	33.7	2.1	3.5	61.2	51	70.8	70.8	40.6

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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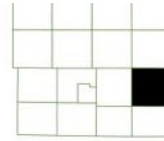
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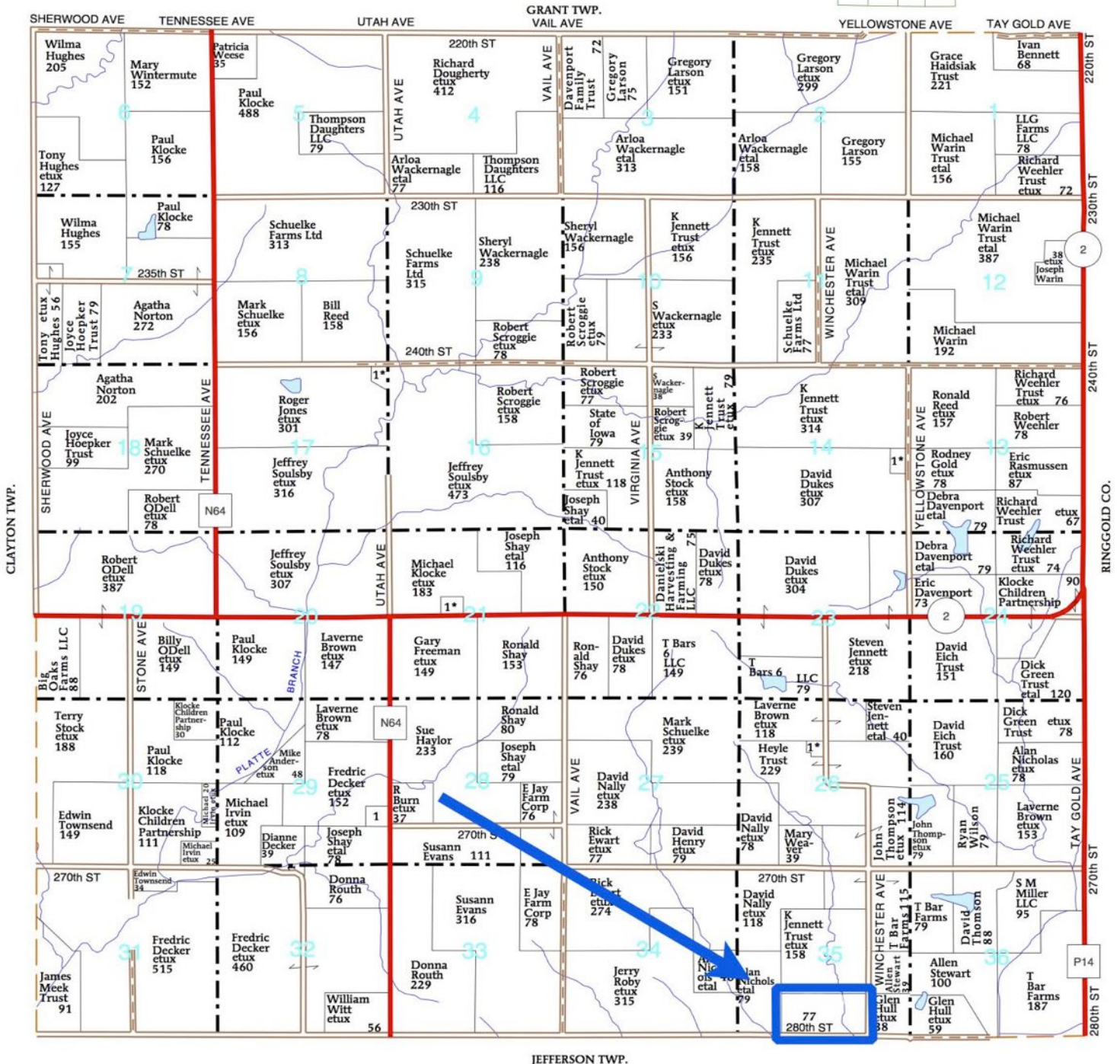
T-68-N

GAY PLAT

(Landowners)



R-32-W



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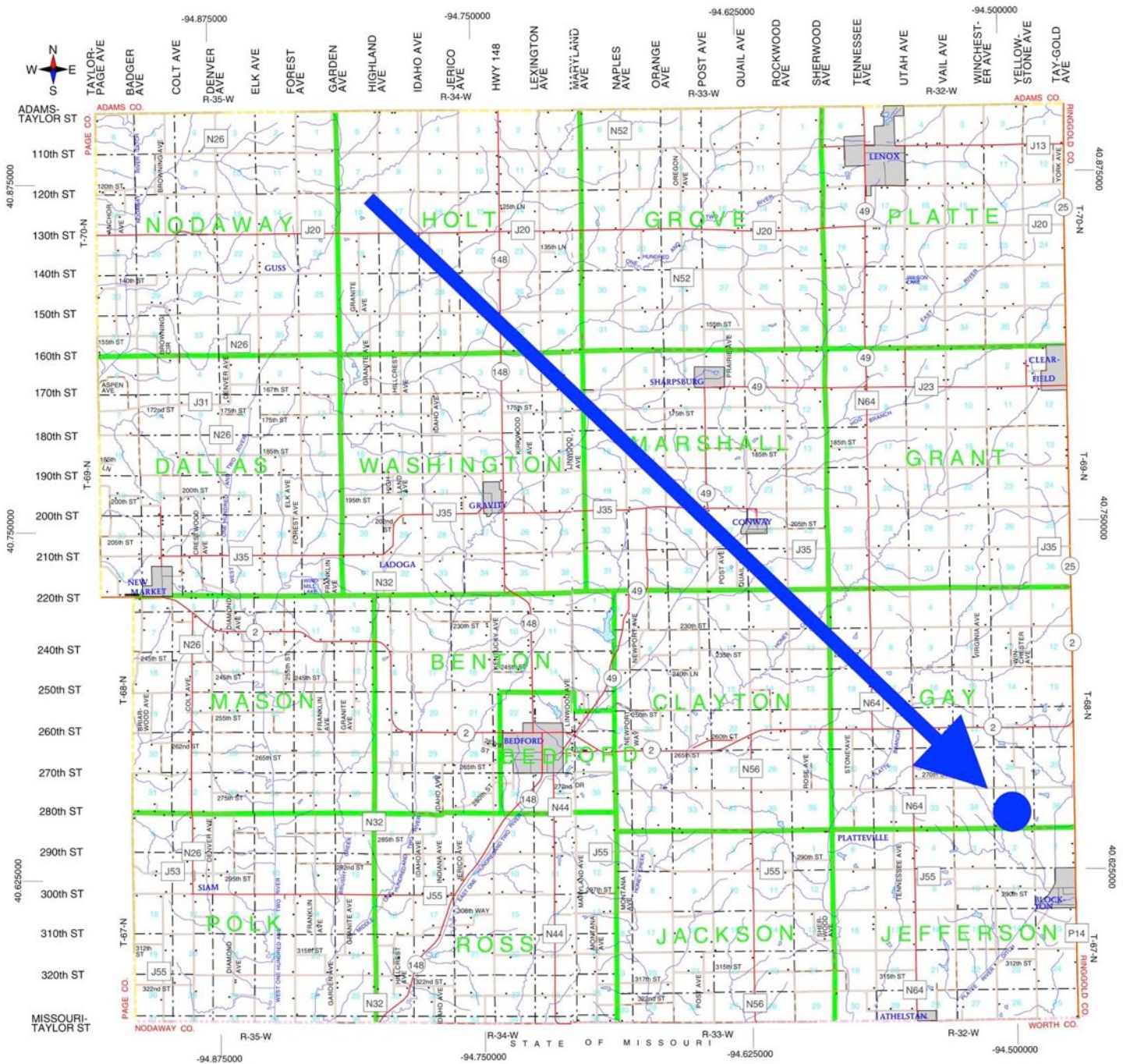
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