

Prospectus

Preferred Properties of Iowa, Inc.



Ulring Farm

787.62 Taxable Acres More or Less

Morgan Twp.

Mercer 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.



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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787.62 Taxable Acres M/L – Mercer Co., MO

PROPERTY DETAILS								
PRICE:	\$2,750,000.00	 						
TAXES:	\$2,161.79/year Mercer County Treasurer							
LAND USE:	FSA shows 778.91 farmland acres, with 603.65 effective acres of cropland. Mercer County FSA							
CSR DATA:	NCCPI Overall- 64 Surety Maps							
FSA DATA:	<table><tr><th>Cmdty</th><th>Acres</th><th>PLCYld</th></tr><tr><td colspan="3">This will be need to be reconfigured by FSA.</td></tr></table>		Cmdty	Acres	PLCYld	This will be need to be reconfigured by FSA.		
Cmdty	Acres		PLCYld					
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POSSESSION:	Upon Closing							
TERMS:	Cash, payable at closing							
LOCATION:	Northeast of Princeton, MO							
LEGAL DESCRIPTION:	See Addendum							
AGENT:	Dan Zech (712)303-7085							
COMMENTS								
<p>Presenting the Ulring Farm, 787.62 taxable acres, with 603.65 effective tillable acres of cropland. This is a beautiful contiguous tract with fantastic hunting, super income, very reasonable taxes, four ponds stocked with bass, crappie, catfish, and bluegills. Strong tenant is in place. Huge bottom acres which owner says is tiled and very productive. Loaded with deer and turkey. You would be hard pressed to find this large a tract with this income, hunting and fishing, and recreation of all kinds. This is one of a kind. These types of properties will get more valuable because of the scarcity.</p> <p>Owner is looking for offers.</p> <p><u>Contact Dan Zech, (712) 303-7085, to view this property or to learn more.</u></p>								

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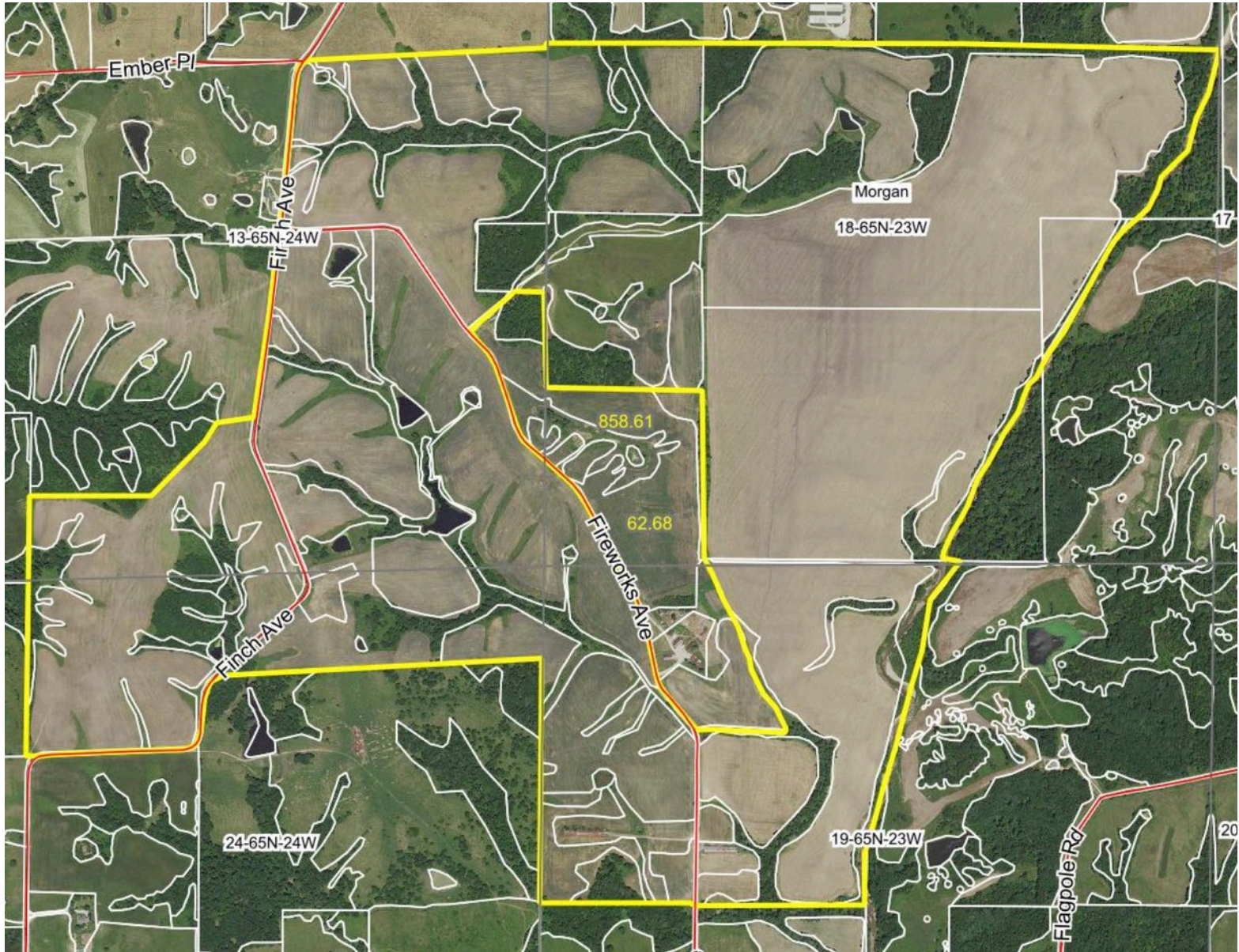
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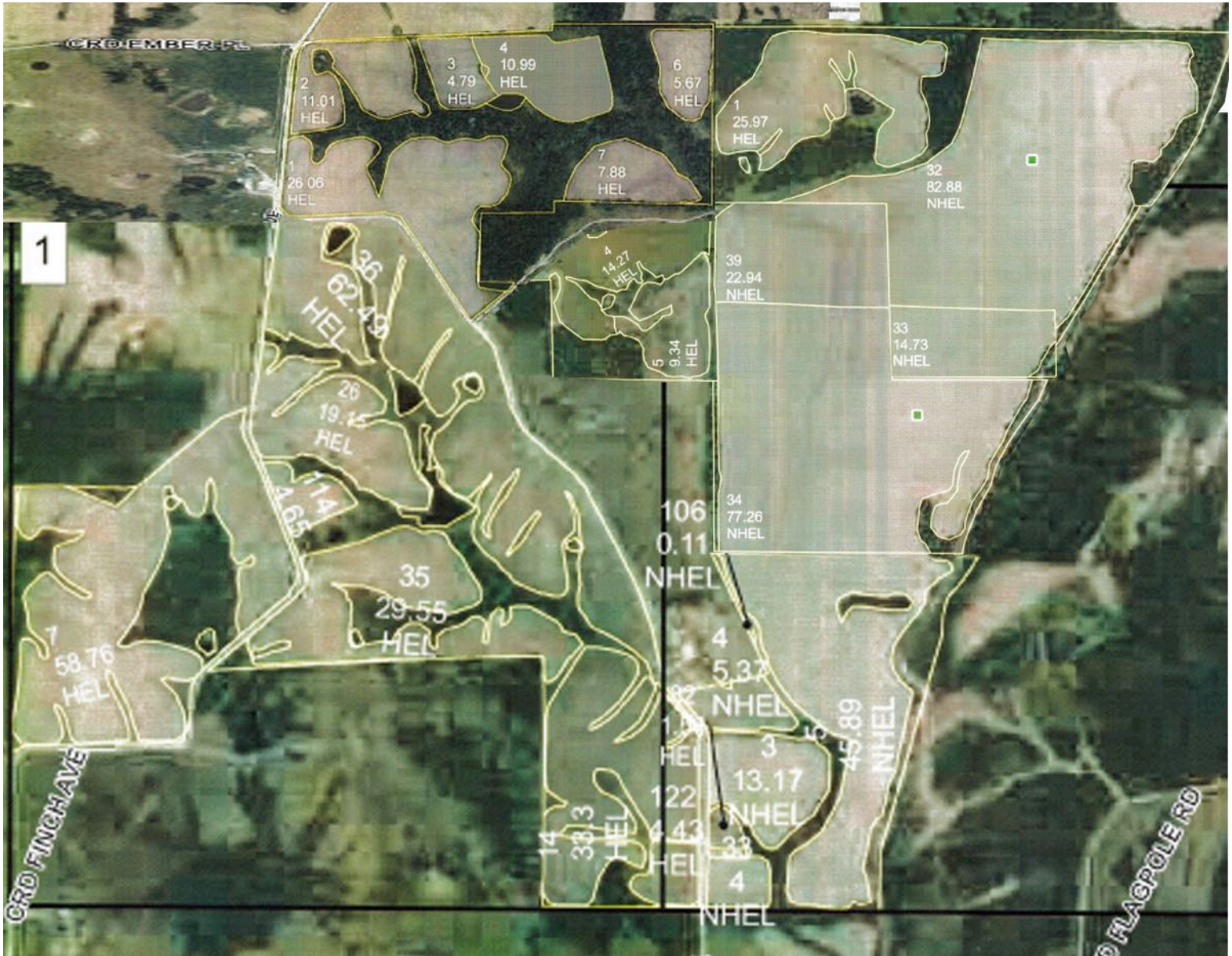
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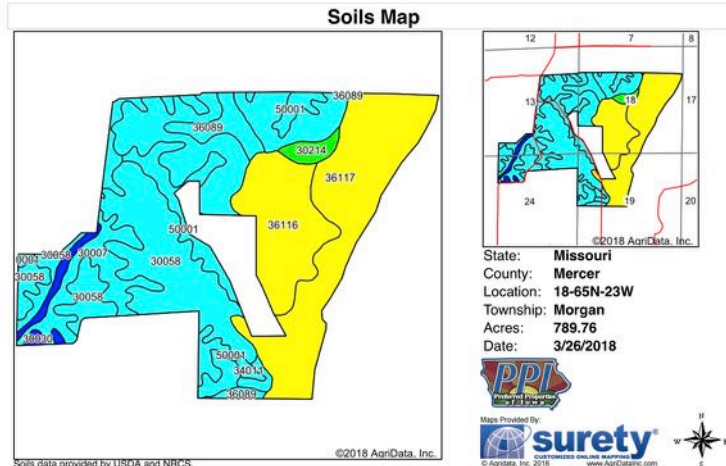
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Area Symbol: MO129, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-ir Class °C	Corn	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	Soybeans	Winter wheat	Grain sorghum	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
30058	Gara loam, 14 to 18 percent slopes, moderately eroded	296.89	37.6%		Vle											55	55	39
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	189.75	24.0%		Ilw											80	80	62
36116	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	104.09	13.2%		Ilw											72	72	13
30007	Adair loam, 5 to 9 percent slopes, eroded	79.19	10.0%		Ille	5	8	7	8	7	8					52	52	32
50001	Armstrong loam, 5 to 9 percent slopes, eroded	56.82	7.2%		Ille	5	5	8	7	8	7	8	2	2	4	56	56	29
36089	Nodaway-Humeston-Vigor complex, 1 to 6 percent slopes	28.49	3.6%		Illw				7	8	8	10				70	70	45
30214	Vigra loam, 2 to 5 percent slopes, rarely flooded	11.73	1.5%		Ille				8	9	8	10				88	88	62
30119	Lagonda silty clay loam, 2 to 5 percent slopes, eroded	9.73	1.2%		Ille	5	8	7	8	7	8					49	44	33
30043	Caleb-Mystic complex, 5 to 14 percent slopes, eroded	5.82	0.7%		IVle	6	8	7	7	7	8					55	54	37
34011	Pering silt loam, terrace, 2 to 6 percent slopes	3.63	0.5%		Ille	5	5	8	7	8	7	8	2	2		58	58	38
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.62	0.5%		IVle											50	50	29
		Weighted Average				0.4	1	1.6	1.7	2	1.8	2.1	0.2	0.2	0.3	64	63.9	40.1

The information contained herein is for informational purposes only and does not constitute an offer of insurance. 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.

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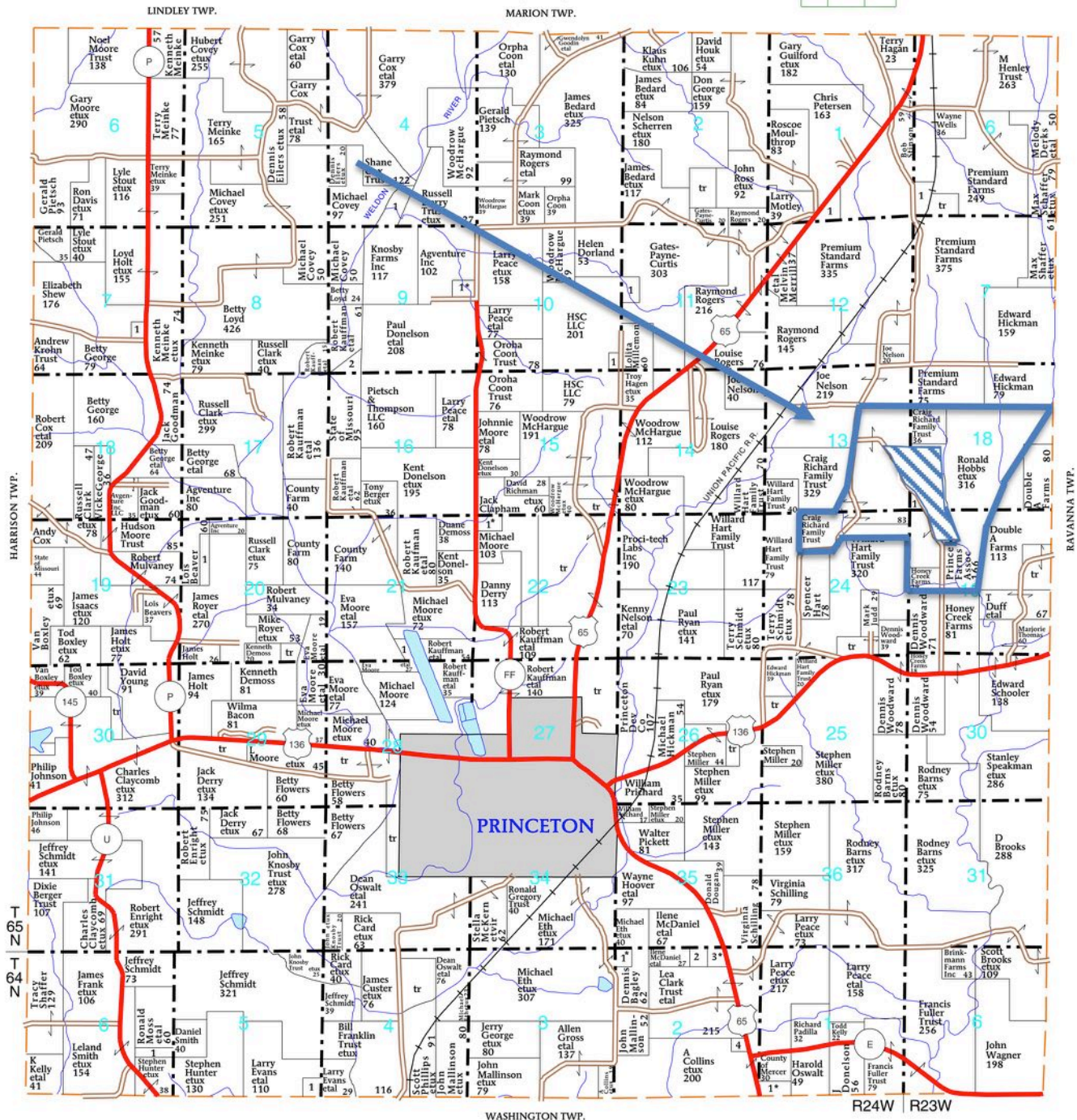
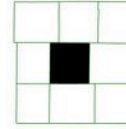
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T-64-65-N

MORGAN PLAT

(Landowners)

R-23-24-W



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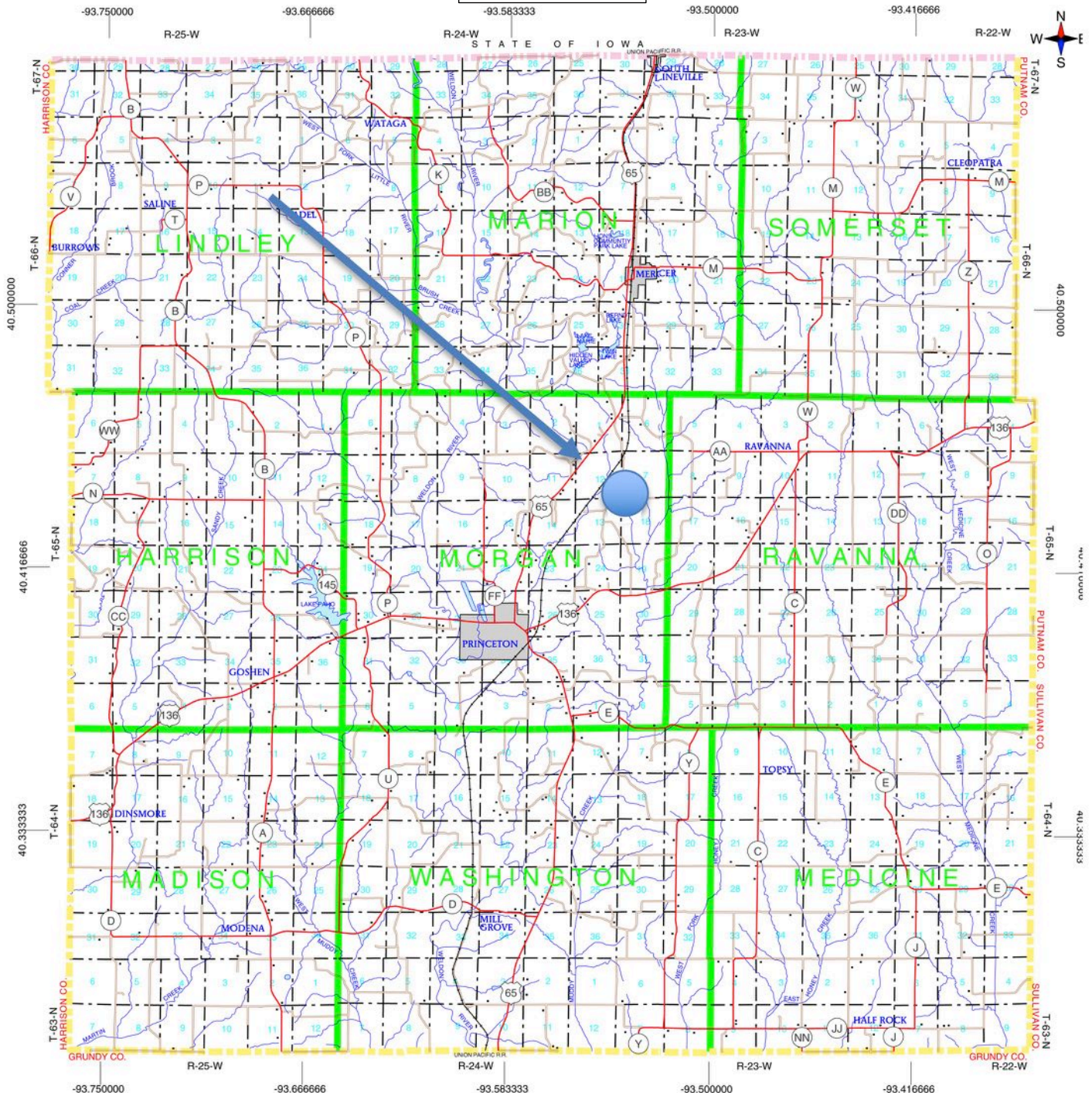


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Mercer County



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