

Prospectus

Preferred Properties of Iowa, Inc.



Coder Farm

100.2 Taxable Acres, More or Less

Adams 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:

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
641-745-7769

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

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100.2 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS		
PRICE:	\$400,000.00	 
TAXES:	\$1,288/year Adams County Treasurer	
LAND USE:	FSA shows 99.76 farmland acres. Adams County FSA 80 acres, m/l, of pasture. Surety Maps	
CSR DATA:	CSR2- 49 NCCPI Overall- 58.9 Surety Maps	
POSSESSION:	Upon Closing	
TERMS:	Cash, payable at closing	
LOCATION:	South of 170 th Street, near Lake Icaria, in Quincy Township of Adams County.	
LEGAL DESCRIPTION:	See Addendum	
AGENT:	Tom Miller (712) 621-1281	
COMMENTS		
<p>Presenting the Coder Farm. Rare pasture for sale, some new fences, plenty of water, recreation, near Lake Icaria. A must-see if you are interested in pasture or maybe some development potential. Looking for offers.</p> <p><u>Contact Tom Miller, (712) 621-1281, to view this property or to learn more.</u></p>		

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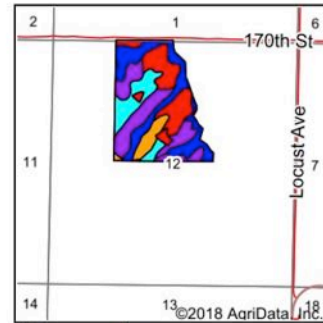
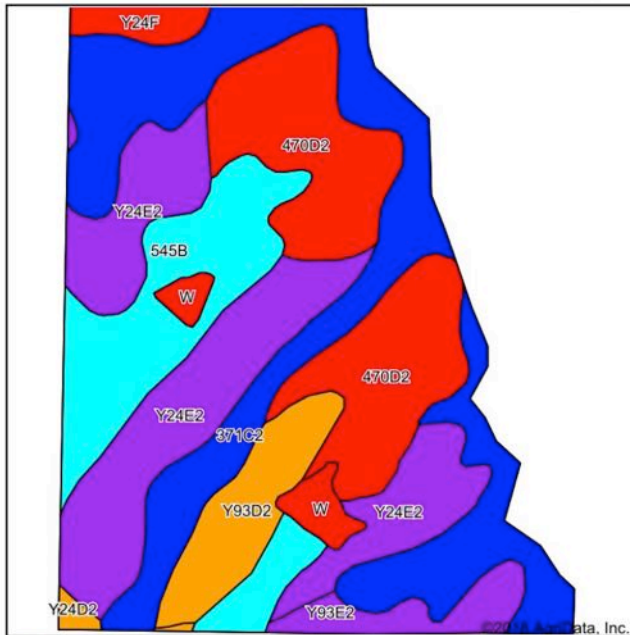
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100.2 Taxable Acres M/L – Adams County, IA
Soils Map



State: Iowa
County: Adams
Location: 12-72N-34W
Township: Quincy
Acres: 99.76
Date: 7/18/2018



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 29															
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	NCCPI Corn	NCCPI Small Grains
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	28.30	28.4%		IIIe	168	4.7	48.7	3	5	79	64	74	74	45
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	23.47	23.5%		IVe	0	0	0	0	0	35		64	64	41
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	19.90	19.9%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	14.04	14.1%		IIe	177.6	3.7	51.5	3.2	5.3	63	52	27	7	0
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	6.24	6.3%		IIIe	0	0	0	0	0	41		60	60	37
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	3.35	3.4%		IVe	0	0	0	0	0	30		54	54	34
W	Water	2.16	2.2%			0	0	0	0	0	0	0		0	0
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	1.77	1.8%		VIe	0	0	0	0	0	27		63	63	32
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.53	0.5%		IIIe	0	0	0	0	0	49		68	68	44
Weighted Average						99.5	2.6	28.8	1.8	3	49	*	58.9	56	34.2

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

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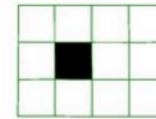
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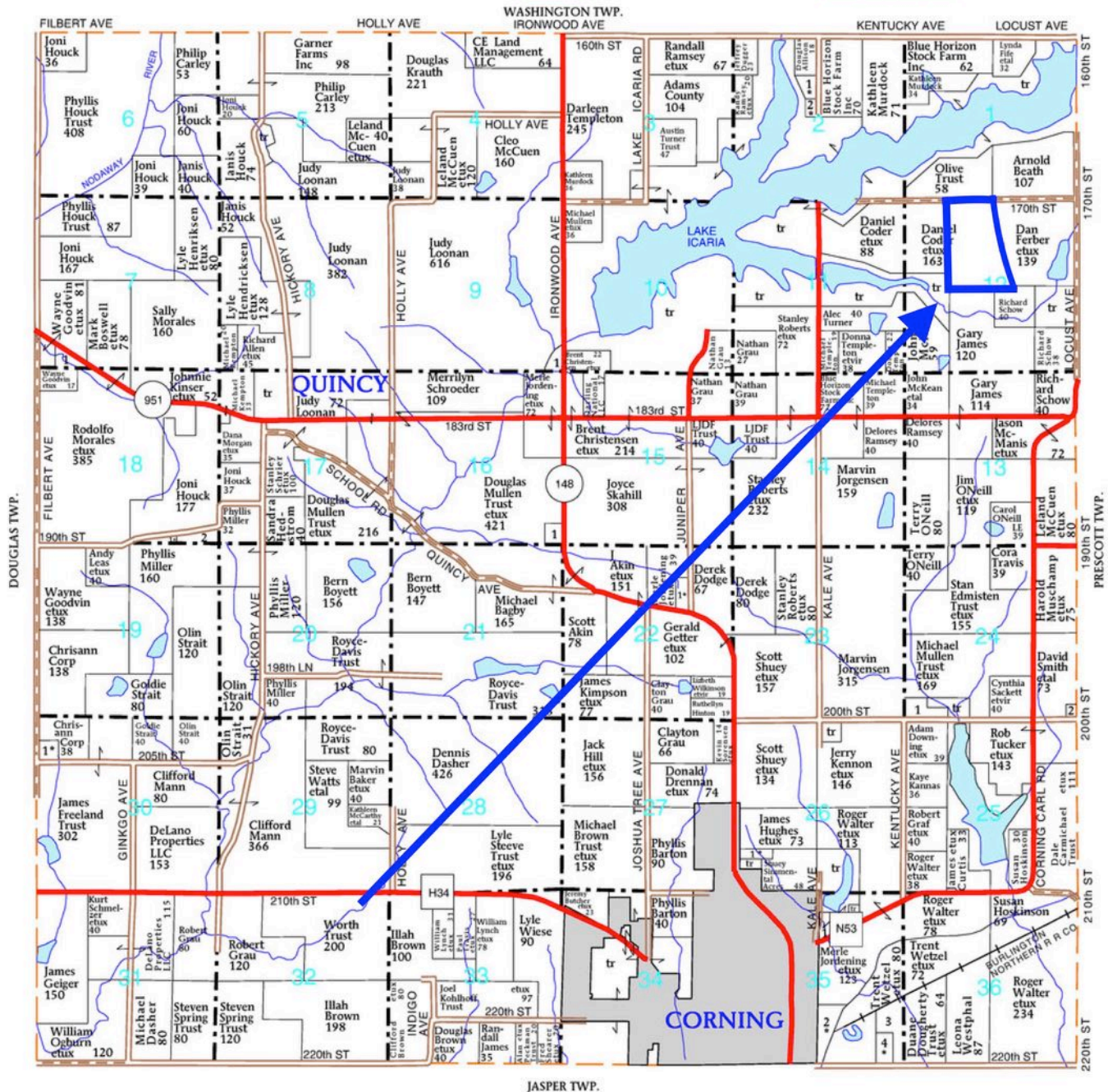
T-72-N

QUINCY PLAT

(Landowners)



R-34-W



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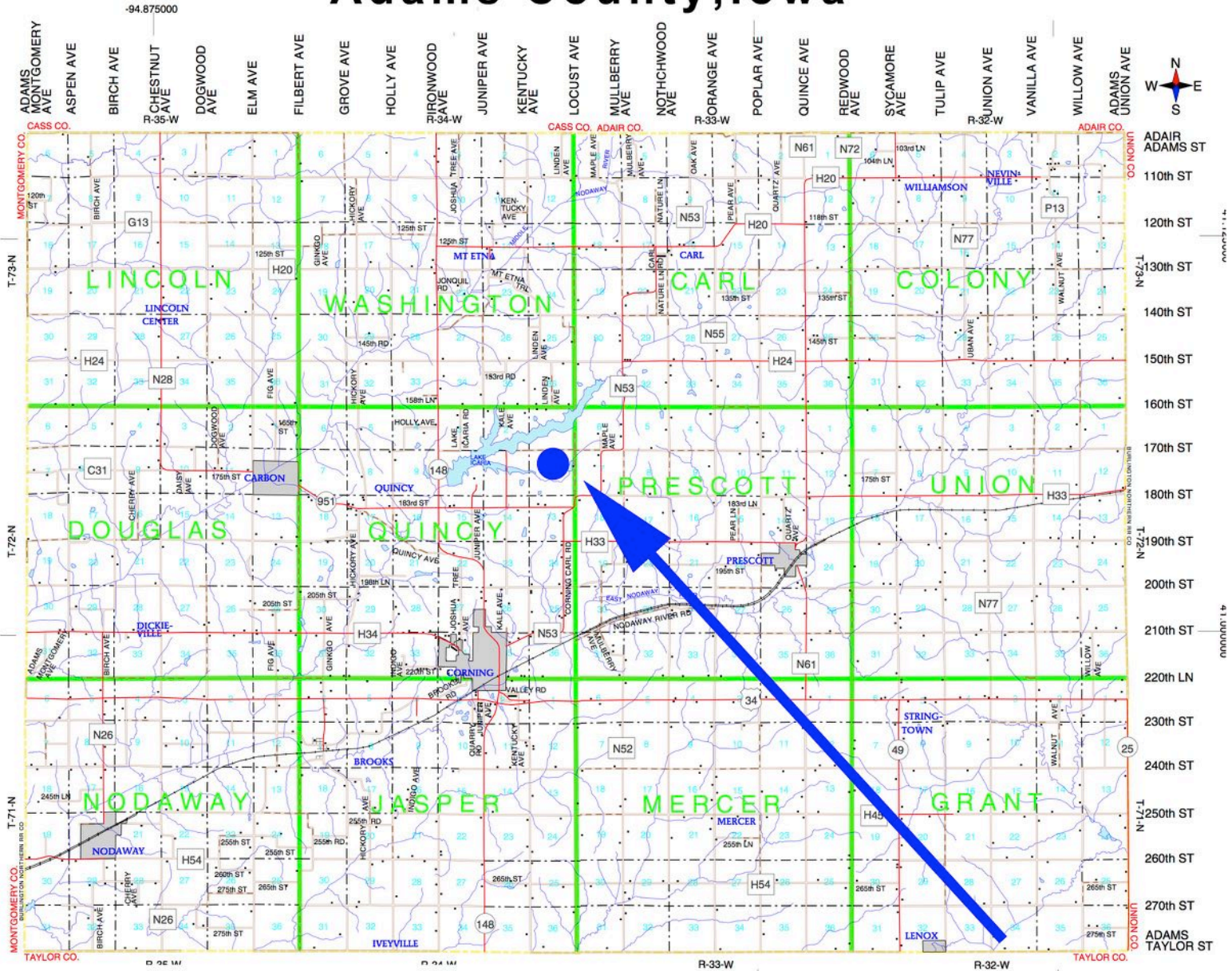
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Adams County, Iowa



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