

Prospectus

Preferred Properties of Iowa, Inc.



Gray Farm

192.81 Taxable Acres More or Less

Buchanan Twp.

Page 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	Sales Agents:		Mark Pearson	Ed Drake
	Broker/Owner	David Brown	641-344-5559	641-344-2555	641-322-5145
	Dan Zech	Craig Donaldson	515-450-6030	Brennan Kester	Ralph Neill
	712-303-7085	641-333-2705	Ryan Frederick	641-322-3481	Curtis Kinker
	Agent/Owner	Tracy Cameron	641-745-7769	641-333-2820	Ronald Holland
Tom Miller		641-344-3616	Maury Moore	712-621-1455	402-209-1097
712-621-1281					



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Prospectus

Gray Farm 192.81 Taxable Acres M/L – Page County, IA

PROPERTY DETAILS																								
PRICE:	\$845,000.00																							
TAXES:	\$3,804/year. <i>Page County Treasurer</i>																							
LAND USE:	FSA shows 195.18 farmland acres, with 175.25 cropland acres, 115.18 acres of CRP and 60.07 effective cropland acres. <i>Page County FSA</i>																							
CSR DATA:	CSR2- 61.4 <i>Surety Maps</i>																							
FSA DATA:	<table><tr><th>Cmdty</th><th>Base Ac.</th><th>PLCYld</th></tr><tr><td>Wheat</td><td>4.10</td><td>32</td></tr><tr><td>Oats</td><td>1.50</td><td>45</td></tr><tr><td>Corn</td><td>36.18</td><td>95</td></tr><tr><td>Sorghum</td><td>3.00</td><td>70</td></tr><tr><td>Soybeans</td><td>1.60.</td><td>33</td></tr><tr><td>TOTAL</td><td>46.38.</td><td><i>Page County FSA</i></td></tr></table>			Cmdty	Base Ac.	PLCYld	Wheat	4.10	32	Oats	1.50	45	Corn	36.18	95	Sorghum	3.00	70	Soybeans	1.60.	33	TOTAL	46.38.	<i>Page County FSA</i>
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TOTAL	46.38.	<i>Page County FSA</i>																						
CRP INCOME:	\$25,840 annual CRP payment, as follows: •105.52 acres @ \$220.99/ac. = \$23,319, expires in 09/2025. •9.66 acres @ \$260.93/ac.= \$2,521, expires in 09/2025. <i>Page County FSA</i>																							
POSSESSION:	Upon Closing																							
TERMS:	Cash, payable at closing																							
LOCATION:	310 th Street & V Avenue, Braddyville																							
LEGAL DESCRIPTION:	<i>See Addendum</i>																							
AGENT:	Cole Winther (712)621-0966																							
COMMENTS																								
<p>Presenting the Gray Farm. If you are looking for a solid income investment with great return take a look at the Gray Farm in southern Page County Iowa. This mostly tillable farm is listed at an ROI of over 4.3%! The CRP is bid in until 2025 and boasts great returns and great pheasant and quail hunting opportunities. The current effective crop acres are rented at \$180/acre and have a CSR 2 of 58.8 (per Agridata). This farm is also in a good area for deer and turkey hunting. A recreational lease could be added for even more income. Or enjoy the upland birds, deer and turkeys for yourself while enjoying a great investment all at the same time. Take a look at this one and let's put together an offer.</p> <p>Contact Cole Winther, 712-621-0966, to view this property or to learn more.</p>																								



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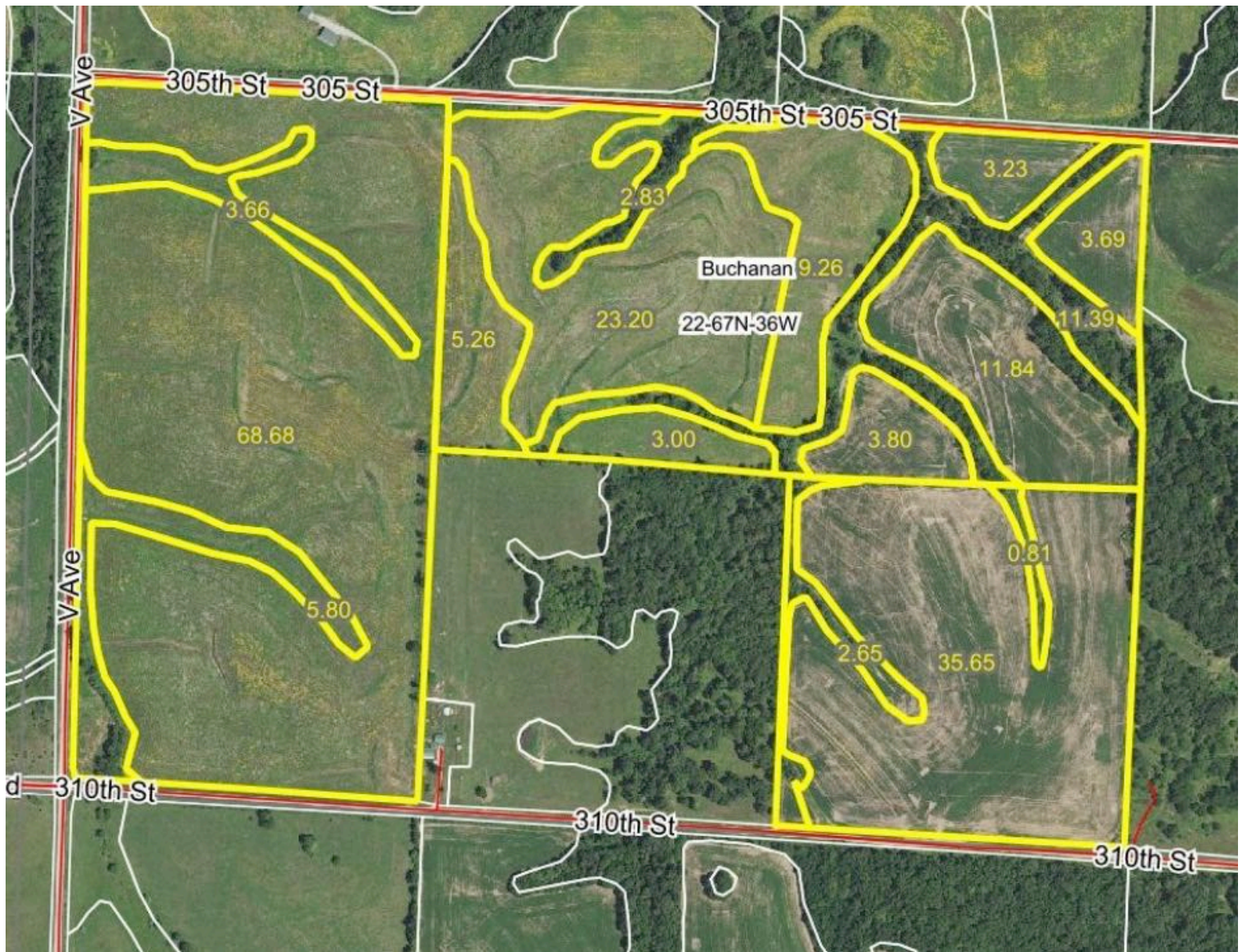
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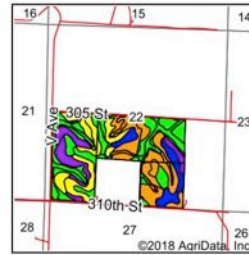
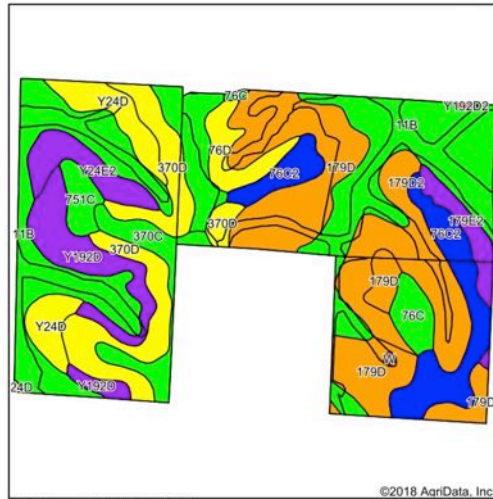
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Gray Farm

192.81 Taxable Acres M/L – Page County, IA
Soils Map



State: Iowa
County: Page
Location: 22-67N-36W
Township: Buchanan
Acres: 194.75
Date: 7/20/2018



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

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Area Symbol: IA145, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	1 Corn	1 Alfalfa	1 Soybeans	1 Bluegrass	1 Tall Grasses	CSR2**	CSR Overall	NCCPI Corn	NCCPI Small Grains
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	50.39	25.9%		Illw	216	4.5	62.6	3.9	6.5	80	65	95	95
179D	Gara loam, dissected till plain, 9 to 14 percent slopes	32.30	16.6%		Ive	168	4.7	48.7	3	5	49	45	88	88
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	19.22	9.9%		Ille	185.6	5.2	53.8	3.3	5.6	59	60	86	86
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	18.23	9.4%		Ive	163.2	4.6	47.3	2.9	4.9	43	43	68	68
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	15.95	8.2%		Ille	192	5.4	55.7	3.5	5.8	75	60	64	64
Y192D	Adair clay loam, dissected till plain, 9 to 14 percent slopes	11.69	6.0%		Ive	0	0	0	0	0	31		69	69
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	9.57	4.9%		Ille	0	0	0	0	0	52		84	84
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.14	3.7%		Ille	204.8	5.7	59.4	3.7	6.1	80	65	71	71
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.88	3.5%		Ille	209.6	5.9	60.8	3.8	6.3	82	70	92	92
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	6.31	3.2%		Ive	0	0	0	0	0	35		64	64
76D	Ladoga silt loam, 9 to 14 percent slopes	5.04	2.6%		Ille	177.6	5	51.5	3.2	5.3	52	55	74	74
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	4.35	2.2%		Vie	139.2	3.9	40.4	2.5	4.2	32	33	65	65
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	4.11	2.1%		Ille	196.8	5.5	57.1	3.5	5.9	80	65	79	79
751C	Northboro silt loam, 5 to 9 percent slopes	3.27	1.7%		Ille	192	5.4	55.7	3.5	5.8	85	60	94	94
W	Water	0.16	0.1%			0	0	0	0	0	0	0	0	0
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.14	0.1%		Ive	0	0	0	0	0	29		53	53
Weighted Average		163.1	4.2			47.3	2.9	4.9	61.4	*,	82.1	82.1	46	

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

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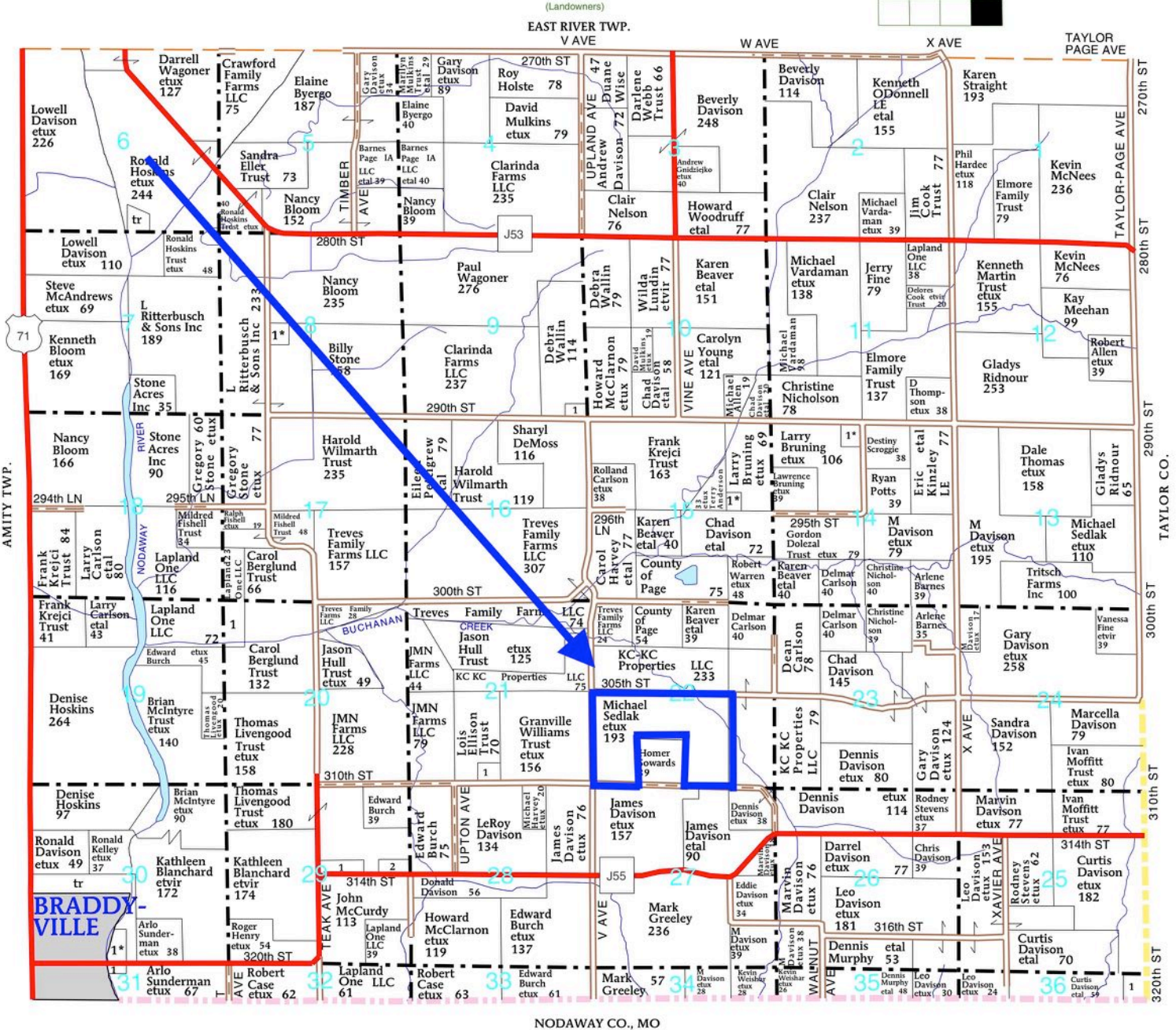
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T-67-N

BUCHANAN PLAT

R-36-W



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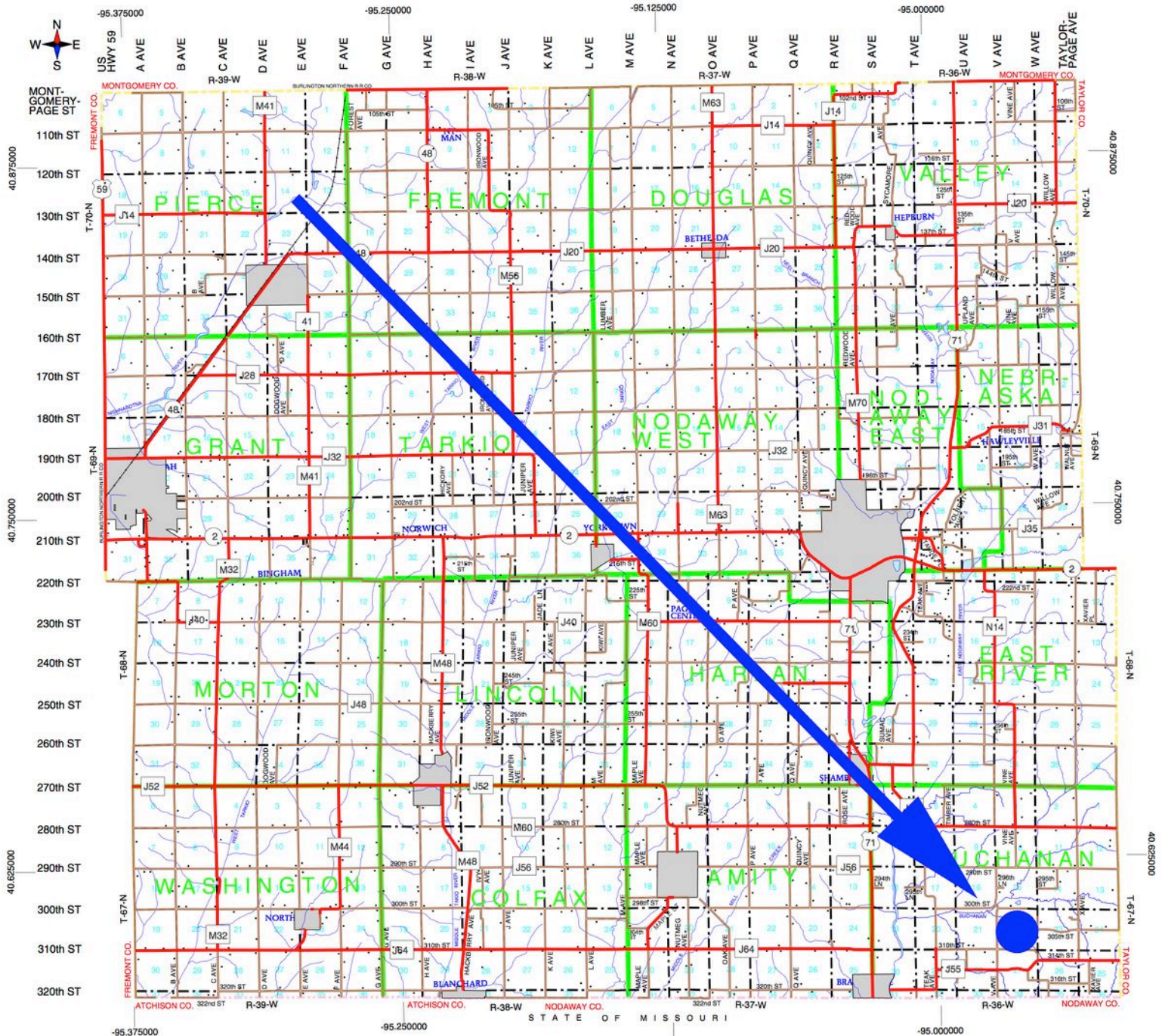
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