

Prospectus

Preferred Properties of Iowa, Inc.



Pangburn 76 Farm

76 Taxable Acres More or Less

Holt Twp.

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 **641-333-2705**
US:



Broker/Owner
Dan Zech
712-303-7085
Agent/Owner
Tom Miller
712-621-1281

Sales Agents:

Maury Moore
712-621-1455
Brennan Kester
515-450-6030
Ryan Frederick
641-745-7769
Fletcher Sunderman
712-370-5241

Adalina Morales 712-621-1822	Ed Drake 641-322-5145
David Brown 641-344-5559	Mark Pearson 641-344-2555
Craig Donaldson 641-333-2705	Curtis Kinker 641-344-6329
Cole Winther 712-621-0966	Ronald Holland 402-209-1097

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Pangburn 76 Farm 76 Taxable Acres M/L – Taylor County, IA

PROPERTY DETAILS									
PRICE:	\$340,000								
TAXES:	\$1,332/year <i>Taylor Co. Treasurer</i>								
LAND USE:	FSA shows 77 farmland acres, with 36.5 effective cropland acres. <i>Adams County FSA</i>								
CSR DATA:	CSR2- 58.9 <i>Surety Maps</i>								
FSA DATA:	<table><tr><td><u>Cmdty</u></td><td><u>Base Ac.</u></td><td><u>PLC Yld</u></td></tr><tr><td>Corn</td><td>33.8</td><td>85</td></tr></table> <i>Adams County FSA</i>			<u>Cmdty</u>	<u>Base Ac.</u>	<u>PLC Yld</u>	Corn	33.8	85
<u>Cmdty</u>	<u>Base Ac.</u>	<u>PLC Yld</u>							
Corn	33.8	85							
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy								
TERMS:	Cash, payable at closing								
LOCATION:	Jerico Avenue & 110 th Street								
LEGAL DESCRIPTION:	<i>See Addendum</i>								
AGENT:	Tom Miller (712) 621-1281								
COMMENTS									
Presenting the Pangburn 76 Farm. Not a flipper farm, longtime owner of quality farm that you could make very highly tillable with some clean up. Located in a strong production area. Surety calls it 58.9 CSR. Many acres have been in hay or grass for years, and this 80 has some quality soils.									
<u>Give Tom Miller, 712-621-1281, a call for a showing!</u>									



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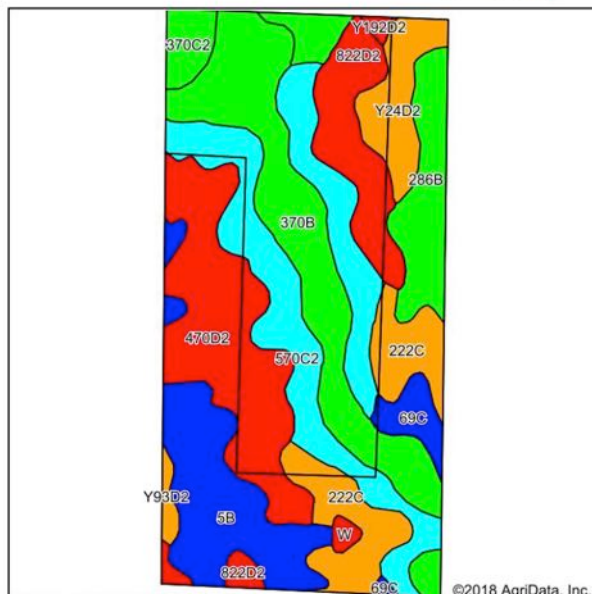
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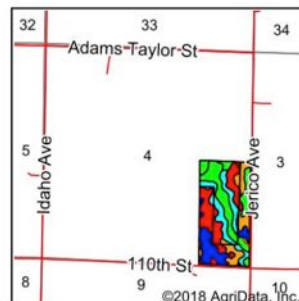
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Pangburn 76 Farm 76 Taxable Acres M/L – Taylor County, IA Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Taylor
Location: 4-70N-34W
Township: Holt
Acres: 77
Date: 9/7/2018



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	*I Corn	*I Alfalfa	*I Soybeans	*I Bluegrass	*I Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	14.25	18.5%		IIIe	187.2	5.2	54.3	3.4	5.6	69	64	79	79	49
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	13.71	17.8%		IIe	225.6	6.3	65.4	4.1	6.8	90	87	93	93	65
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	12.29	16.0%		IVe	134.4	3.5	39	2.4	4	24	25	59	59	41
5B	Colo-Ackmore complex, 0 to 5 percent slopes	9.13	11.9%		IIw	196.8	4.1	57.1	3.5	5.9	75	63	93	93	60
222C	Clarinda silty clay loam, 5 to 9 percent slopes	6.91	9.0%		IVw	145.6	3.1	42.2	2.6	4.4	42	30	69	69	46
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.33	8.2%		IVe	100.8	2.6	29.2	1.8	3	14	15	53	53	38
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	4.91	6.4%		IIw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.70	4.8%		IIIe	0	0	0	0	0	49		68	68	44
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	2.86	3.7%		IIIe	204.8	5.7	59.4	3.7	6.1	80	67	71	71	48
69C	Clearfield silty clay loam, 5 to 9 percent slopes	1.75	2.3%		IIlw	168	3.5	48.7	3	5	74	50	72	72	16
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.53	0.7%		IIIe	0	0	0	0	0	41		60	60	37
W	Water	0.36	0.5%			0	0	0	0	0	0	0		0	0
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.27	0.4%		IVe	0	0	0	0	0	29		53	53	29
Weighted Average						166.2	4.2	48.2	3	5	58.9	^	76.2	76.2	48.8

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

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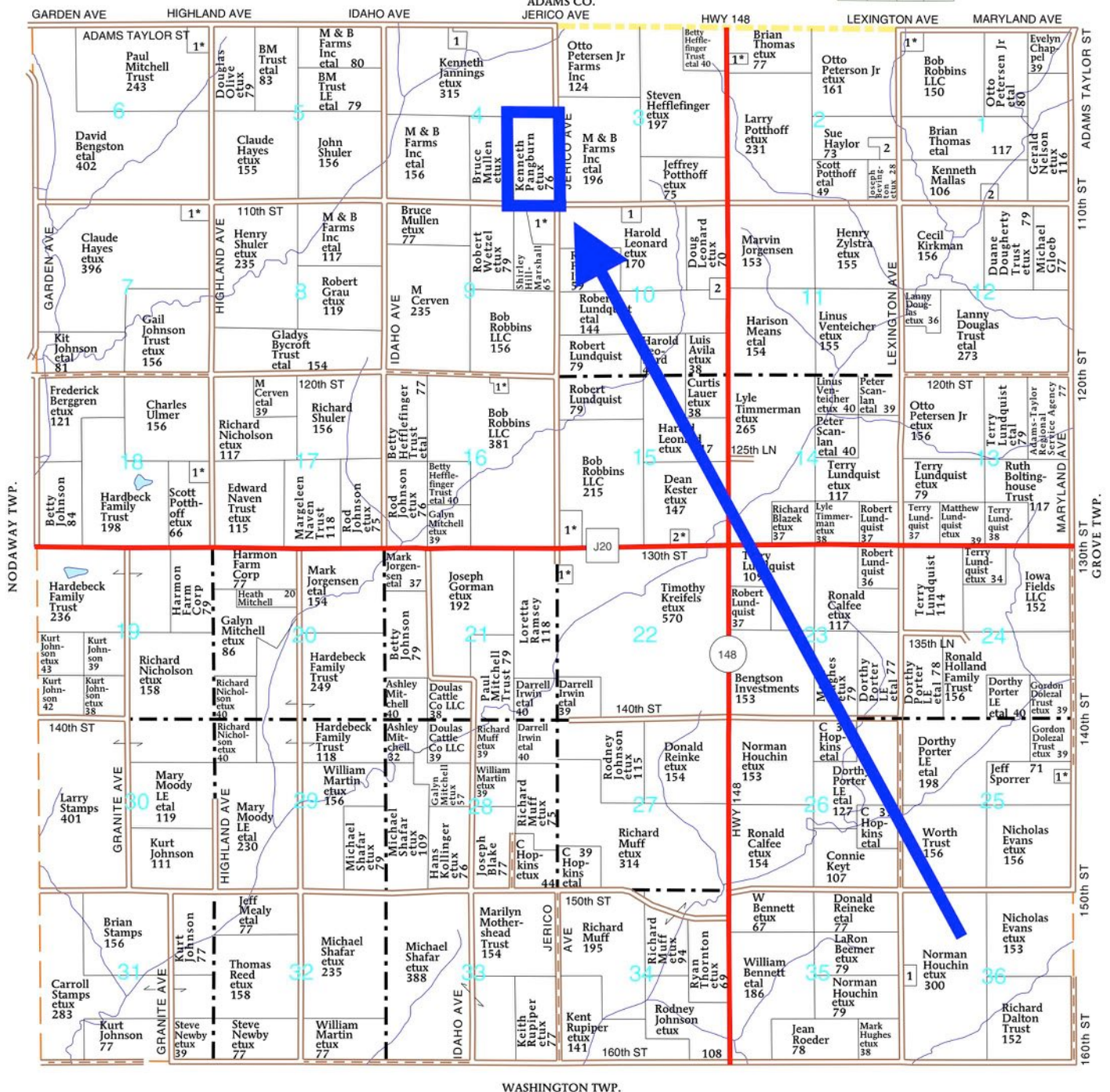
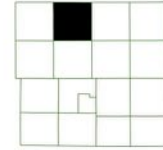
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T-70-N

HOLT PLAT

R-34-W



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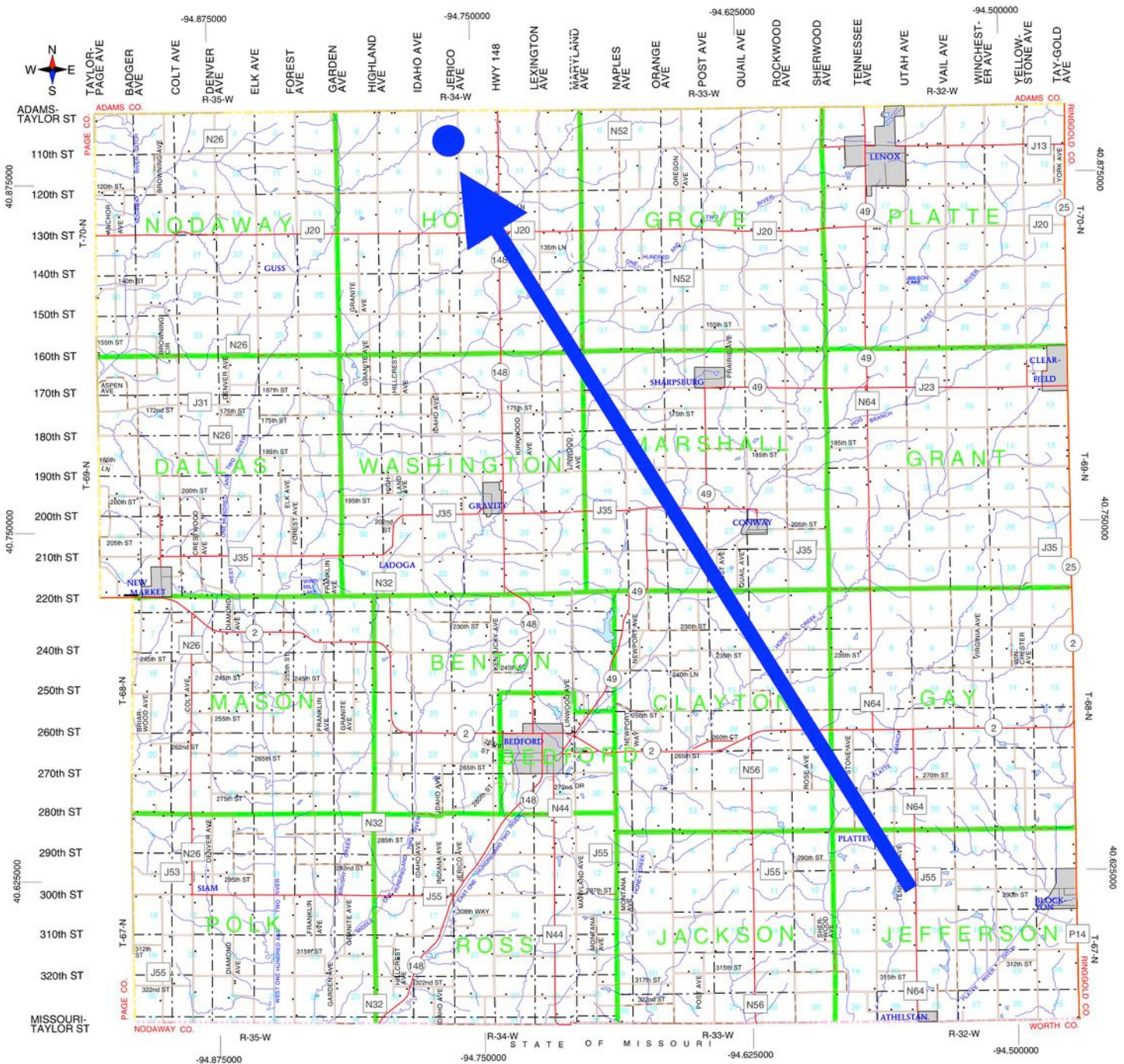
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