

Prospectus

Preferred Properties of Iowa, Inc.



Four S, Inc. Farm

35 Taxable Acres More or Less

Squaw Twp.

Warren 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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500 W. Temple Street Lenox, IA 50851

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Four S, Inc. Farm
35 Taxable Acres M/L – Warren County, IA

PROPERTY DETAILS		
PRICE:	\$225,000.00	
TAXES:	\$652/year <i>Warren Co. Treasurer</i>	
LAND USE:	FSA shows 35.95 farmland acres, with 30.90 effective cropland acres. <i>Warren County FSA</i>	
CSR DATA:	CSR- 53.9 CSR2- 55.7 <i>Surety Maps</i>	
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy	
TERMS:	Cash, payable at closing	
LOCATION:	Virginia Street near 120th in Squaw Township	
LEGAL DESCRIPTION:	<i>See Addendum</i>	
AGENT:	Tom Miller (712) 621-1281	
COMMENTS		
Presenting Four S Farm-- a highly tillable nice starter farm with good soils, lays very good. Open possession for 2019 or have renter in place. <u>Give Tom Miller a call, 712-621-1281, to schedule your showing.</u>		

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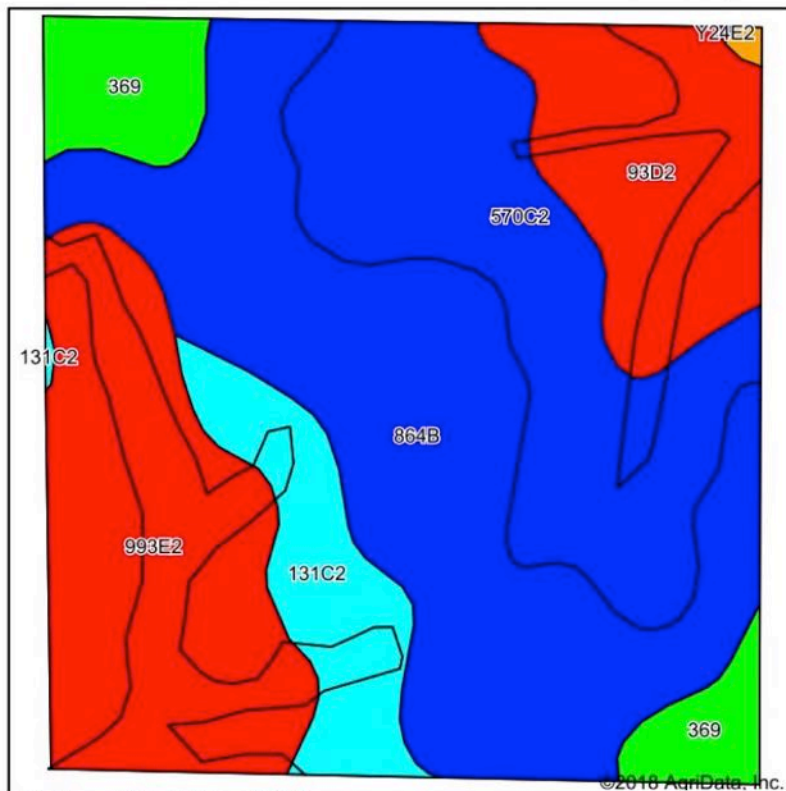
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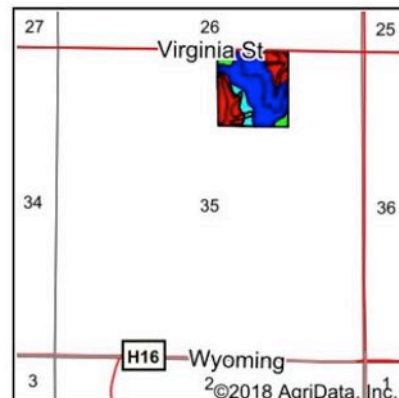
Four S, Inc. Farm

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Warren**
 Location: **35-74N-24W**
 Township: **Squaw**
 Acres: **35.95**
 Date: **10/5/2018**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA181, Soil Area Version: 22

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
864B	Grundy silty clay loam, 2 to 5 percent slopes	11.78	32.8%		Ile	80	2.1	23.2	1.4	2.4	72	82	78	78	44
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	7.69	21.4%		IIle	187.2	5.2	54.3	3.4	5.6	73	64	77	77	49
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	6.93	19.3%		VIle	104	2.7	30.2	1.9	3.1	17	5	57	57	26
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	4.29	11.9%		IVle	139.2	3.6	40.4	2.5	4.2	23	25	62	62	38
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	2.82	7.8%		IIle	80	2.1	23.2	1.4	2.4	62	50	60	60	34
369	Winterset silty clay loam, 0 to 2 percent slopes	2.37	6.6%		IIlw	217.6	4.6	63.1	3.9	6.5	84	83	80	80	16
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	0.07	0.2%		VIIle	88	0	25.5	1.6	2.6	42	25	32	5	0
Weighted Average						123.7	3.2	35.9	2.2	3.7	55.7	53.9	70.5	70.4	38.2

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

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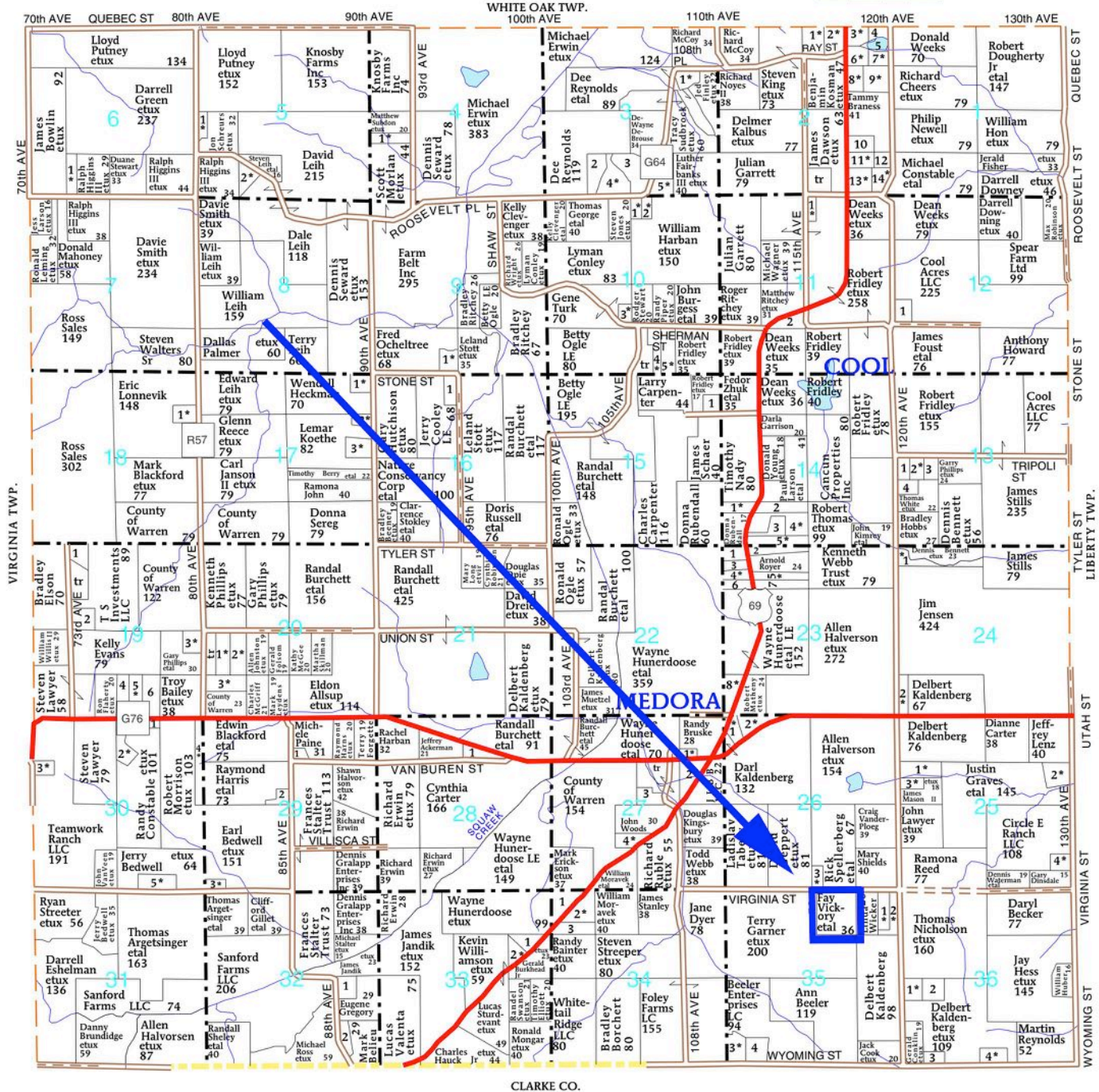
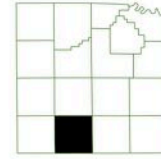
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T-74-N

SQUAW PLAT

(Landowners)

R-24-W



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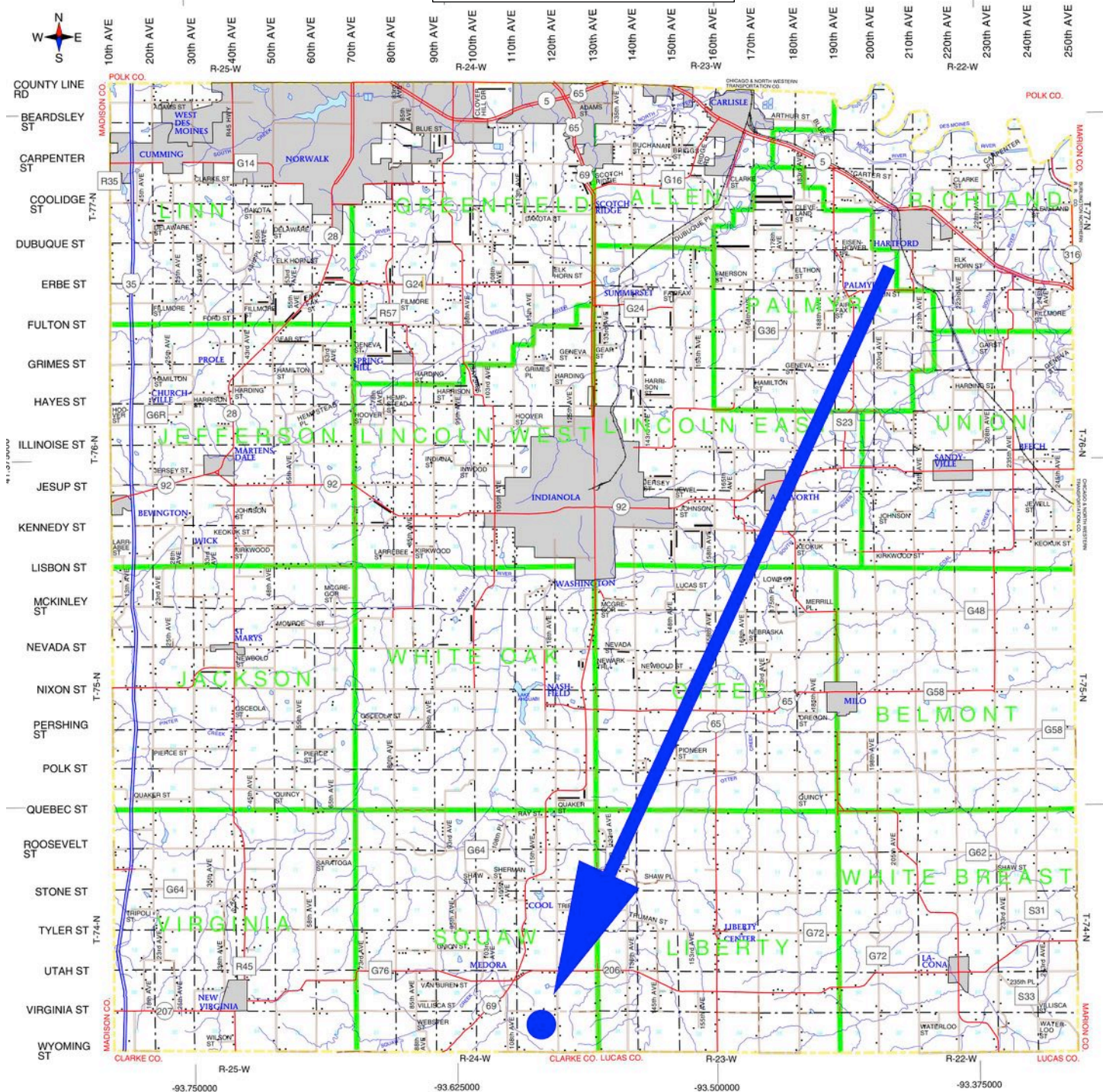
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WARREN COUNTY, IOWA



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