

# ***Prospectus***

## **Preferred Properties of Iowa, Inc.**



### **Fishell Farm**

### **311 Taxable Acres More or Less**

### **Atchison 'W' Twp.**

### **Nodaway 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:

**Brennan Kester**  
515-450-6030

**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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# Prospectus

## Fishell Farm 311 Taxable Acres M/L – Nodaway County, MO

PROPERTY DETAILS														
PRICE:	\$2,301,400													
TAXES:	\$1775/year <i>Nodaway Co. Treasurer</i>													
LAND USE:	FSA shows 305.96 farmland acres, with 269 acres effective cropland. <i>Nodaway County FSA</i>													
FSA DATA:	<table><tr><td>Crop</td><td>Base Acres</td><td>PLC Yield</td></tr><tr><td>CORN</td><td>159.91</td><td>125</td></tr><tr><td>SOYBEANS</td><td>105.59</td><td>42</td></tr><tr><td>TOTAL</td><td>265.5</td><td></td></tr></table> <i>Nodaway County FSA</i>		Crop	Base Acres	PLC Yield	CORN	159.91	125	SOYBEANS	105.59	42	TOTAL	265.5	
Crop	Base Acres	PLC Yield												
CORN	159.91	125												
SOYBEANS	105.59	42												
TOTAL	265.5													
CSR DATA:	NCCPI Overall 83.4 <i>Surety Maps</i>													
POSSESSION:	Upon Closing, subject to a farm lease/tenancy agreement													
TERMS:	Cash, payable at closing													
LOCATION:	Fairway Road & State Hwy JJ, near Clearmont, MO													
LEGAL DESCRIPTION:	<i>See Addendum</i>													
AGENT:	Dan Zech (712) 303-7085													
COMMENTS														
<p>Preferred Properties is proud to present the Fishell Farm, a truly elite bottom ground row crop farm with high-end production potential. With its long flat rows and highly productive soils, this farm property is sure to be in high demand! This farm property rates well-above the county average for soil quality, with an overall NCCPI rating of 83.4. This farm property is also highly tillable at nearly 88% tillable, with the potential to add some crop acres with a little work. These elite, high-end farms do not become available often-- don't miss this opportunity to own such a special property.</p> <p>Contact Preferred Properties at 641-333-2705 today and arrange your private showing!</p>														



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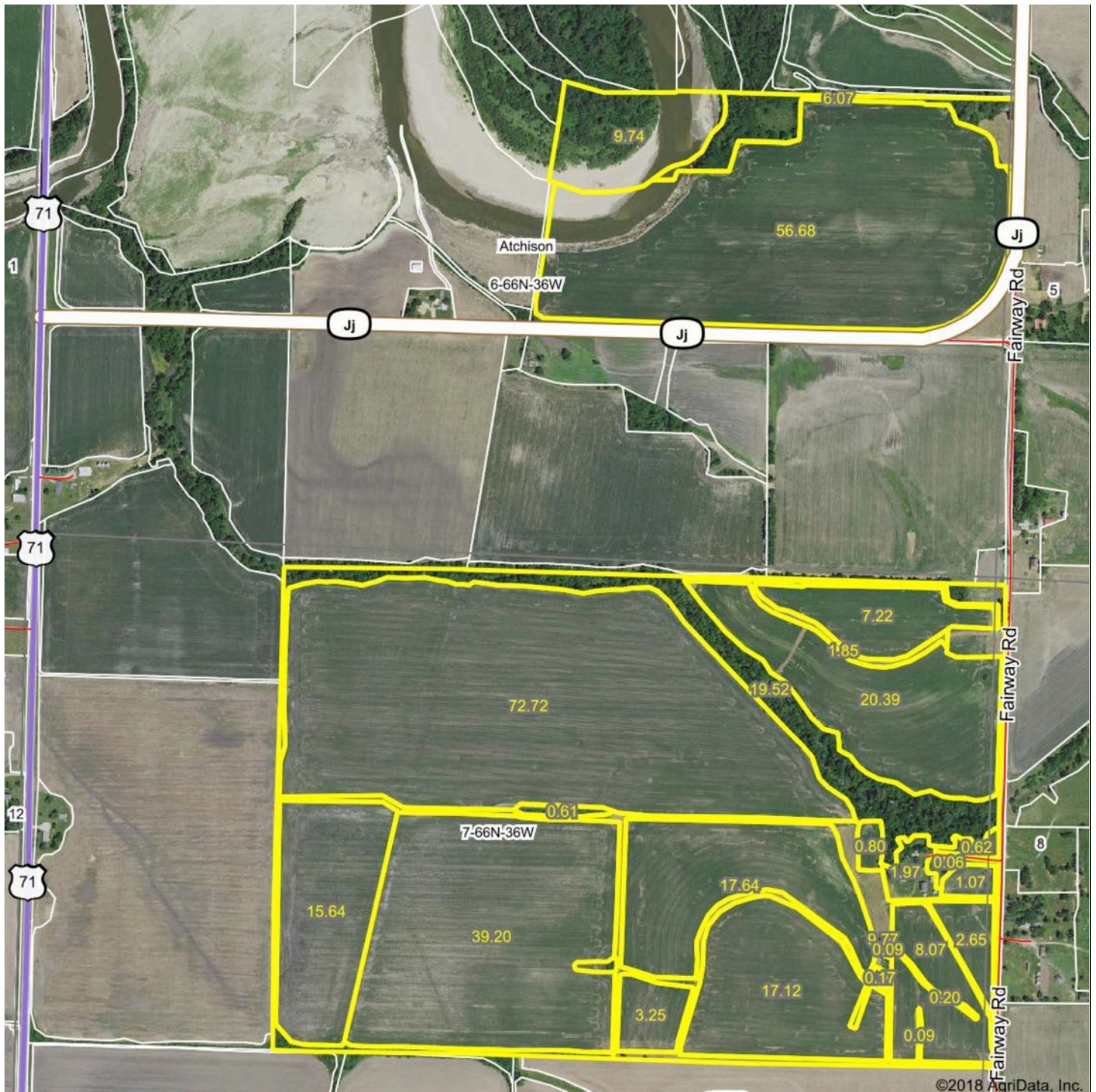
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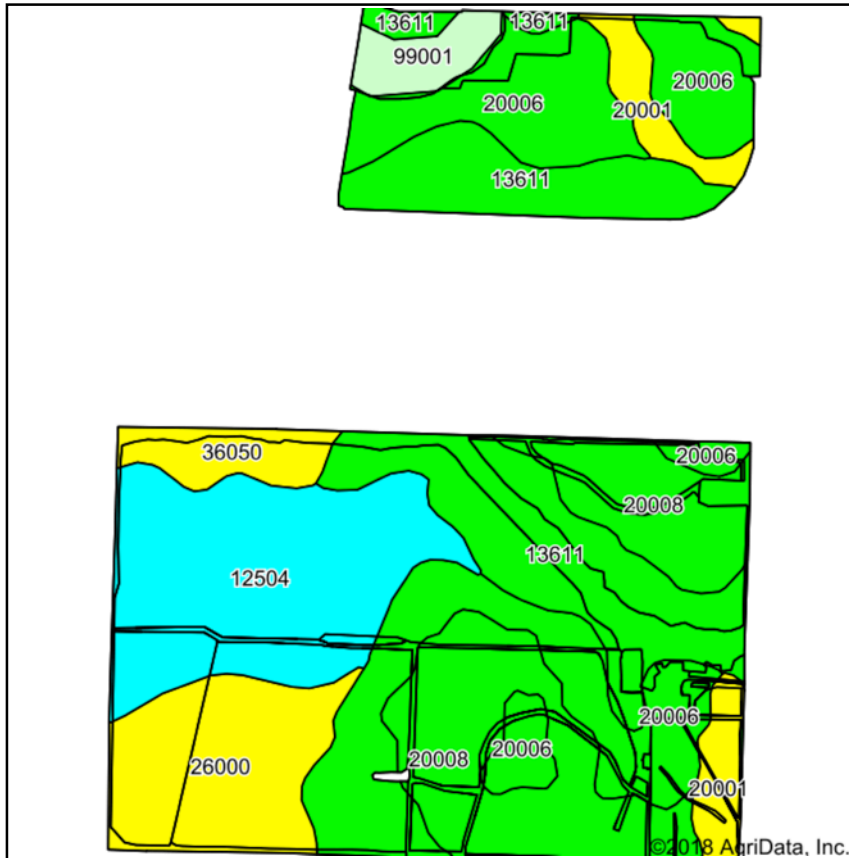


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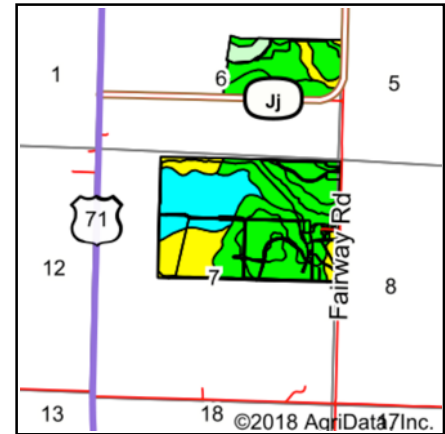
## Fishell Farm

311 Taxable Acres M/L – Nodaway County, MO

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Nodaway**  
 Location: **6-66N-36W**  
 Township: **Atchison**  
 Acres: **313.21**  
 Date: **11/12/2018**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MO147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	78.26	25.0%		Ile					93	93	65
13611	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	61.09	19.5%		IIw					95	95	13
20008	Sharpsburg silty clay loam, 5 to 9 percent slopes	56.04	17.9%		IIIle					92	92	66
12504	Nevin silty clay loam, 0 to 2 percent slopes	55.04	17.6%		IIw	8	9	8	10	67	67	59
26000	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.41	10.0%		IIIw	8	7	8	9	79	79	37
20001	Macksburg silty clay loam, 2 to 5 percent slopes, eroded	14.42	4.6%		Ile					71	71	26
36050	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.64	3.1%		IIw					71	71	12
99001	Water	7.31	2.3%		VIII						0	0
Weighted Average						2.2	2.3	2.2	2.7	*n 83.4	*n 83.4	*n 46.2

\*n: The aggregation method is "Weighted Average using major components"

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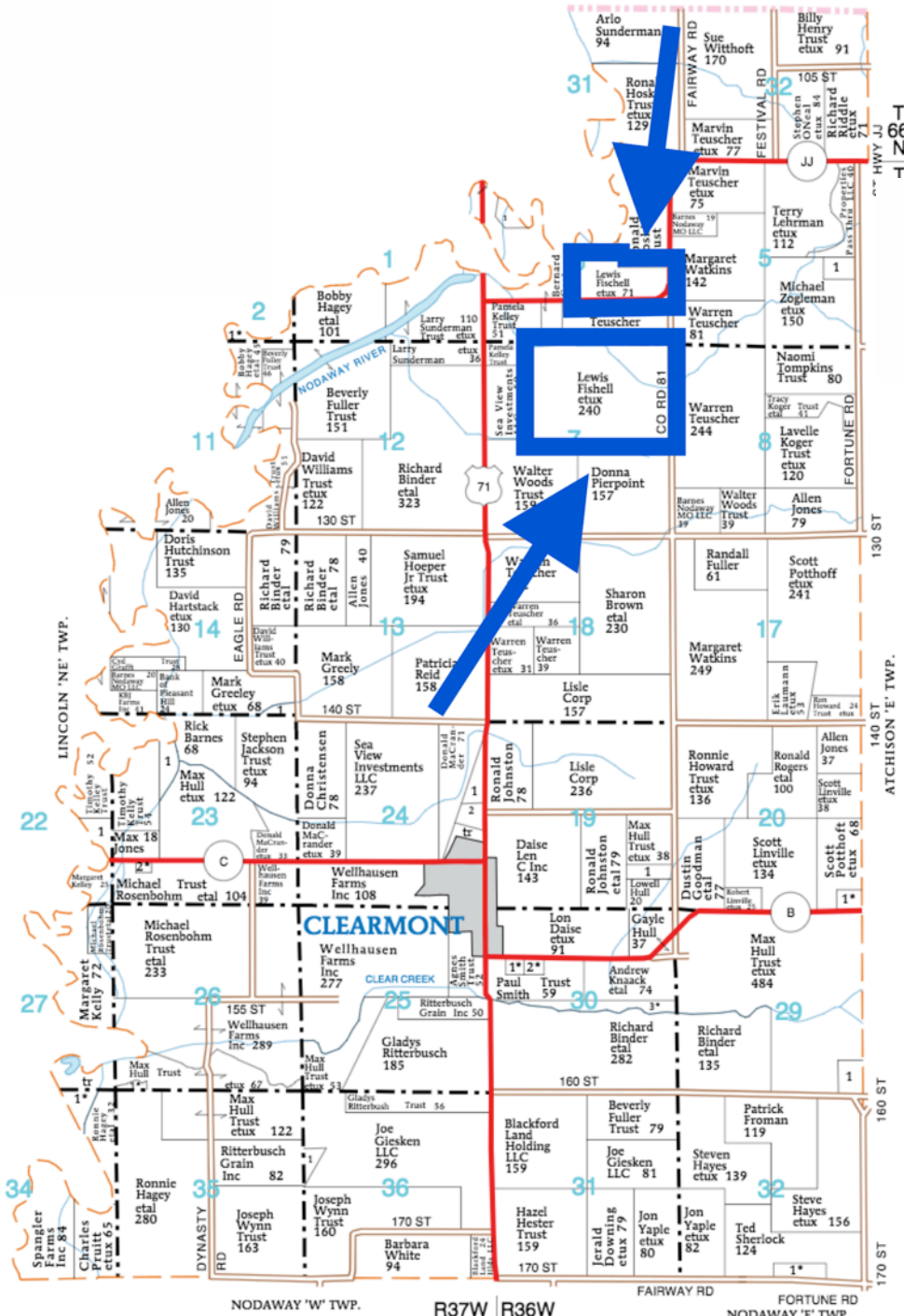
T-66-67-N

ATCHISON 'W' PLAT

(Landowners)

PAGE CO., IA

R-36-37-W



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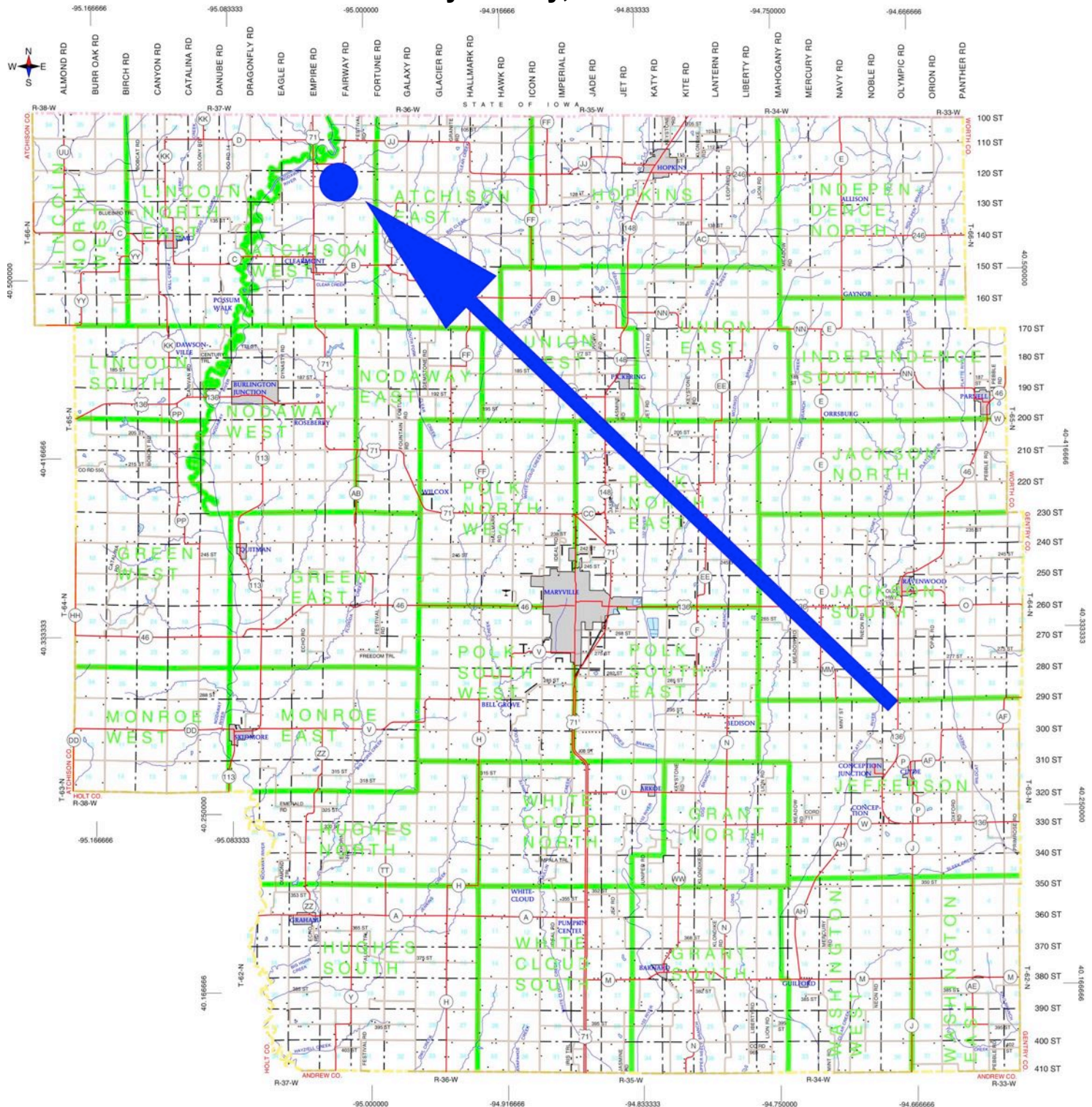


EQUAL HOUSING  
OPPORTUNITY



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