

# ***Prospectus***

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



## **Rasmussen- Franklin Farm**

### **29.71 Taxable Acres, More or Less**

### **Oakland Twp.**

### **Franklin 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**  
515-450-6030

**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

## Rasmussen- Franklin Farm 29.71 Taxable Acres M/L – Franklin County, IA

| PROPERTY DETAILS  |   |   |                |                |
|---|---|---|----------------|----------------|
| PRICE:  | \$120,000   |   |                |                |
| TAXES:  | \$780/year <i>Franklin Co. Treasurer</i>  |   |                |                |
| LAND USE:   | FSA shows 40.69 farmland acres, with 34.33 cropland acres, of which 34.33 are in CRP.<br><i>Franklin County FSA</i><br><i>*Seller notes that 6.36 acres on which buildings are located are not a part of the parcel being sold.</i> |   |                |                |
| FSA DATA:   | <u>Crop</u>   | <u>Base Ac</u>  | <u>PLC Yld</u> | <u>CRP Red</u> |
|   | CORN  | 0.00  | 0              | 24.50          |
|   | SOYBEANS  | 0.00  | 0              | 4.10           |
|   | TOTAL   | 0.00  | 0              | 28.60          |
|   | <i>Franklin County FSA</i>  |   |                |                |
| CRP DATA:   | <b>Total CRP payment as follows:</b><br>34.3 acres @156.30 per acre = \$5361,<br>expiring 09/30/2019<br><i>Franklin County FSA</i>  |   |                |                |
| CSR DATA:   | CSR- 74.87<br>CSR2- 75.3  | <i>Franklin County Assessor</i><br><i>Surety Maps</i> |                |                |
| POSSESSION:   | Upon Closing, may be subject to a farm lease/tenancy  |   |                |                |
| TERMS:  | Cash, payable at closing  |   |                |                |
| LOCATION:   | East of Eagle Avenue in Oakland Township of Franklin County   |   |                |                |
| LEGAL DESCRIPTION:  | <i>See Addendum</i>   |   |                |                |
| AGENT:  | Tom Miller      (712) 621-1281  |   |                |                |
| COMMENTS  |   |   |                |                |
| Presenting the Rasmussen- Franklin Farm, a good CRP farm in northeast Iowa with a nice return.<br>Give Tom Miller a call to discuss this opportunity. |   |   |                |                |



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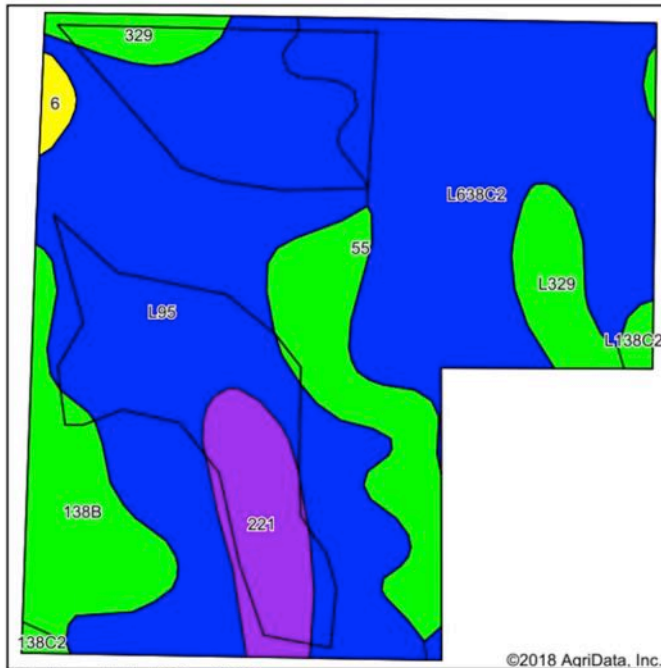
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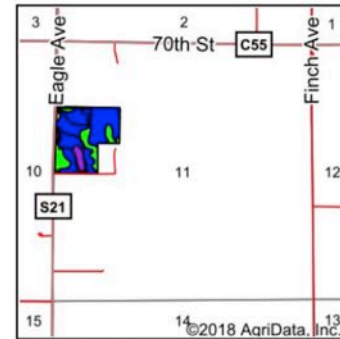
## Rasmussen- Franklin Farm

29.71 Taxable Acres M/L – Franklin County, IA  
Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa  
County: Franklin  
Location: 11-90N-22W  
Township: Oakland  
Acres: 34.33  
Date: 11/16/2018



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA069, Soil Area Version: 25

| 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  | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains |
|------------------|---|-------|------------------|-------------|------------------|---------|------------|-------------|--------------|-----------------|--------|------|------------------|---------------|-----------------------|
| L95              | Harps clay loam, Bemis moraine, 0 to 2 percent slopes                             | 14.30 | 41.7%            |             | llw              | 0       | 0          | 0           | 0            | 0               | 75     |      | 76               | 67            | 17                    |
| L638C2           | Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 9.76  | 28.4%            |             | llle             | 0       | 0          | 0           | 0            | 0               | 75     |      | 61               | 57            | 39                    |
| 55               | Nicollet clay loam, 1 to 3 percent slopes   | 2.88  | 8.4%             |             | lw               | 233.6   | 6.1        | 67.7        | 4.2          | 7               | 89     | 89   | 82               | 82            | 41                    |
| 138B             | Clarion loam, 2 to 6 percent slopes   | 2.70  | 7.9%             |             | lle              | 225.6   | 6.3        | 65.4        | 4.1          | 6.8             | 89     | 82   | 83               | 81            | 54                    |
| 221              | Klossner muck, 0 to 1 percent slopes  | 2.13  | 6.2%             |             | lllw             | 80      | 1.7        | 23.2        | 1.4          | 2.4             | 32     | 44   | 90               | 83            | 14                    |
| L329             | Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes                    | 1.22  | 3.6%             |             | llw              | 0       | 0          | 0           | 0            | 0               | 89     |      | 81               | 77            | 32                    |
| 329              | Webster-Nicollet complex, 0 to 3 percent slopes                                   | 0.73  | 2.1%             |             | llw              | 228.8   | 4.8        | 66.4        | 4.1          | 6.9             | 87     | 86   | 81               | 80            | 25                    |
| L138C2           | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded            | 0.26  | 0.8%             |             | llle             | 0       | 0          | 0           | 0            | 0               | 83     |      | 60               | 57            | 43                    |
| 6                | Okoboji silty clay loam, 0 to 1 percent slopes                                    | 0.25  | 0.7%             |             | lllw             | 164.8   | 3.5        | 47.8        | 3            | 4.9             | 59     | 57   | 80               | 80            | 13                    |
| 138C2            | Clarion loam, 6 to 10 percent slopes, moderately eroded                           | 0.10  | 0.3%             |             | llle             | 204.8   | 5.7        | 59.4        | 3.7          | 6.1             | 83     | 65   | 65               | 61            | 44                    |
| Weighted Average |   |       |                  |             |                  | 49      | 1.3        | 14.2        | 0.9          | 1.5             | 75.3   | 75.3 | *n 73.8          | *n 68.1       | *n 28.9               |

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

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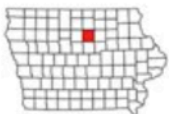
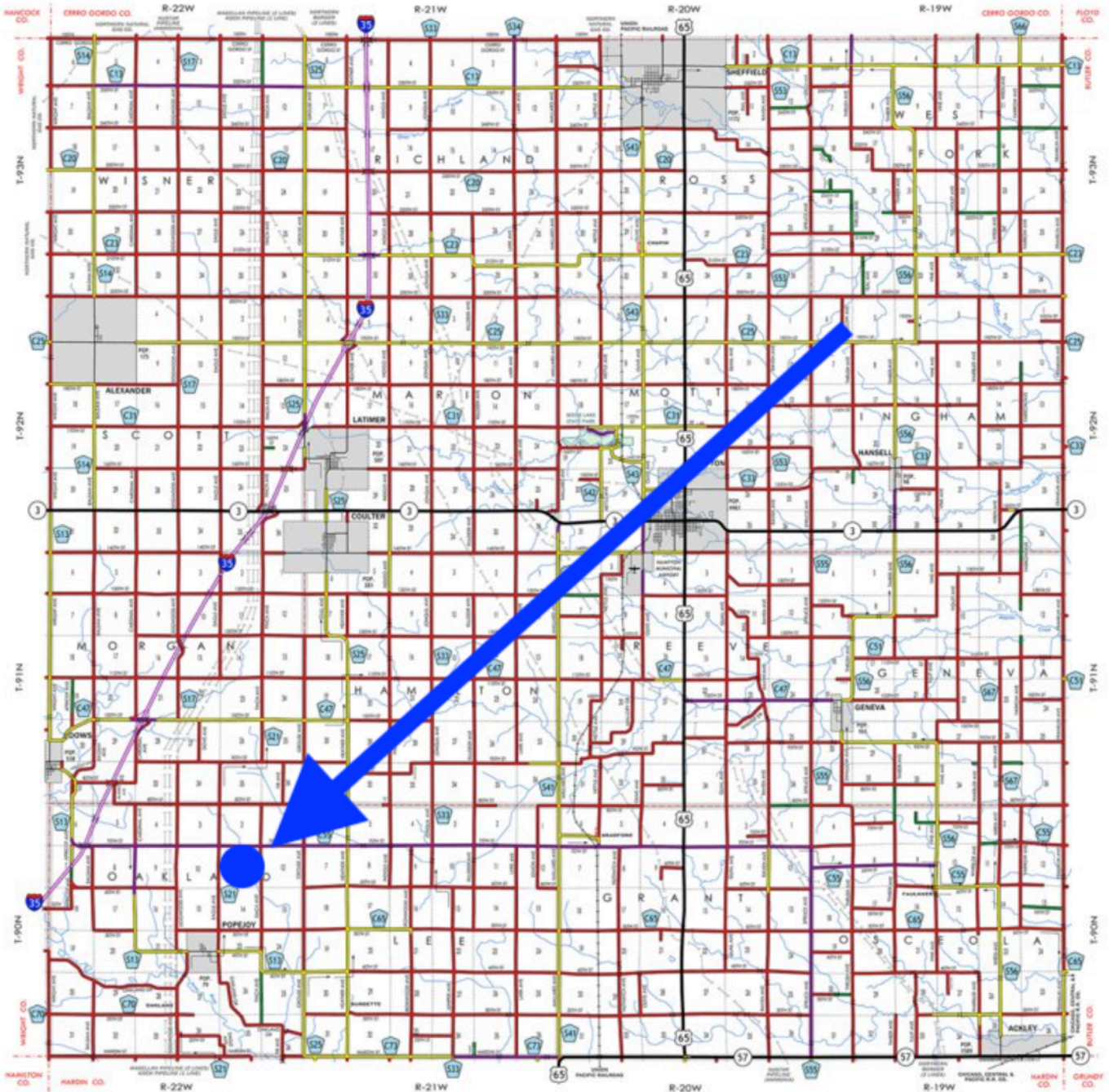
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Franklin County Plat

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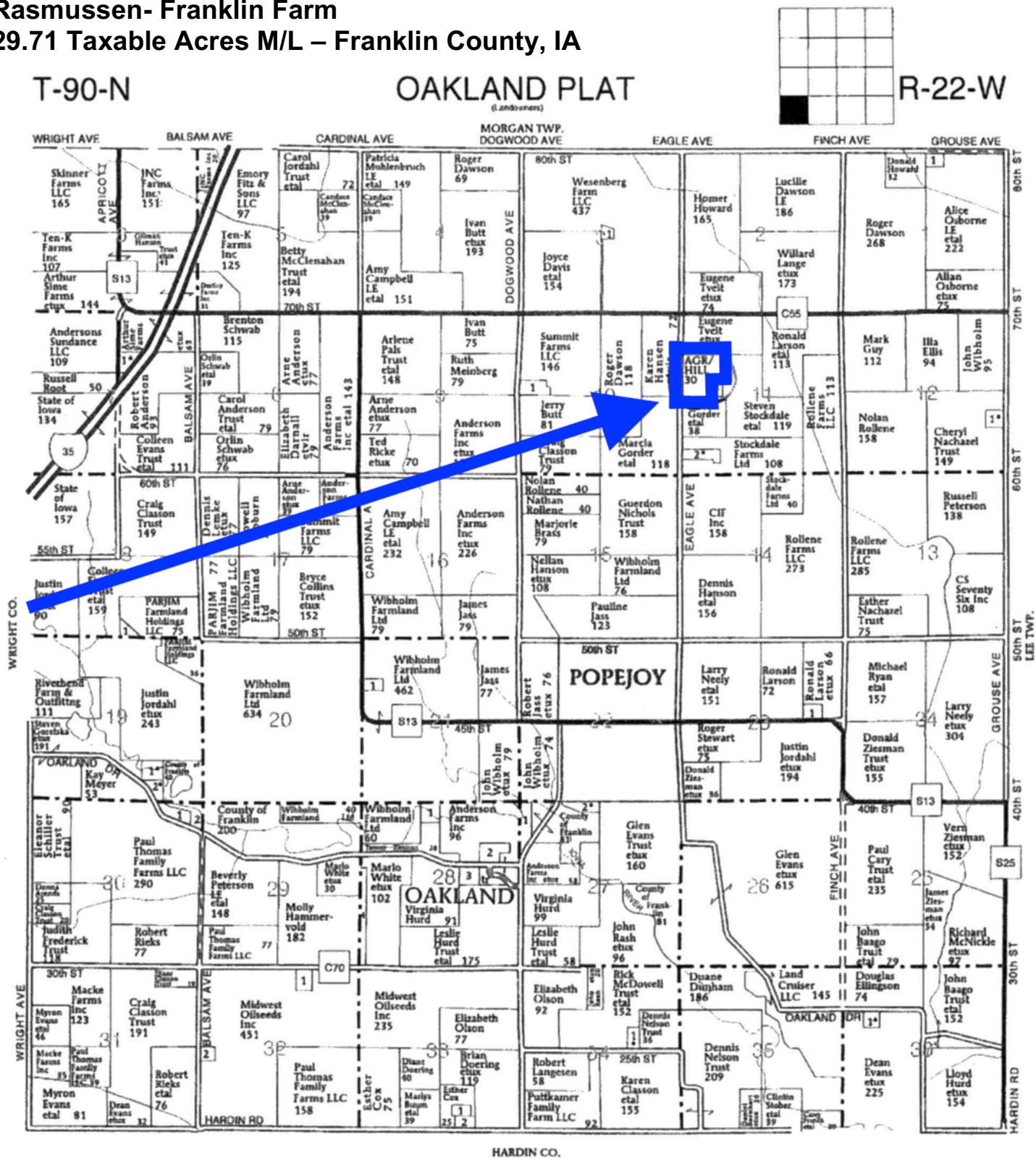
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