

Prospectus

Preferred Properties of Iowa, Inc.



Campbell Farm

185.46 Taxable Acres More or Less

Grand River Twp.

Madison 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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185.46 Taxable Acres M/L – Madison County, IA

PROPERTY DETAILS																	
PRICE:	\$962,000.00 \$890,000.00																
TAXES:	\$1,910/year Madison Co. Treasurer																
LAND USE:	FSA shows 179.9 farmland acres, with 153.03 effective cropland acres. Madison County FSA																
FSA DATA:	<table><tr><td>Crop</td><td>Base Acres</td><td>PLC Yield</td></tr><tr><td>CORN</td><td>45.46</td><td>97</td></tr><tr><td>SOYBEANS</td><td>55.15</td><td>34</td></tr><tr><td>OATS</td><td>3.59</td><td>46</td></tr><tr><td>TOTAL</td><td>104.2</td><td></td></tr></table> Madison County FSA		Crop	Base Acres	PLC Yield	CORN	45.46	97	SOYBEANS	55.15	34	OATS	3.59	46	TOTAL	104.2	
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CORN	45.46	97															
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OATS	3.59	46															
TOTAL	104.2																
CSR DATA:	CSR2- 51 Surety Maps																
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy																
TERMS:	Cash, payable at closing																
LOCATION:	Near Carriage Trail in Grand River Township of Madison County																
LEGAL DESCRIPTION:	See Addendum																
AGENT:	Tom Miller (712) 621-1281																
COMMENTS																	
<p>Presenting the Campbell farm. A great buy—a strong farm in a strong area. Tons of conservation work done on this. Farmer family owned and taken care of like it was farmer family owned. Almost 83% tillable. This farm deserves a closer look. We could share conservation work numbers with serious buyers.</p> <p>Give Tom Miller a call to discuss this opportunity.</p>																	



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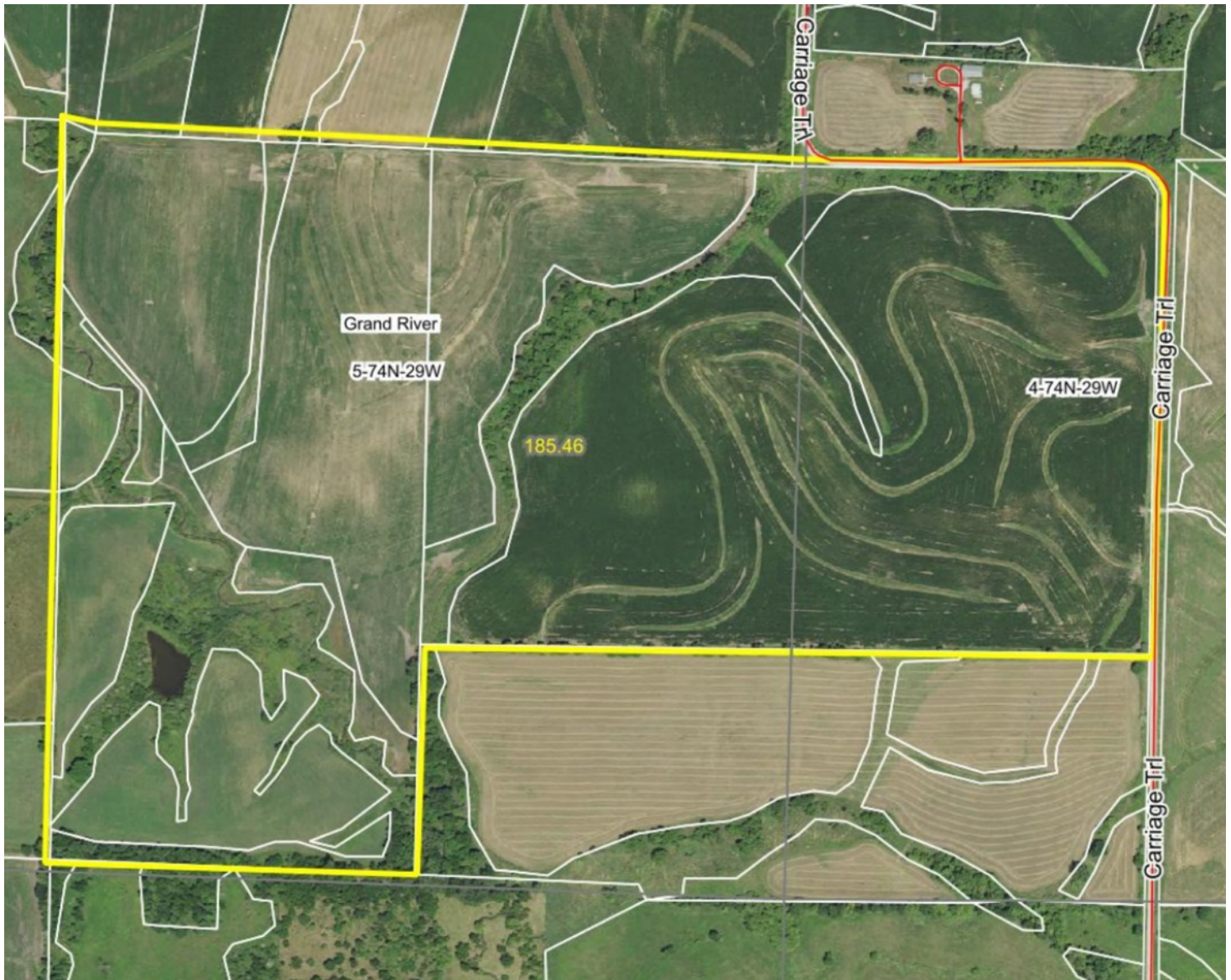
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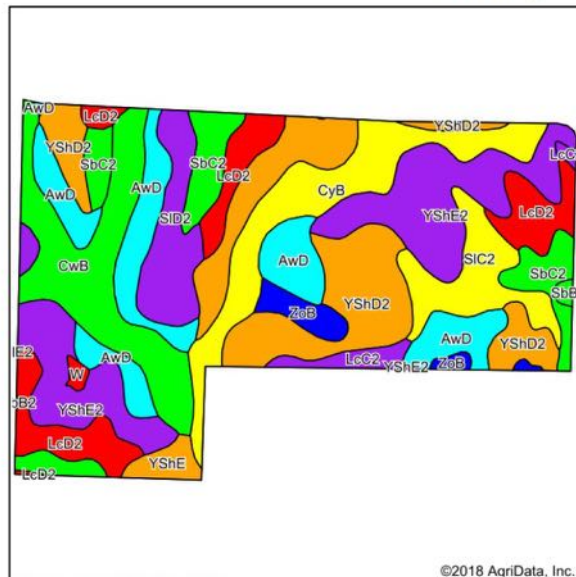
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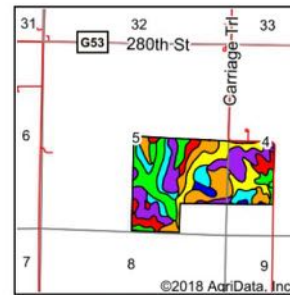
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Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Madison
Location: 5-74N-29W
Township: Grand River
Acres: 185.46
Date: 11/2/2018



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA121, 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	*n NCCPI Overall	*n NCCPI Corn
YShD2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	33.14	17.9%		IIIe	0	0	0	0	0	49		68	68
YShE2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	29.38	15.8%		IVe	0	0	0	0	0	35		64	64
AwD	Arbor loam, 9 to 14 percent slopes	22.75	12.3%		IIIe	169.6	4.7	49.2	3.1	5.1	60	55	77	77
CwB	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	21.66	11.7%		IIw	204.8	4.3	59.4	3.7	6.1	80	65	96	96
CyB	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	18.94	10.2%		Vw	80	0	23.2	1.4	2.4	57	10	43	7
LcD2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	16.66	9.0%		IVe	100.8	2.6	29.2	1.8	3	10	15	52	52
SbC2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	12.82	6.9%		IIIe	204.8	5.7	59.4	3.7	6.1	80	67	71	71
SIC2	Shelby-Lamoni complex, 5 to 9 percent slopes, moderately eroded	10.17	5.5%		IIIe	169.6	4.4	49.2	3.1	5.1	57	40	65	65
SID2	Shelby-Lamoni complex, 9 to 14 percent slopes, moderately erode	9.66	5.2%		IIIe	134.4	3.5	39	2.4	4	36	25	63	63
ZoB	Zook silty clay loam, 2 to 5 percent slopes	3.79	2.0%		IIw	182.4	3.8	52.9	3.3	5.5	70	65	70	70
LcC2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	2.81	1.5%		IIIe	129.6	3.4	37.6	2.3	3.9	36	30	57	57
YShE	Shelby loam, dissected till plain, 14 to 18 percent slopes	2.53	1.4%		IVe	0	0	0	0	0	41		77	77
W	Water	0.60	0.3%			0	0	0	0	0	0	0	0	0
SbB	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.47	0.3%		IIIe	225.6	6.3	65.4	4.1	6.8	91	87	93	93
LcD	Lamoni clay loam, 9 to 14 percent slopes	0.08	0.0%		IVe	105.6	2.7	30.6	1.9	3.2	13	20	65	65
Weighted Average						98.7	2.3	28.6	1.8	3	51	~	*n 67.4	*n 63.7

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

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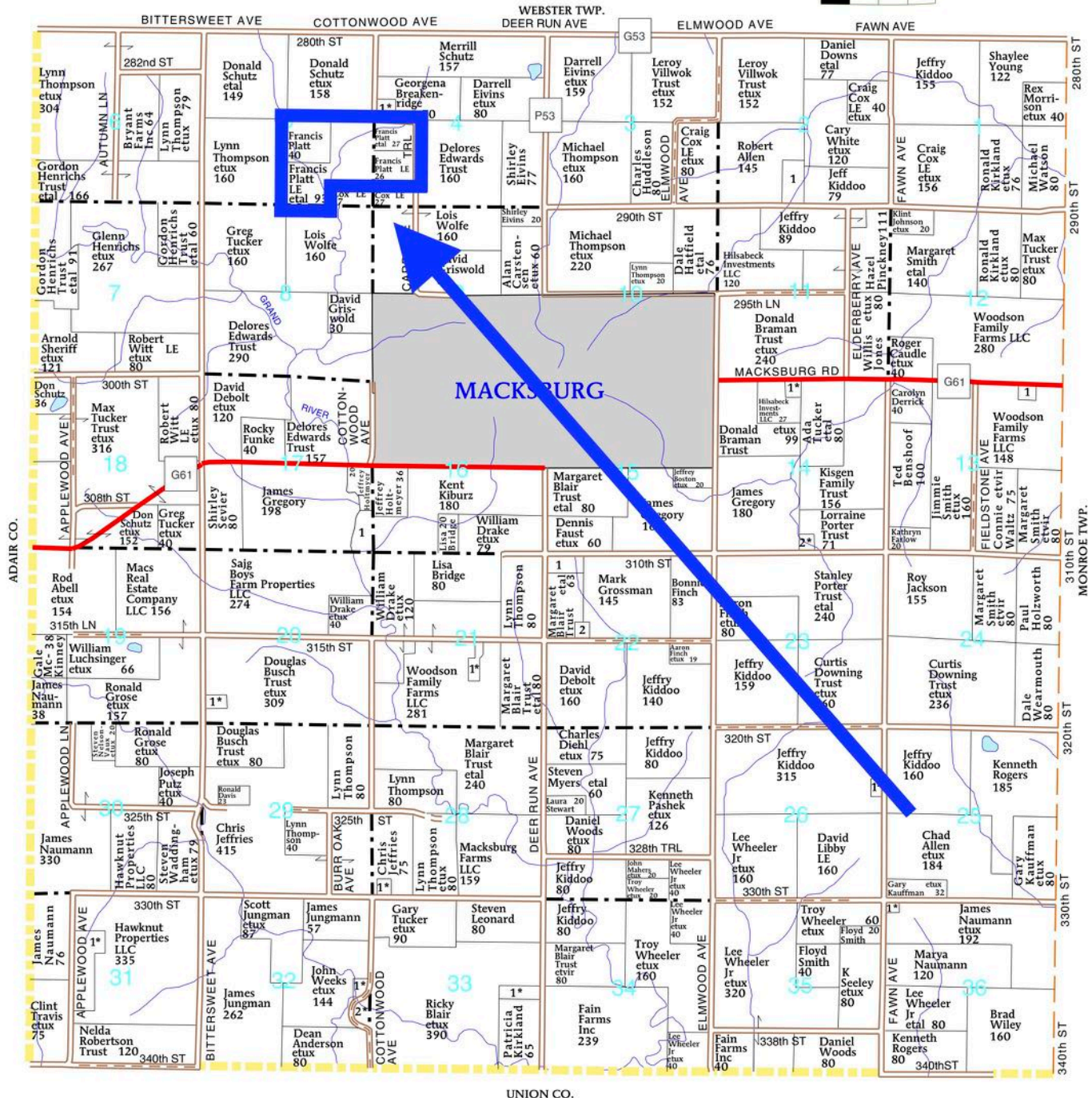
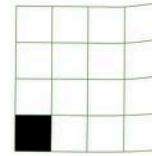
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T-74-N

GRAND RIVER PLAT

R-29-W



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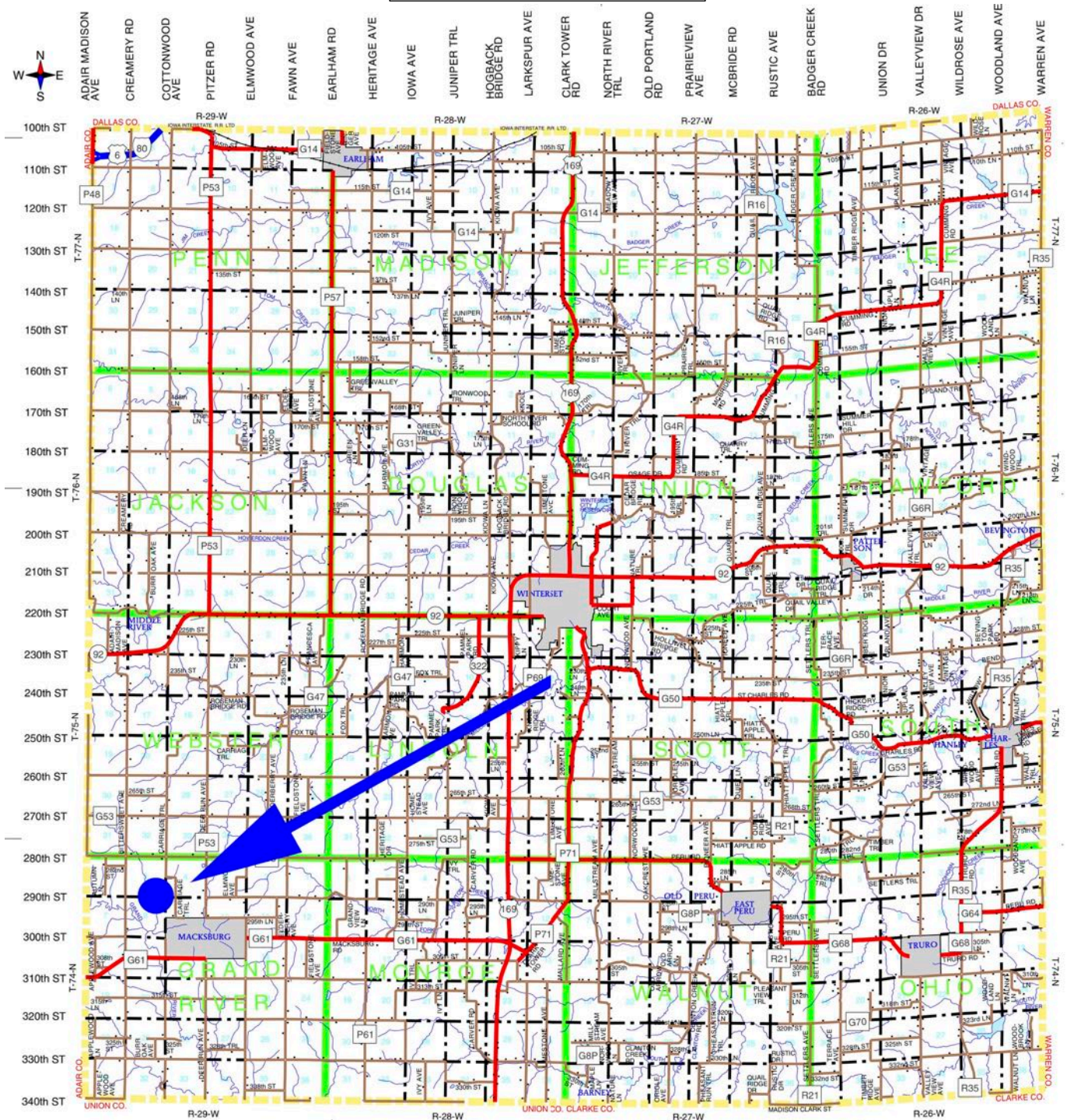
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MADISON COUNTY, IOWA



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