

Prospectus

Preferred Properties of Iowa, Inc.



Dammann Farm

102 Taxable Acres, more or less

Fletchall Township,

Worth 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
515-460-6030

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





preferredpropertiesofiowa.com

500 W. Temple Street Lenox, IA 50851

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Prospectus

Dammann Farm 102 Acres, ML – Worth Co.

PROPERTY DETAILS														
PRICE:	\$252,350 \$245,000.00													
TERMS:	Cash, Payable upon closing													
TAXES:	\$344.20/annually Worth Co. Treasurer													
POSSESSION:	At closing, subject to a farm tenancy													
LAND USE:	Approximately 63.12 acres of effective tillable cropland, and 41.24 acres are in the Conservation Reserve Program (CRP). Worth Co. FSA													
FSA DATA:	<table><tr><td>Commodity</td><td>Acres</td><td>PLCYield</td></tr><tr><td>Corn</td><td>4.7</td><td>84</td></tr><tr><td>Wheat</td><td>4.4</td><td>33</td></tr><tr><td>Soybeans</td><td>3.4</td><td>20</td></tr></table> Worth Co. FSA		Commodity	Acres	PLCYield	Corn	4.7	84	Wheat	4.4	33	Soybeans	3.4	20
Commodity	Acres	PLCYield												
Corn	4.7	84												
Wheat	4.4	33												
Soybeans	3.4	20												
CRP DATA:	CRP income of \$4103 annually, as follows: --2.91 acres@ \$86.20/acre =\$251.00 annually, expires in 2019. --28.33 acres@ \$86.20/acre = \$2442.00 annually, expires in 2019. --10 acres@ \$141.00/acre =\$1410.00 annually, expires 2023. Worth Co. FSA													
LOCATION:	East of Grant City on Hwy 46 located on South side of Hwy.													
LEGAL DESCRIPTION:	The N1/2NW1/4 and SE1/4NW1/4 of Section 34 of T-66-N, R-31-W of the 5 th P.M., Worth County, Missouri, or more particularly described by the abstract.													
														
														
COMMENTS														
<p>Presenting the Dammann Farm. This hard to find property has good fences, water, and highway access from 2 sides, and low taxes. Buyer could hunt close to the Iowa border every year, or make added income with a hunting lease. Let's get an offer together and make it happen. <u>To schedule a showing please give Cole Winther of Preferred Properties a call at 712-621-0966.</u></p>														



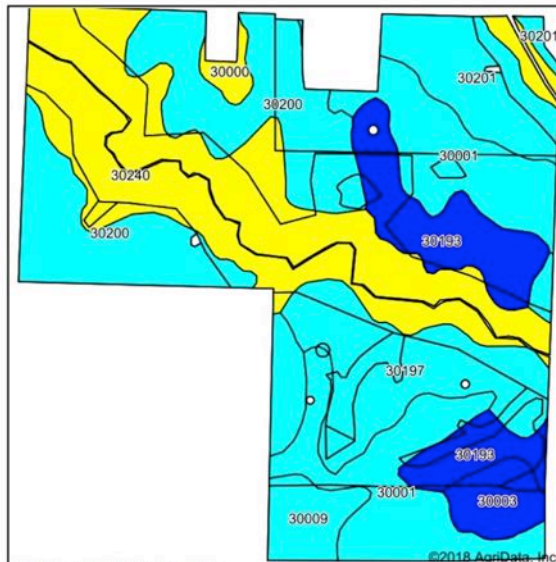
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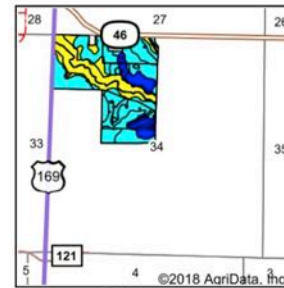
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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
County: **Worth**
Location: **34-66N-31W**
Township: **Fletcher**
Acres: **108.77**
Date: **6/28/2018**



Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MO227, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Common bermudagrass	Caucasian bluestem	Warm season grasses	Alfalfa hay	Orchardgrass red clover	Tall fescue	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
30240	Olmitz-Kennebec complex, 2 to 5 percent slopes	28.77	26.5%		Ile	8		10		9	8	79	79	5
30200	Shelby loam, 9 to 14 percent slopes	22.88	21.0%		IIle							68	68	5
30001	Adair and Shelby loams, 5 to 9 percent slopes, eroded	18.91	17.4%		IIle	7	8	8	6	8	7	60	60	4
30197	Shelby loam, 14 to 18 percent slopes	11.99	11.0%		IVe							64	64	5
30193	Shelby and Gara soils, 9 to 20 percent slopes, severely eroded	10.49	9.6%		Vle	7	8	8	7	7	7	43	43	2
30201	Shelby loam, 9 to 14 percent slopes, moderately eroded	8.36	7.7%		IIle							58	58	4
30009	Adair silt loam variant and Adair loam, 2 to 5 percent slopes, eroded	3.26	3.0%		IVe	7	8	8	5	8	7	51	51	3
30003	Adair and Shelby soils, 5 to 9 percent slopes, severely eroded	3.08	2.8%		IVe	7	8	8	6	8	7	43	43	2
30000	Adair and Shelby loams, 5 to 9 percent slopes	1.03	0.9%		IIle	7	8	8	6	8	7	71	71	5
Weighted Average						4.5	2.7	5.3	2.1	5	4.5	64.7	64.7	47.1

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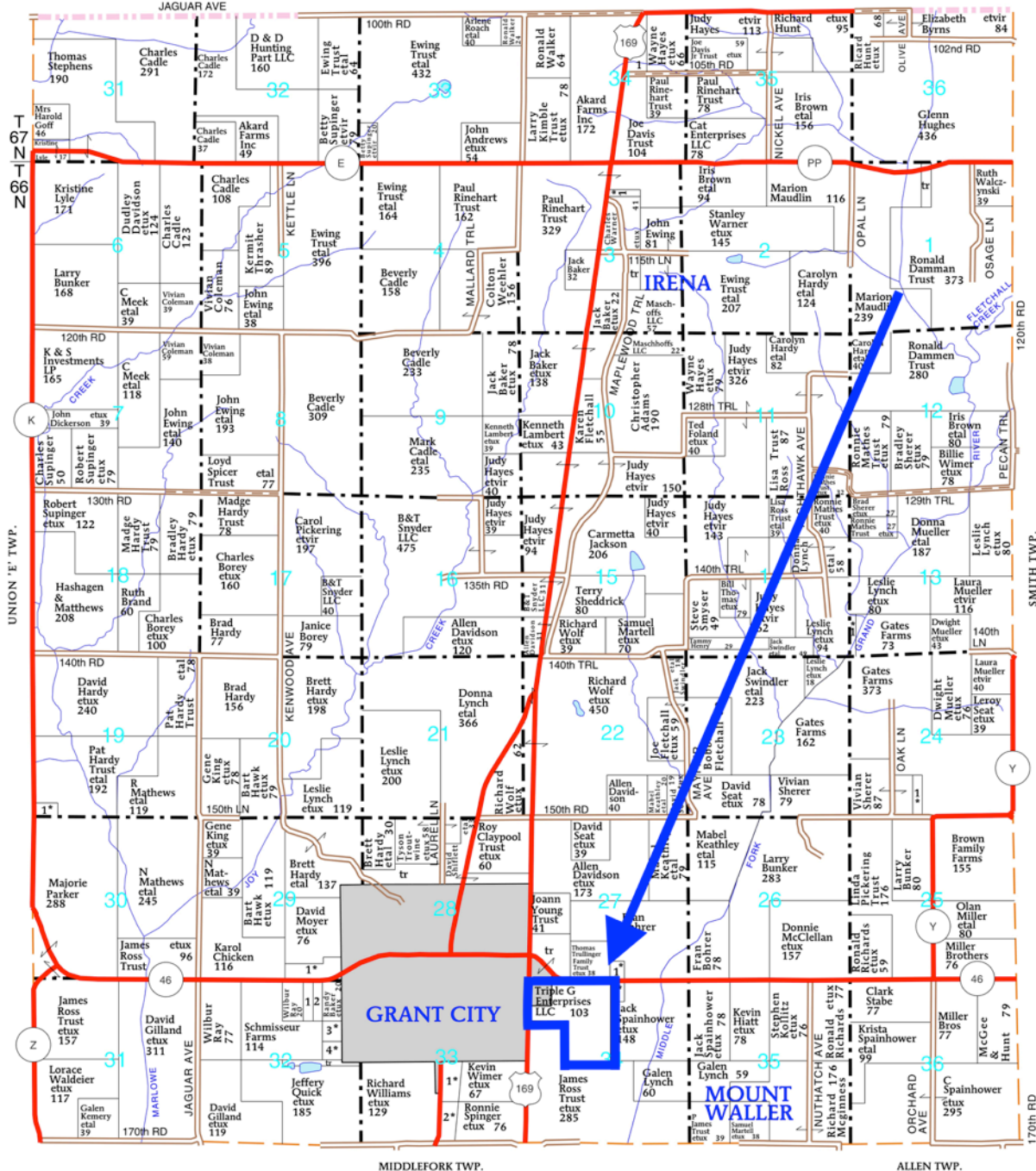
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T-66-67-N

FLETCHALL PLAT

R-31-W

(Landowners)
 RINGGOLD CO., IA



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