

Prospectus

Preferred Properties of Iowa, Inc.



Witt 40 Farm & Home

38 Taxable Acres, ML

2960 280th Street
Blockton, Iowa 50836

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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PROPERTY DETAILS															
PRICE:	\$395,000.00 \$379,000														
LAND USE:	FSA shows 37.69 acres of farmland with 26.35 effective cropland acres. <i>Taylor Co. FSA</i>														
CSR:	CSR – 46.2 CSR2 – 52.6 <i>Surety Maps</i>														
TAXES:	\$3,526/year <i>Taylor Co. Treasurer</i>														
FSA DATA:	<table><tr><td><u>Cmdty</u></td><td><u>Acres</u></td><td><u>PLC Yld</u></td></tr><tr><td>Corn</td><td>5.80</td><td>122</td></tr><tr><td>Soybeans</td><td>8.90</td><td>50</td></tr><tr><td>Total</td><td>14.70</td><td></td></tr></table> <i>Taylor Co. FSA</i>			<u>Cmdty</u>	<u>Acres</u>	<u>PLC Yld</u>	Corn	5.80	122	Soybeans	8.90	50	Total	14.70	
<u>Cmdty</u>	<u>Acres</u>	<u>PLC Yld</u>													
Corn	5.80	122													
Soybeans	8.90	50													
Total	14.70														
HOME DETAILS															
HOME DATA:	<ul style="list-style-type: none">- 2 story frame- 3 bedrooms, 2.5 bath- 2799 sq. ft. total living area- Built in 1900, addition 1997- Partial basement 654 sq. ft.- FHA/gas Heat/Central air- Masonry fireplace- Attached Garage 672 sq.ft. <i>Taylor Co. Assessor</i> (Owner claims 4 bedrooms; geothermal added in 2012)														
OUTBUILDINGS:	42' x 100' Machine Shed <i>Taylor Co. Assessor</i> 2 grain bins Horse barn Dog kennel														
POSSESSION:	Upon Closing, subject to farm lease agreement														
TERMS:	Cash, Payable Upon Closing														
DESCRIPTION:	<i>Contact PPI</i>														
AGENT:	<i>Chad Bals 641-745-9587</i>														
COMMENTS															
<p>Presenting the Witt 40 Farm & Home, 4 bedrooms & 2 1/2 baths. Geothermal heat, central AC, & rural water. A gorgeous great room with fireplace & an adorable loft above. Recently painted interior with great color schemes; hardwood flooring has been added in 3 rooms. Lovely deck with nice southern views. Outbuildings include a 48x96 building with workshop, a horse building, & smaller building. Two smaller grain bins. Approximately 23 acres currently being used for row crop production. Tile and terrace improvements have been done. Large stocked pond with bluegill, catfish, bass & crappie. Also, excellent location for deer and turkey hunting. Owner will consider splitting the farm from the home.</p> <p>Give Chad Bals a call to schedule a showing today at 641-745-9587.</p>															

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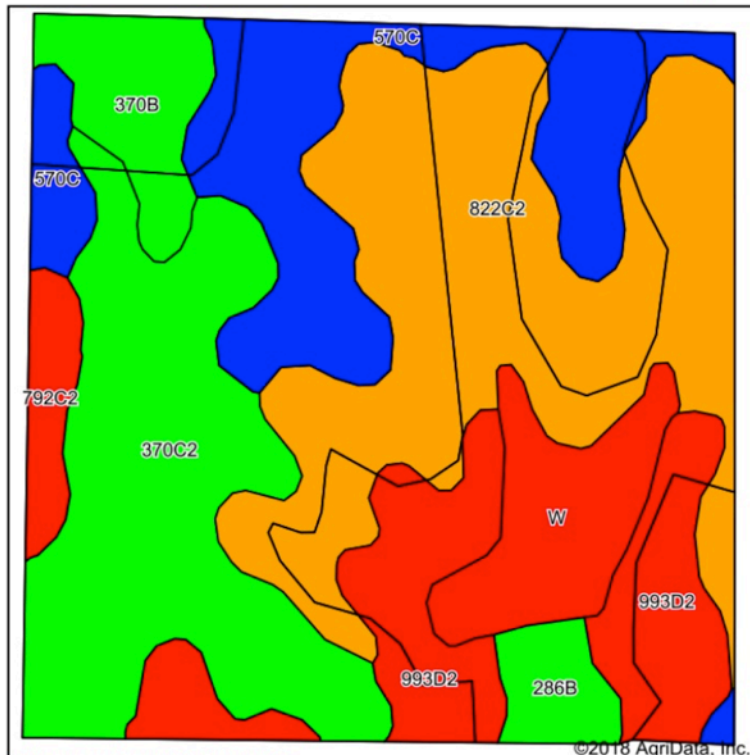
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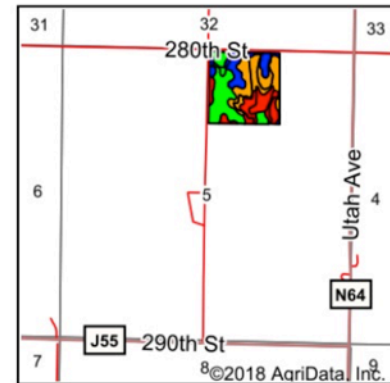
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Taylor**
 Location: **5-67N-32W**
 Township: **Jefferson**
 Acres: **37.66**
 Date: **12/12/2018**



Maps Provided By:



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Area Symbol: IA173, Soil Area Version: 29

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
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	11.61	30.8%		Ille	129.6	3.4	37.6	2.3	3.9	40	30	56	56	39
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	8.25	21.9%		Ille	204.8	5.7	59.4	3.7	6.1	80	67	71	71	48
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	6.28	16.7%		Ille	192	5.4	55.7	3.5	5.8	71	69	97	97	64
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	4.56	12.1%		Ive	123.2	3.2	35.7	2.2	3.7	28	31	61	61	41
W	Water	2.56	6.8%			0	0	0	0	0	0	0		0	0
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.86	4.9%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.61	4.3%		Ille	123.2	3.2	35.7	2.2	3.7	24	27	55	55	39
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	0.93	2.5%		Ilw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
Weighted Average						153.5	4.1	44.5	2.8	4.6	52.6	46.2	*n 65.6	*n 65.6	*n 44.1

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

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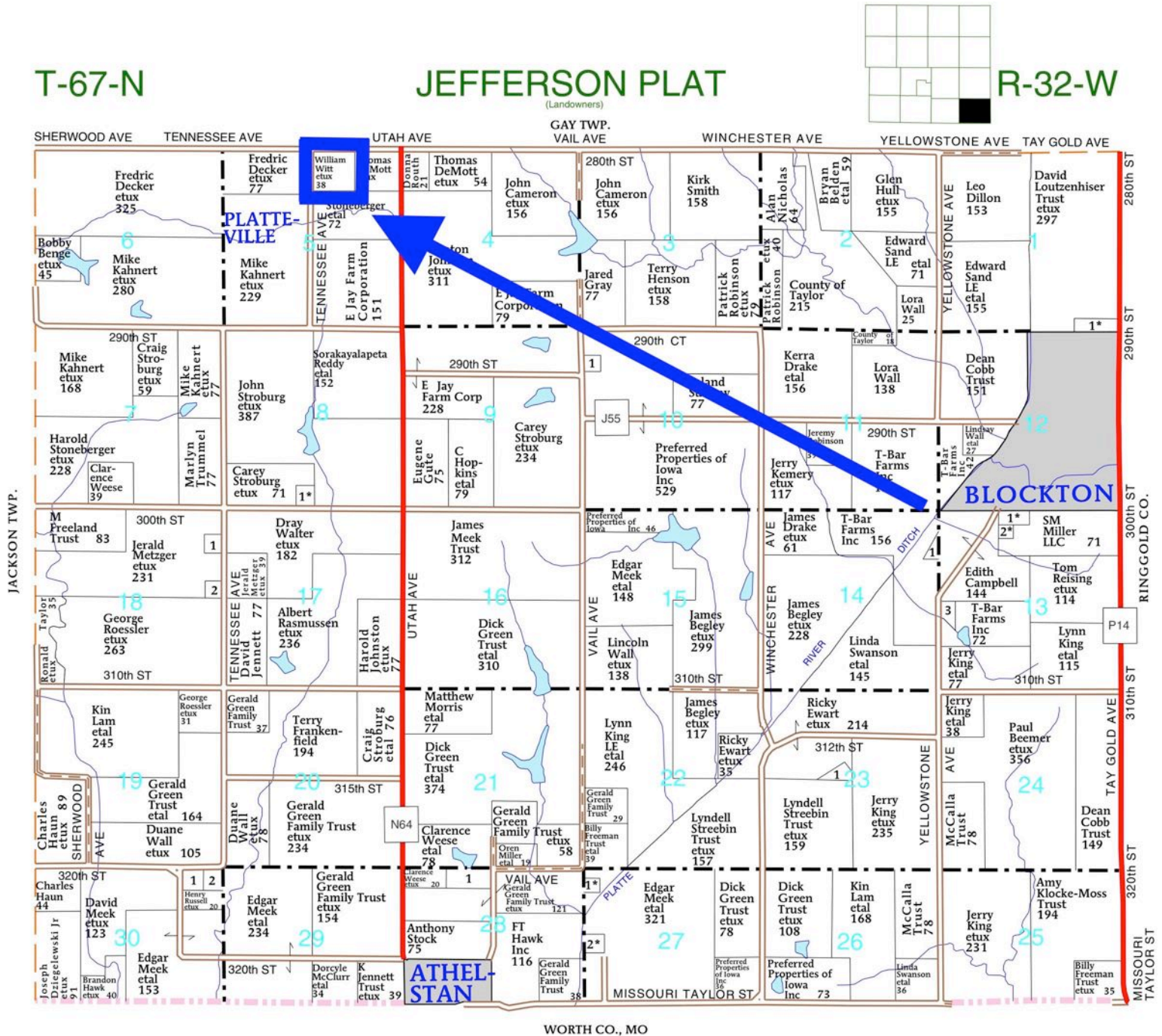
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T-67-N

JEFFERSON PLAT

R-32-W



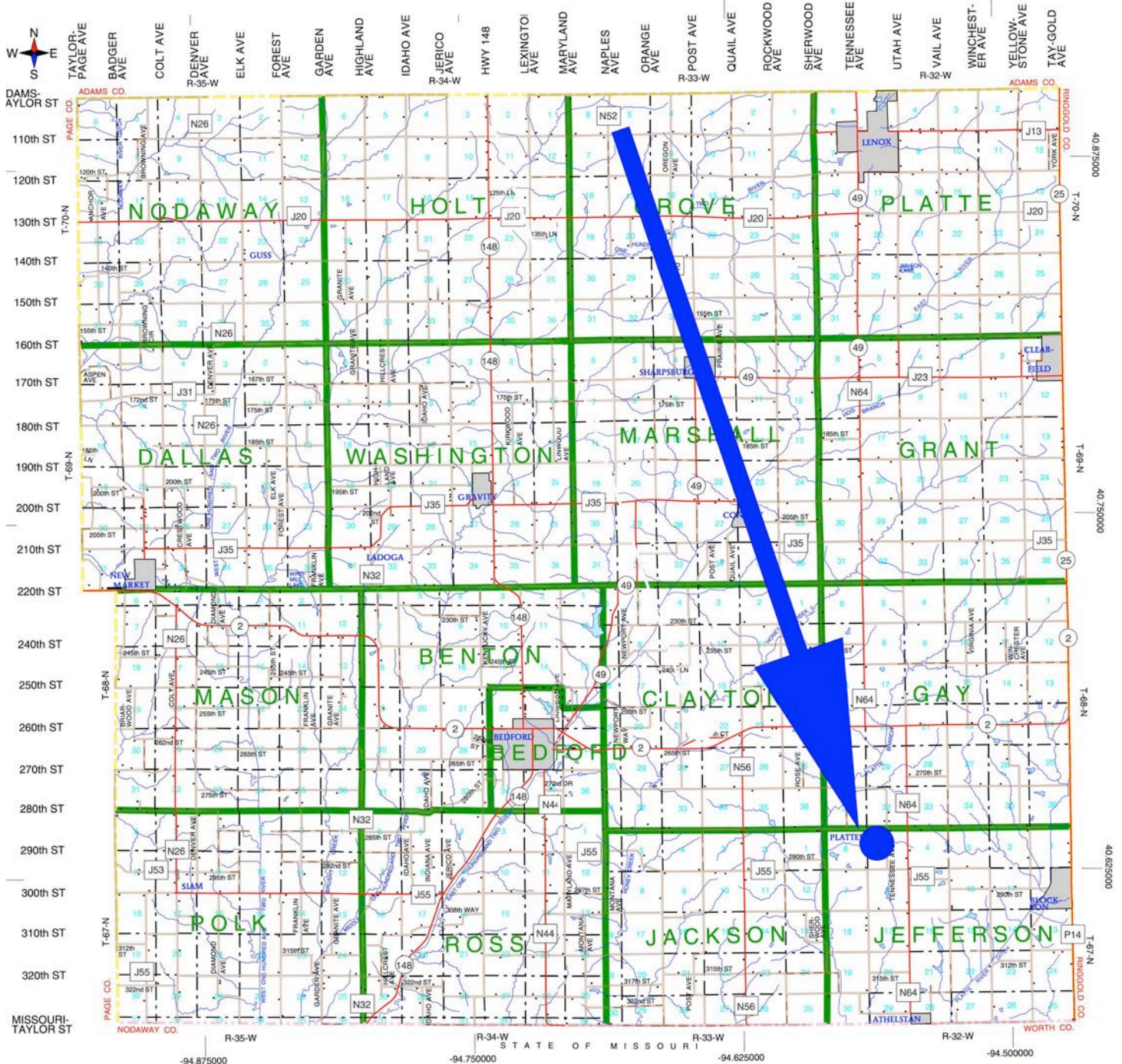
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Taylor County, Iowa



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