

# **Prospectus**

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



## **Fleming 240 Farm**

### **240 Taxable Acres More or Less**

### **Sand Creek Twp.**

### **Union 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:

**David Brown**  
641-344-5559  
**Craig Donaldson**  
641-333-2705  
**Tracy Cameron**  
641-344-3616

**Mark Pearson**  
641-344-2555  
**Brennan Kester**  
515-450-6030  
**Ryan Frederick**  
641-745-7769  
**Maury Moore**  
712-621-1455

**Ed Drake**  
641-322-5145  
**Ralph Neill**  
641-322-3481  
**Curtis Kinker**  
641-333-2820  
**Ronald Holland**  
402-209-1097



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**500 W. Temple Street Lenox, IA 50851**

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# Prospectus

## Fleming 240 Farm 240 Taxable Acres M/L – Union Co.

PROPERTY DETAILS	
<b>PRICE:</b>	<b>\$1,380,000.00</b>
<b>TAXES:</b>	\$4,162/annually Union County Treasurer
<b>LAND USE:</b>	FSA shows 231.81 acres of total farmland of which there are 47.16 acres of effective cropland acres and 158.29 acres enrolled in the Conservation Reserve Program. Union County FSA
<b>CSR DATA:</b>	CSR1– 55.4 Union County FSA CSR2– 63.5 Surety Maps
<b>FSA DATA:</b>	The subject farm is being sold off of a larger tract. The subject farm will have to be reconstituted by the Farm Service Agency in order to determine the government payment information. Union County FSA
<b>CRP DATA:</b>	7.7 acres @ \$188.37 per acre annual payment of \$1,450.45 expiring 2020. 4.41 acres @ \$300.00 per acre annual payment of \$1323.00 expiring 2027. 42.73 acres @ \$238.12 per acre annual payment of \$10,174.87 expiring 2021. 103.5 acres @ \$181.86 annual payment of \$18,822.51 expiring 2022. Union County FSA
<b>POSSESSION:</b>	Upon Closing
<b>TERMS:</b>	Cash, payable at closing
<b>LOCATION:</b>	South of Arispe two miles, then East two miles on 270 <sup>th</sup> Street
<b>LEGAL DESCRIPTION:</b>	The Southwest Quarter (SW1/4), and the South Half of the Northwest Quarter (S1/2 NW1/4), all in Section Twenty-seven (27), Township Seventy-one (71) North, Range Twenty-nine (29) West of the 5 <sup>th</sup> P.M. in Union County, Iowa.
<b>AGENT:</b>	Tom Miller -712-621-1281



### COMMENTS

Presenting the Fleming 240 Farm, talk about the ultimate recreational farm with income!

- Above average soils (63.5 CSR) with a farm that has 86 percent of production income.
- 11 acres of lakes for excellent fishing.
- Remarkable pheasant hunting.
- Several of the most beautiful building spots you could ask for.
- 39 miles to Interstate 35.
- 80 miles to Des Moines
- A manure contract for fertilization.
- A watershed contract for priority funding from FSA and NRCS.

It has been years since we have listed a farm with this income stream accompanied with the amount of beauty and hunting that this farm offers. Come see it for yourself!

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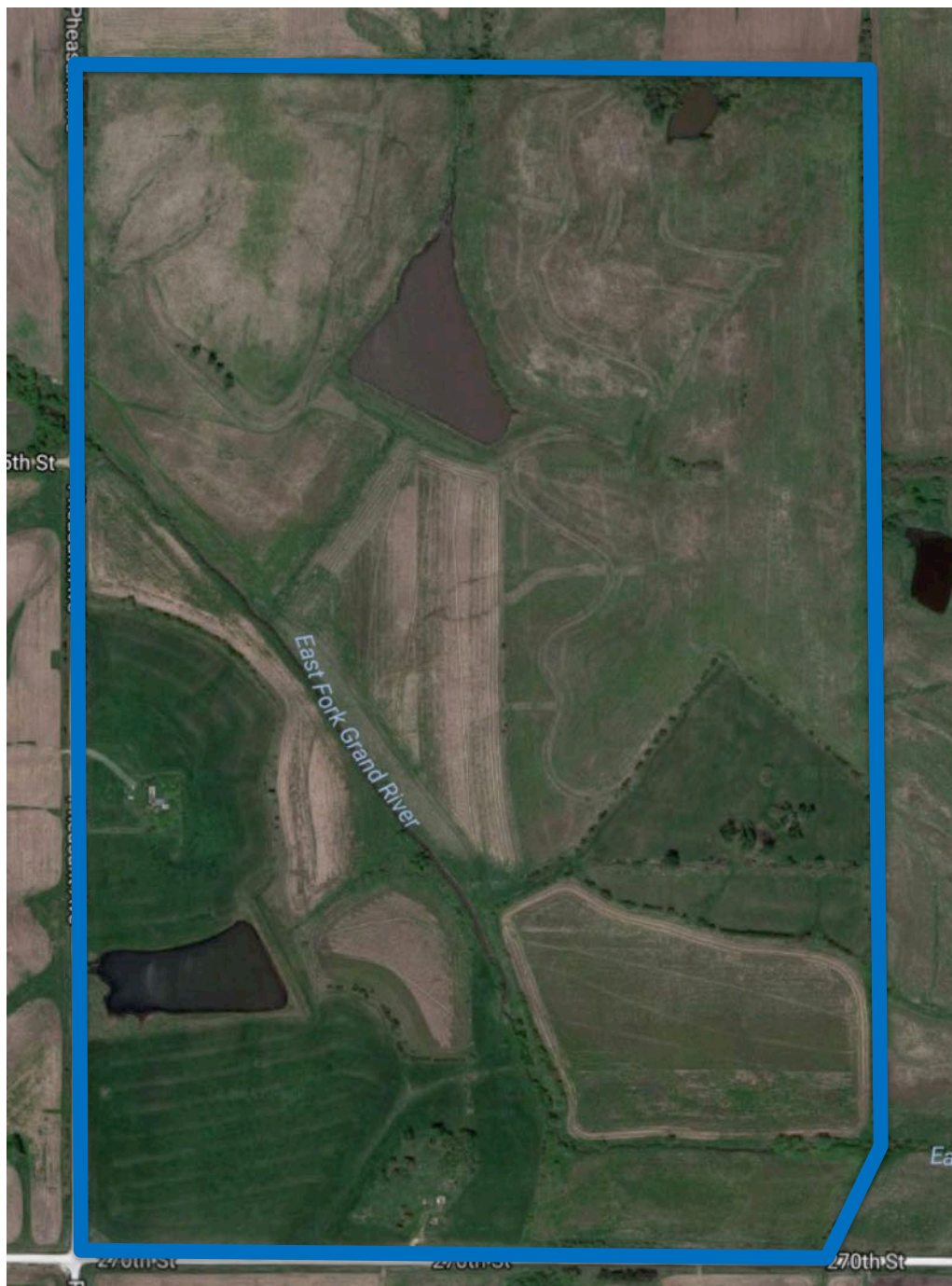
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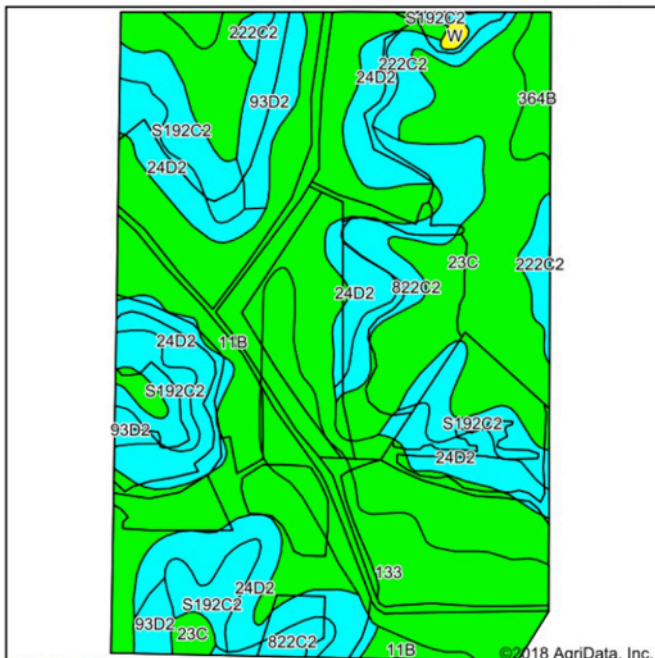
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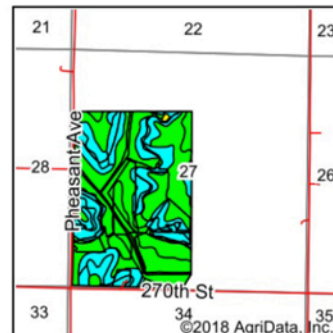
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## Fleming 240 Farm 240 Taxable Acres M/L – Union Co. Iowa Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Union**  
Location: **27-71N-29W**  
Township: **Sand Creek**  
Acres: **231.81**  
Date: **4/23/2018**



Maps Provided By:



Area Symbol: IA175, Soil Area Version: 19

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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	68.13	29.4%		IIe	204.8	4.3	59.4	3.7	6.1	82	68	95	95	21
23C	Arispe silty clay loam, 5 to 9 percent slopes	44.50	19.2%		IIle	80	2.1	23.2	1.4	2.4	66	55	82	82	50
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	38.49	16.6%		IIle	168	4.7	48.7	3	5	46	48	68	68	44
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	27.73	12.0%		IIw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	13
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	19.65	8.5%		IIle	0	0	0	0	0	48		60	60	32
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	11.37	4.9%		IIle	129.6	3.4	37.6	2.3	3.9	38	30	57	57	43
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	9.15	3.9%		IVe	139.2	3.6	40.4	2.5	4.2	32	25	64	64	38
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.57	3.3%		IVw	140.8	3	40.8	2.5	4.2	34	25	45	45	14
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.75	2.0%		IIe	80	2.1	23.2	1.4	2.4	72	75	78	78	44
W	Water	0.47	0.2%			0	0	0	0	0	0	0		0	0
Weighted Average						146	3.4	42.4	2.6	4.4	63.5	79.8	79.8	79.8	32.3

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

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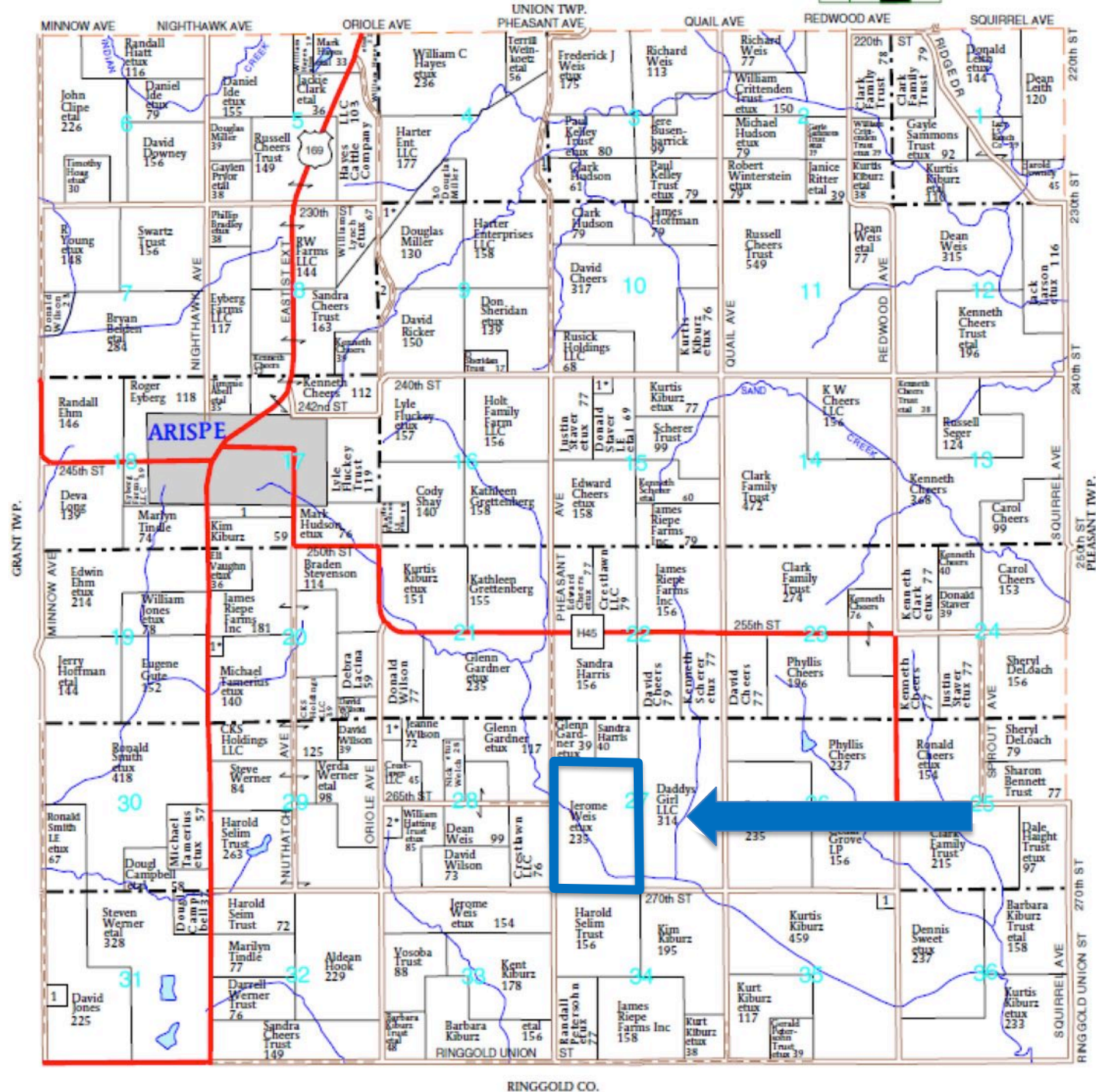
**T-71-N**

**SAND CREEK PLAT**

(Landowners)



**R-29-W**



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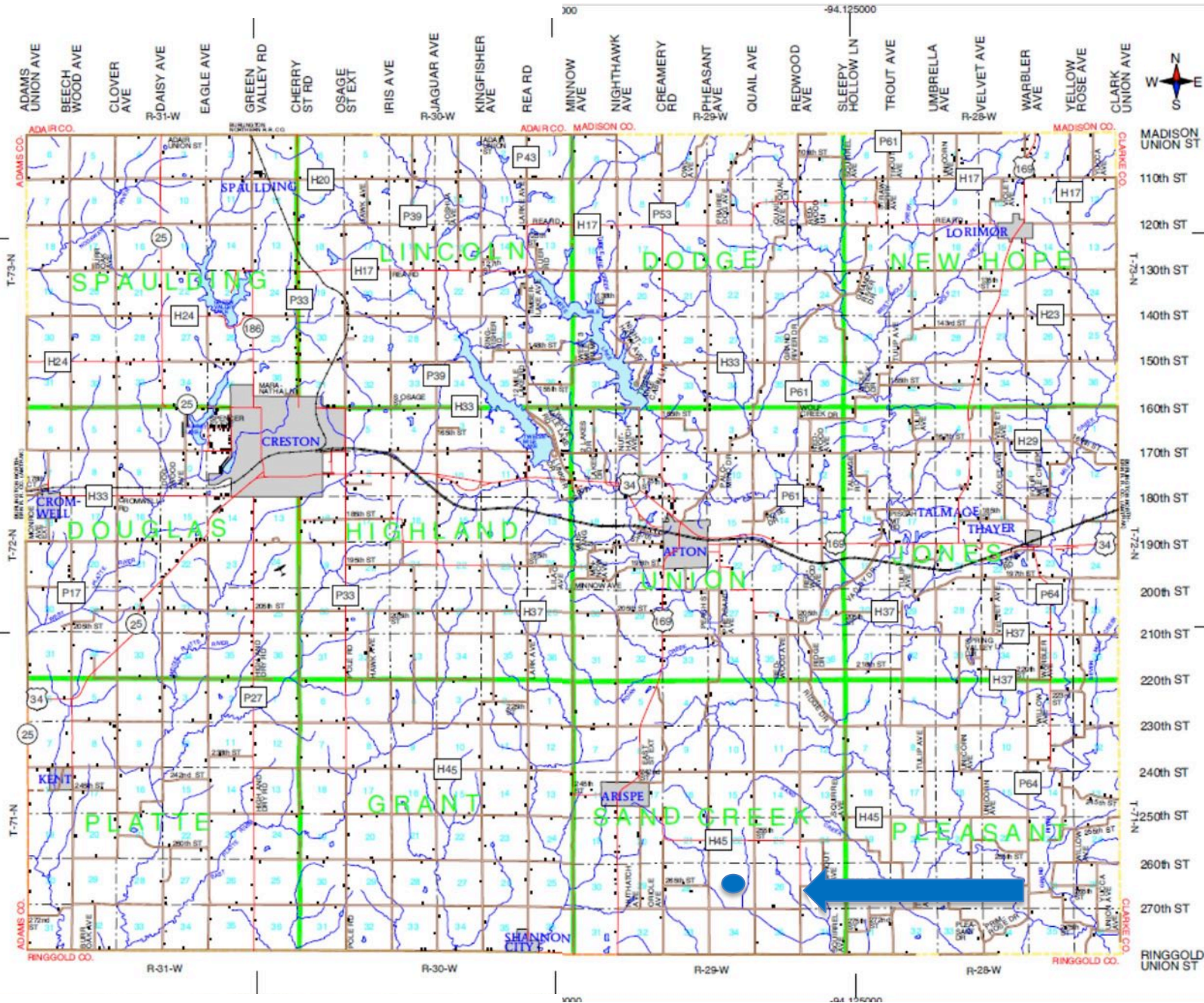
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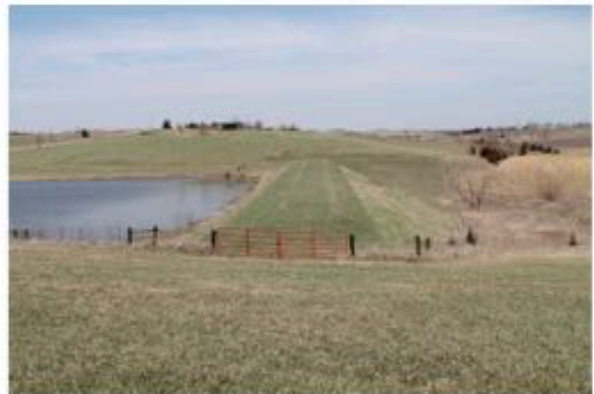
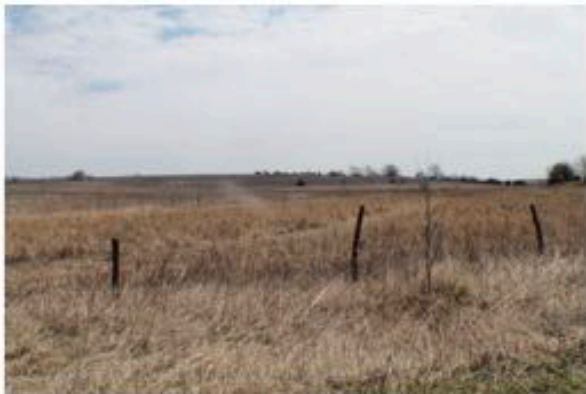
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