

Prospectus

Preferred Properties of Iowa, Inc.



Trost Farm

352.83 Taxable Acres More or Less

Lincoln Twp.

Ringgold 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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Trost Farm

352.83 Taxable Acres M/L – Ringgold County, IA

PROPERTY DETAILS				
PRICE:	\$1,450,000			
TAXES:	\$5,856/year Ringgold Co. Treasurer			
LAND USE:	FSA shows 351.13 farmland acres, with 265.62 cropland acres, all of which are in CRP. Ringgold County FSA			
FSA DATA:	Crop	Base Ac.	CRP Red.	PLC Yld
	CORN	0	9.91	0
	SOYBEANS	0	10.29	0
	TOTAL	0	20.20	0
	Ringgold County FSA			
CRP DATA:	265.62 acres in CRP for \$59,853 annual income, as follows: • 205.36 acres @ \$225.55/acre= \$46,319, expiring in 09/2026 • 60.26 acres @ \$224.59/acre= \$13,534, expiring in 09.2026 Ringgold County FSA			
CSR DATA:	CSR2- 45.6		Surety Maps	
POSSESSION:	Upon closing			
TERMS:	Cash, payable at closing			
LOCATION:	Southeast of the intersection of County Hwy P27 (High and Dry Road) and Ringgold-Union Street in Lincoln Township of Ringgold County.			
LEGAL DESCRIPTION:	See Addendum			
AGENT:	Tom Miller		(712) 621-1281	
COMMENTS				
Presenting the Trost Farm— Call Tom today at 712-621-1281 for more information and to view this farm.				



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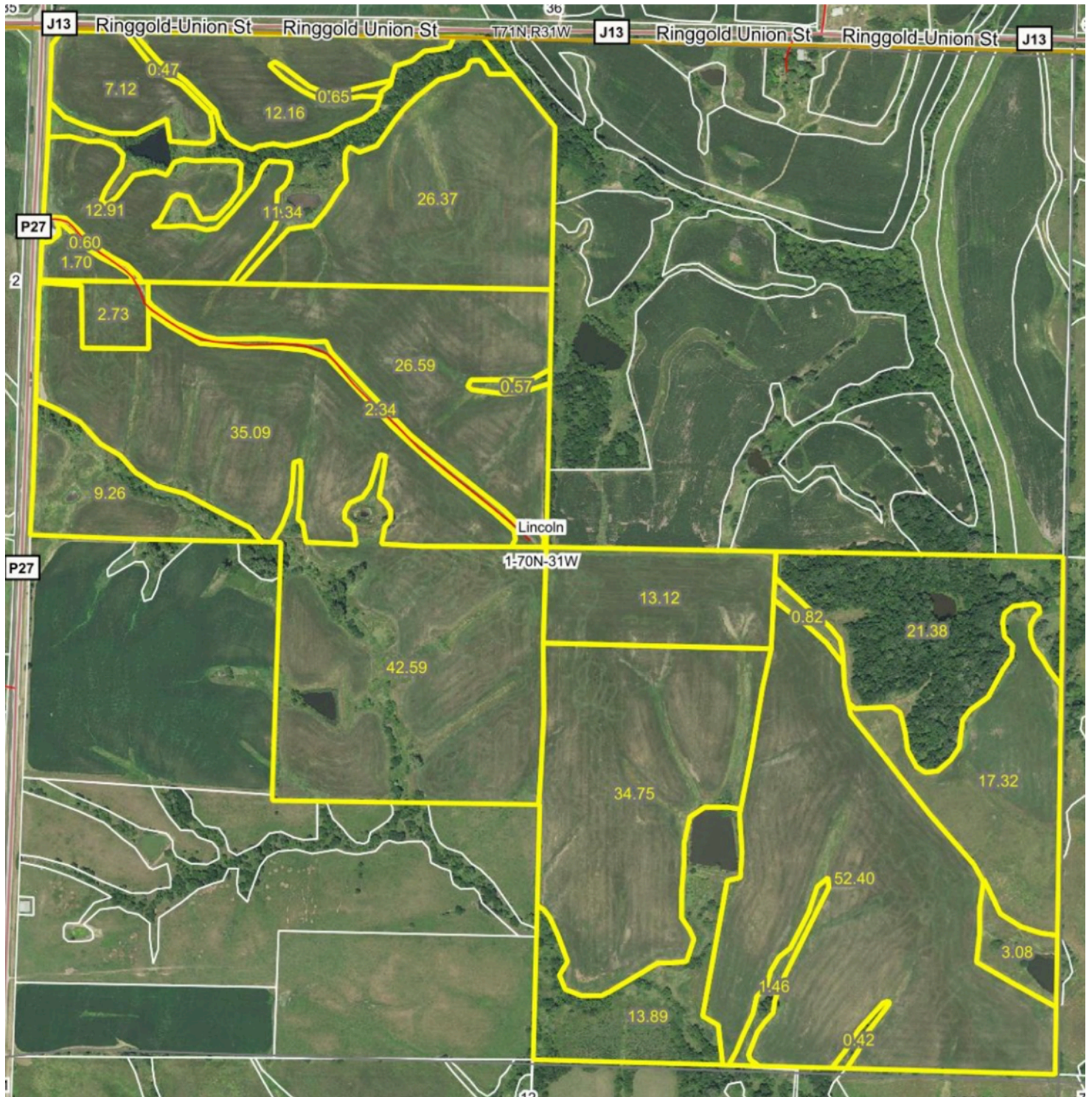
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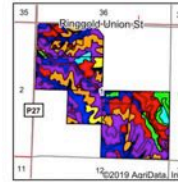
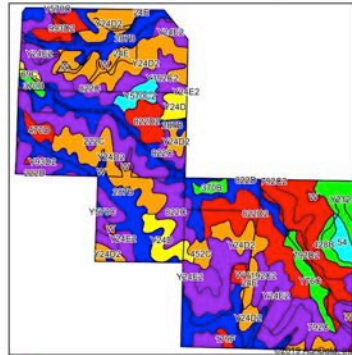
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352.83 Taxable Acres M/L – Ringgold County, IA

Soils Map



State: Iowa
County: Ringgold
Location: 1-70N-31W
Township: Lincoln
Acres: 351.13
Date: 8/29/2019



Map Provided By
surety
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Area Symbol: A150, Soil Area: Version: 21															
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-ir Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	49.74	14.2%		IIIe	0	0	0	0	0	49		68	68	
287B	Zook-Ely silty clay loam, 0 to 5 percent slopes	46.60	13.3%		IIw	184	3.9	53.4	3.3	5.5	75	60	77	77	
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	33.19	9.5%		IIIe	0	0	0	0	0	35		64	64	
Y57C2	Nixa silty clay loam, dissected till plain, 5 to 9 percent slopes	30.35	8.6%		IIIe						71		97	97	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	25.18	7.2%		IIIe	100.8	2.6	29.2	1.8	3	10	15	69	69	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	23.85	6.8%		IIIw	145.6	3.1	42.2	2.8	4.4	31	30	53	53	
822C	Lamoni silty clay loam, 5 to 9 percent slopes	16.97	4.8%		IIIe	134.4	3.5	39	2.4	4	39	35	73	73	
179F	Gara loam, 18 to 25 percent slopes	13.69	3.8%		IIIw	120	3.4	34.8	2.2	3.6	18	15	64	64	
792D2	Armstrong silty clay loam, 9 to 14 percent slopes, moderately eroded	12.00	3.4%		IIIe	88	2.5	25.5	1.6	2.6	7	13	51	51	
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.08	2.9%		IIIe	0	0	0	0	0	33		56	56	
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	9.81	2.8%		IIIe	0	0	0	0	0	52		84	84	
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	9.10	2.6%		IIIe						32		65	65	
792C	Armstrong loam, 5 to 9 percent slopes	7.85	2.2%		IIIe	128	3.6	37.1	2.3	3.8	35	31	65	65	
Y93D2	Shelby-Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	7.43	2.1%		IIIe	0	0	0	0	0	35		60	60	
Y212	Kennettac silt loam, 0 to 2 percent slopes, occasionally flooded	7.30	2.1%		IIw	0	0	0	0	0	91		95	95	
Y76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	6.10	1.7%		IIIe						80		79	79	
24E	Shelby clay loam, 14 to 18 percent slopes	5.41	1.5%		IIIe	148.8	4.2	43.2	2.7	4.5	40	40	76	76	
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	5.34	1.5%		IIIe	123.2	3.4	35.7	2.2	3.7	28	30	60	60	
W	Water	4.61	1.3%			0	0	0	0	0	0	0	0	0	
Y57C2	Nixa silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.13	1.2%		IIIe						68		80	80	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.96	1.1%		IIIe	185.6	3.9	53.8	3.3	5.6	67	70	71	71	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.43	1.0%		IIw	225.6	6.3	65.4	4.1	6.8	91	87	93	93	
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	3.20	0.9%		IIIe	220.8	5.7	64	4	6.6	88	84	96	96	
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	2.91	0.8%		IIIe	0	0	0	0	0	36		71	71	
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	2.81	0.8%		IIIe	139.2	3.6	40.4	2.5	4.2	26	29	65	65	
452C	Lumville silty loam, 5 to 9 percent slopes	2.63	0.7%		IIIe	80	2.1	23.2	1.4	2.4	48	36	76	76	
Y179D	Gara loam, dissected till plain, 9 to 14 percent slopes	1.98	0.6%		IIIw						49		88	88	
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	1.03	0.3%		IIIw	168	3.5	48.7	3	5	59	50	76	76	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.27	0.1%		IIIe	123.2	3.4	35.7	2.2	3.7	24	27	53	53	
222D	Clarinda silty clay loam, 9 to 14 percent slopes	0.26	0.1%		IIIe	116.8	2.5	33.9	2.1	3.5	8	15	57	57	
822D	Lamoni silty clay loam, 9 to 14 percent slopes	0.16	0.0%		IIIe	105.6	2.7	30.6	1.9	3.2	14	20	73	73	
Weighted Average						71.4	1.7	29.7	1.3	2.1	45.6	% 70.4	% 70.4	% 43.8	

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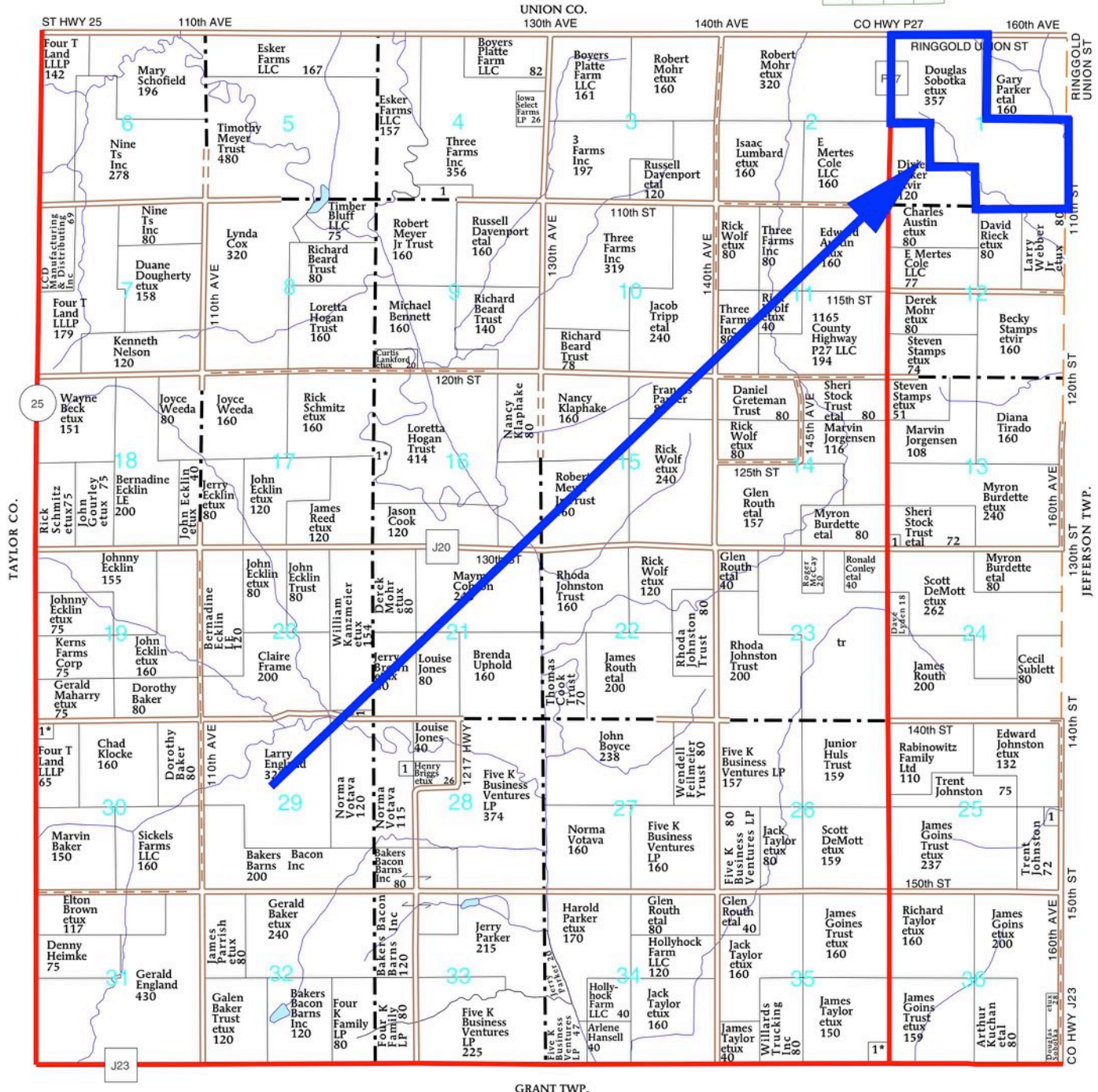
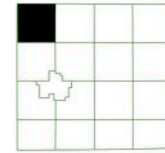
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T-70-N

LINCOLN PLAT

R-31-W



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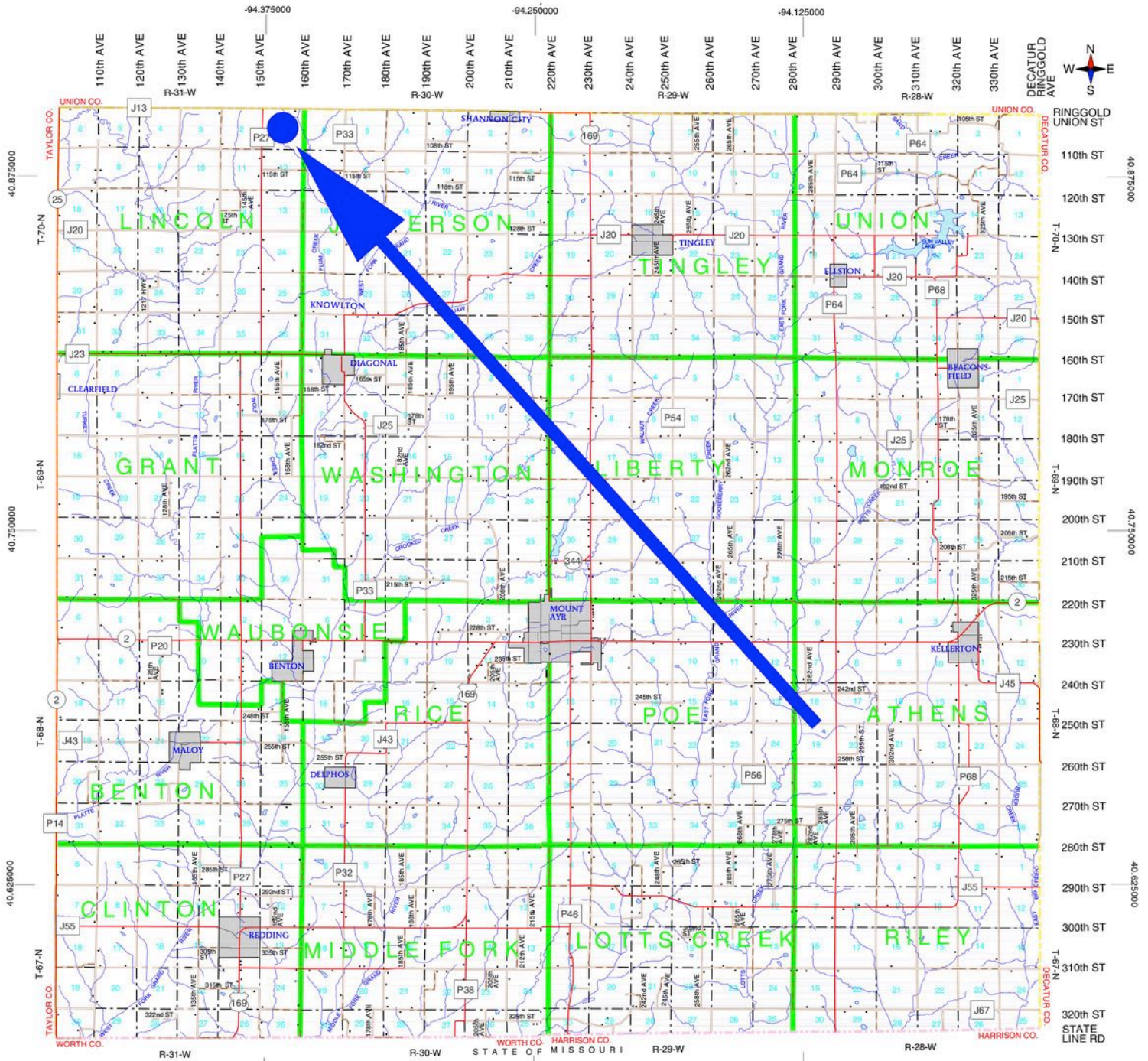
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