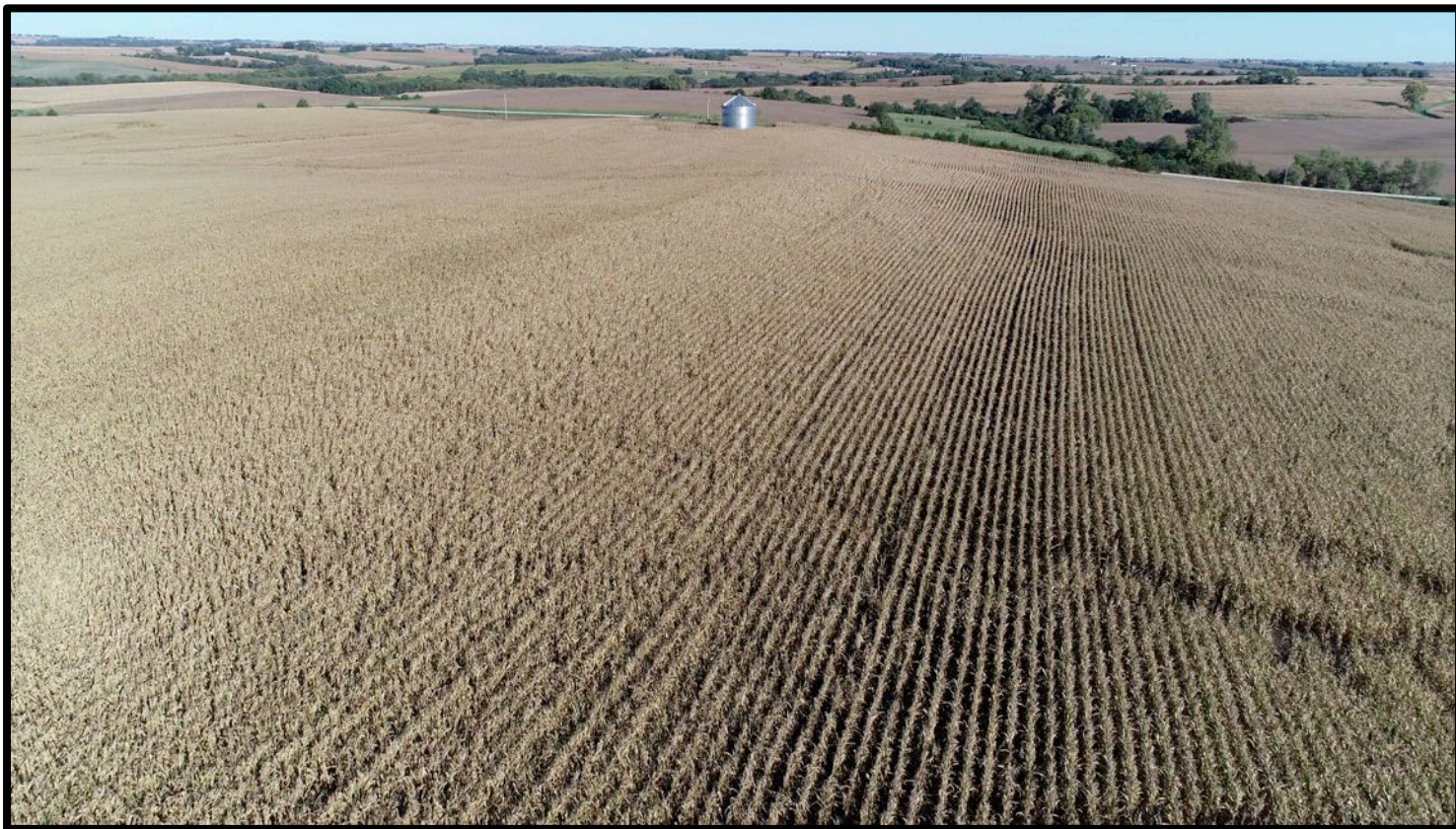


# ***Prospectus***

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



### **Alvarez Farm**

### **270.57 Taxable Acres More or Less**

### **Colfax Twp.**

### **Page 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



***preferredpropertiesofiowa.com***

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

©2009 - Preferred Properties of Iowa



# Prospectus

## Alvarez Farm 270.57 Taxable Acres M/L – Page County, IA

PROPERTY DETAILS																	
PRICE:	\$1,400,000.00																
TAXES:	\$6,382/year <i>Page Co. Treasurer</i>																
LAND USE:	FSA shows 277.95 farmland acres, with 235.51 effective cropland acres. <i>Page County FSA</i>																
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac.</td><td>PLC Yld</td></tr><tr><td>WHEAT.</td><td>11.3</td><td>36</td></tr><tr><td>CORN</td><td>89.0</td><td>112</td></tr><tr><td>SOYBEANS</td><td>80.0</td><td>40</td></tr><tr><td>TOTAL</td><td>180.3</td><td></td></tr></table> <i>Page County FSA</i>		Crop	Base Ac.	PLC Yld	WHEAT.	11.3	36	CORN	89.0	112	SOYBEANS	80.0	40	TOTAL	180.3	
Crop	Base Ac.	PLC Yld															
WHEAT.	11.3	36															
CORN	89.0	112															
SOYBEANS	80.0	40															
TOTAL	180.3																
CSR DATA:	CSR- 66.8 CSR2- 67 <i>Surety Maps</i>																
POSSESSION:	Upon closing																
TERMS:	Cash, payable at closing																
LOCATION:	Southwest of the intersection of 290 <sup>th</sup> Street and Kiwi Avenue in Colfax Township of Page County.																
LEGAL DESCRIPTION:	<i>See Addendum</i>																
AGENT:	Tom Miller                      (712) 621-1281																
COMMENTS																	
Presenting the Alvarez Farm— Outstanding Page County farm with very good soils, long time owner farmer. Owner has had this farm custom farmed because of the excellent yields he has received over the years. Newer 22,000-bushel grain bin rented separately for 15¢ per bushel. Farm would be a super investment, or continue farming as a custom farm. Give Tom a call at 712-621-1281.																	

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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa

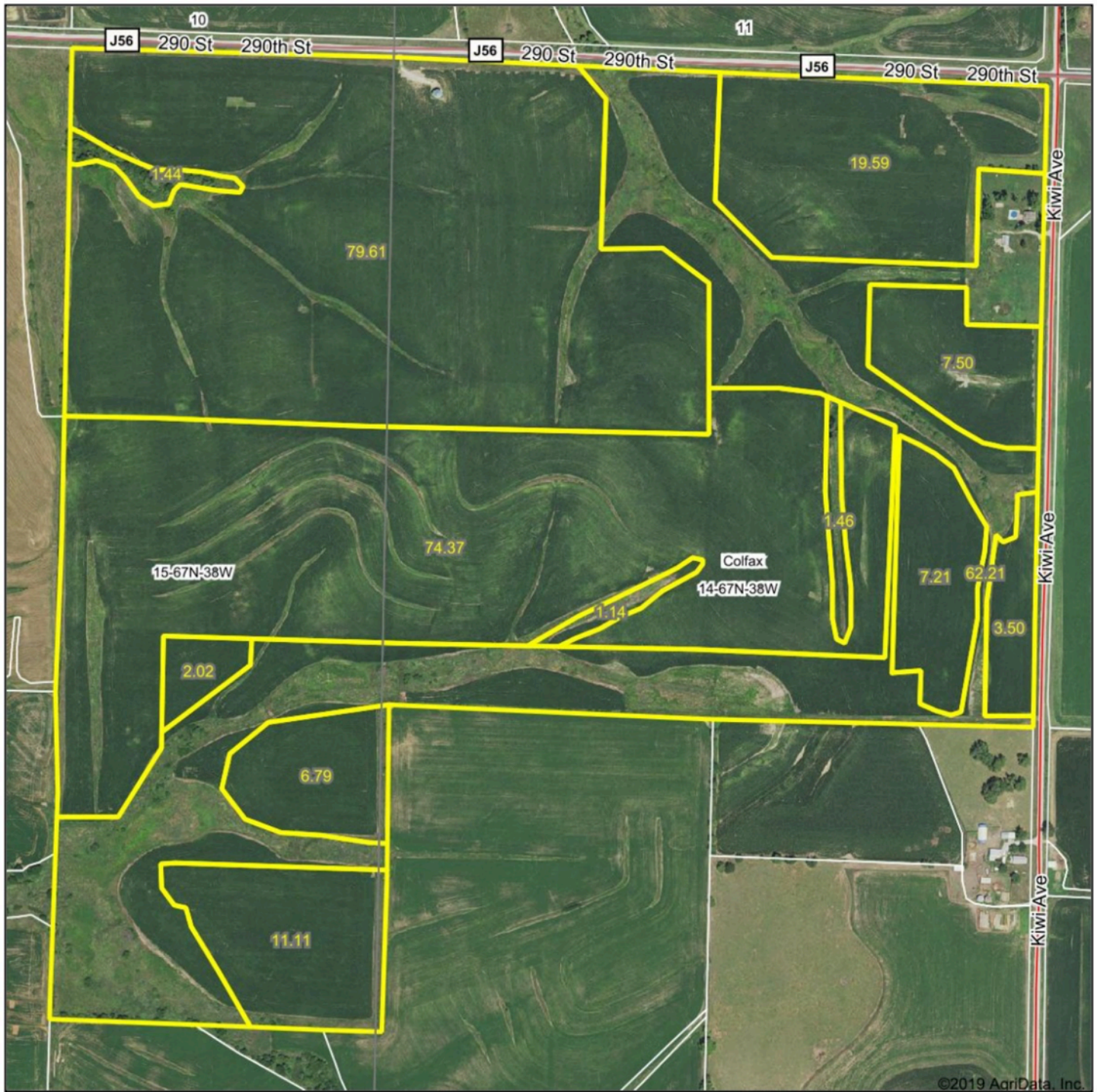


# Prospectus

Alvarez Farm

270.57 Taxable Acres M/L – Page County, IA

Aerial Map



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa

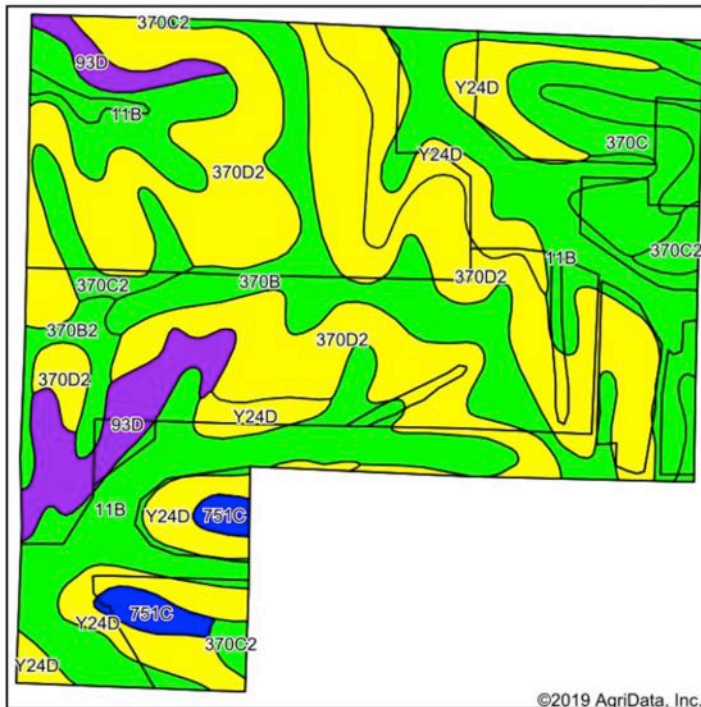


# Prospectus

## Alvarez Farm

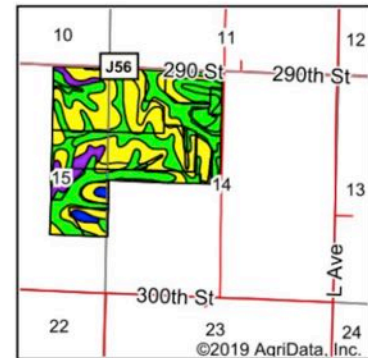
270.57 Taxable Acres M/L – Page County, IA

### Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: Iowa  
County: Page  
Location: 14-67N-38W  
Township: Colfax  
Acres: 277.95  
Date: 10/3/2019



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IA145, Soil Area Version: 21															
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
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	88.69	31.9%		Ille	164.8	4.6	47.8	3	4.9	54	55	68	68	44
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	72.52	26.1%		Ilw	216	4.5	62.6	3.9	6.5	80	65	95	95	28
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	37.06	13.3%		Ille	0	0	0	0	0	52		84	84	58
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	30.83	11.1%		Ille	225.6	6.3	65.4	4.1	6.8	91	85	93	93	65
93D	Shelby-Adair clay loams, 9 to 14 percent slopes	14.96	5.4%		Ille	144	3.7	41.8	2.6	4.3	37	30	76	76	55
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	13.74	4.9%		Ille	209.6	5.9	60.8	3.8	6.3	81	70	92	92	66
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	10.46	3.8%		Ille	204.8	5.7	59.4	3.7	6.1	80	65	71	71	48
370B2	Sharpsburg silty clay loam, 2 to 5 percent slopes, eroded	5.33	1.9%		Ille	220.8	6.2	64	4	6.6	88	80	72	72	47
751C	Northboro silt loam, 5 to 9 percent slopes	4.36	1.6%		Ille	192	5.4	55.7	3.5	5.8	76	60	94	94	64
Weighted Average						167	4.2	48.4	3	5	67	67	*n 82.2	*n 82.2	*n 46.2

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

**Preferred Properties of Iowa, Inc.**

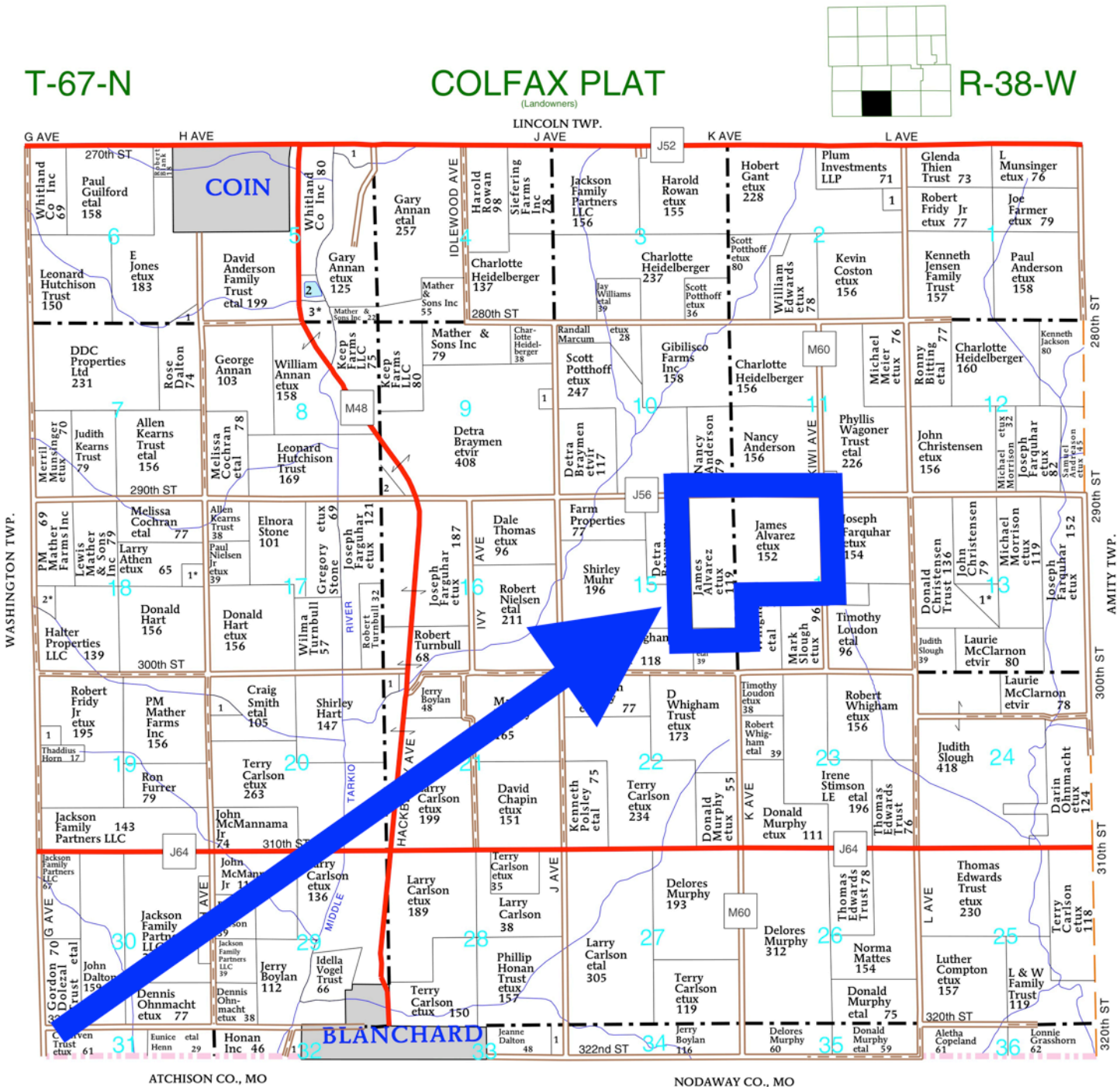
**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa

# Prospectus

## Alvarez Farm

270.57 Taxable Acres M/L – Page County, IA



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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa

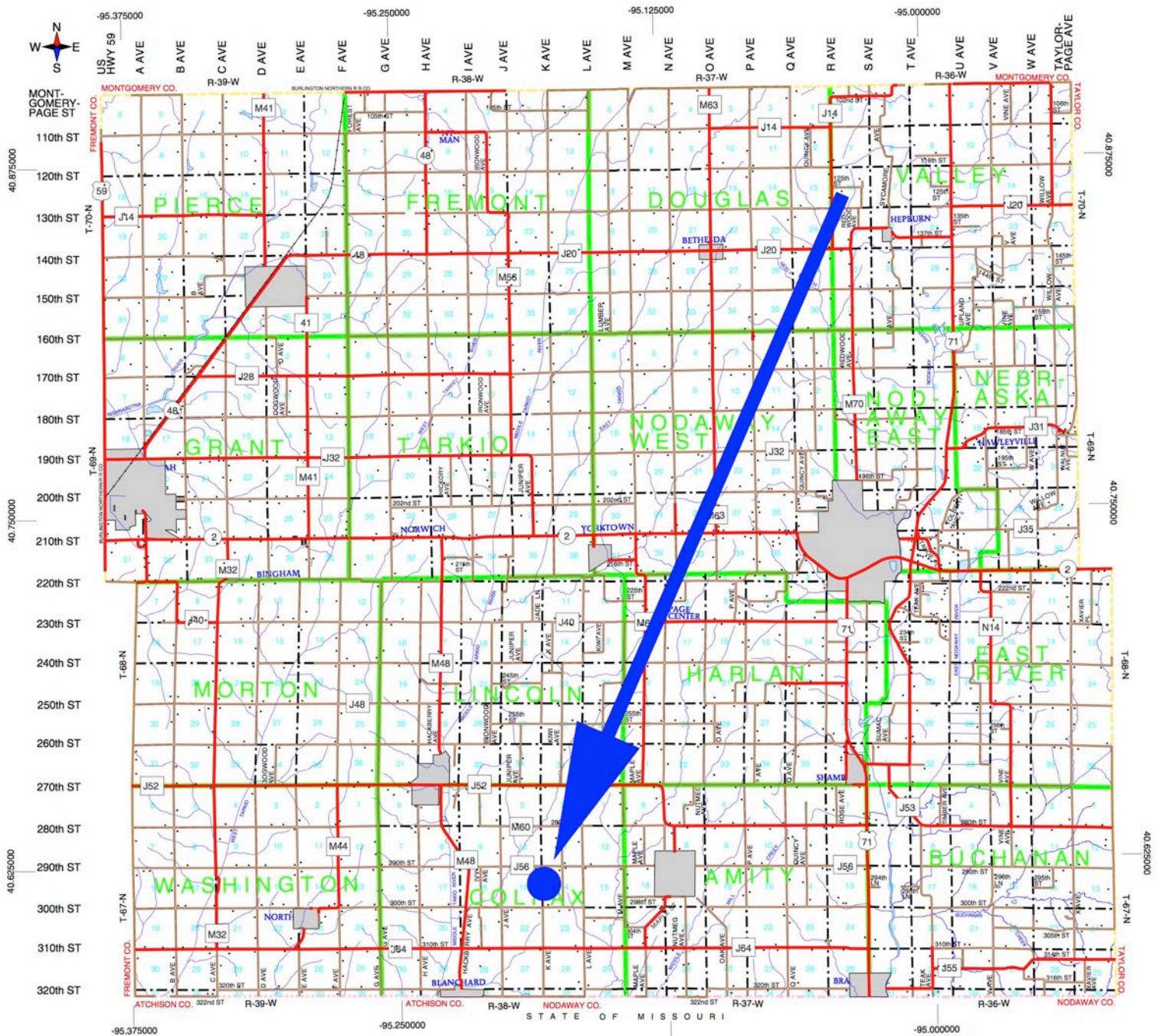


# Prospectus

## Alvarez Farm

270.57 Taxable Acres M/L – Page County, IA

## Page 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.



[preferredpropertiesofiowa.com](http://preferredpropertiesofiowa.com)

**Preferred Properties of Iowa, Inc.**

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

©2009 - Preferred Properties of Iowa



# ***Prospectus***

**Alvarez Farm**

**270.57 Taxable Acres M/L – Page County, IA**



**Preferred Properties of Iowa, Inc.**  
**500 W. Temple Street Lenox, IA 50851**

©2009 - Preferred Properties of Iowa