

Prospectus

Preferred Properties of Iowa, Inc.



Tripp 117 Farm

117 Taxable Acres More or Less

Douglas 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:

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

Brad Adamson
641-202-3862

Ed Drake
641-322-5145

Fletcher Sunderman
712-370-5241

Ronald Holland
402-209-1097



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Tripp 117 Farm 117 Taxable Acres M/L – Union County, IA

PROPERTY DETAILS														
PRICE:	\$800,000.00													
TAXES:	\$2,318/year <i>Union Co. Treasurer</i>													
LAND USE:	FSA shows 118.33 farmland acres, with 106.53 cropland acres and 103.87 effective cropland acres. There are 3.45 acres in CRP. <i>Adams-Union County FSA</i>													
CRP INCOME:	\$273 annual CRP payment, as follows: •2.29 acres at 79.20 /acre for \$181, expiring 09/30/2027; •1.16 acres at \$79.20/acre for \$92, expiring 09/30/2027. <i>Adams-Union County FSA</i>													
FSA DATA:	<table><tr><td>Crop</td><td>Base Ac.</td><td>PLC Yld</td></tr><tr><td>CORN</td><td>34.9</td><td>108</td></tr><tr><td>OATS</td><td>1.1</td><td>45</td></tr><tr><td colspan="3">TOTAL BASE ACRES 36.0</td></tr></table> <i>Adams-Union County FSA</i>		Crop	Base Ac.	PLC Yld	CORN	34.9	108	OATS	1.1	45	TOTAL BASE ACRES 36.0		
Crop	Base Ac.	PLC Yld												
CORN	34.9	108												
OATS	1.1	45												
TOTAL BASE ACRES 36.0														
CSR DATA:	CSR2- 67 <i>Surety Maps</i>													
POSSESSION:	Upon closing													
TERMS:	Cash, payable at closing													
LEGAL DESCRIPTION:	<i>See Addendum</i>													
AGENT:	Curtis Kinker (641) 333-2820													
COMMENTS														
<p>Presenting the Tripp 117 Farm—Good producing farm with a CSR of 67. This farm has been well managed with the addition of new terraces, additional tile and lime applied. Possession available for 2020 crop year. Crop records for the last 2 years of production are available. This farm ground is ready to produce for you. Good location in a good farming community in Union County.</p> <p>Give Curtis Kinker a call at 641-333-2820 for more information.</p>														

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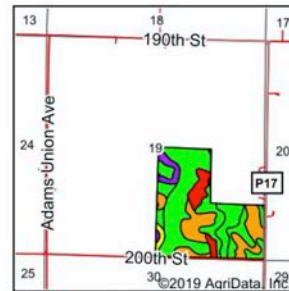
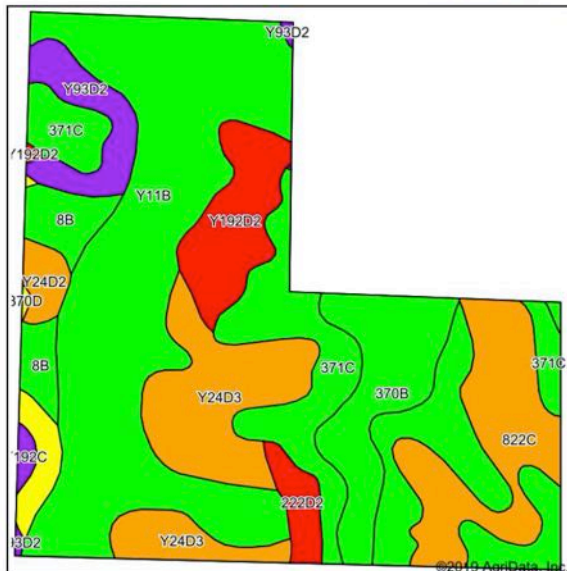
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Tripp 117 Farm 117 Taxable Acres M/L – Union County, IA Soils Map



State: **Iowa**
County: **Union**
Location: **19-72N-31W**
Township: **Douglas**
Acres: **117**
Date: **2/10/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA175, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	*n NCCPI Overall
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	40.78	34.9%		llw	0	0	0	0	0	80		95
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	20.04	17.1%		lle	209.6	5.9	60.8	3.8	6.3	88	69	95
Y24D3	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, severely eroded	13.35	11.4%		lVe	0	0	0	0	0	43		48
822C	Lamoni silty clay loam, 5 to 9 percent slopes	11.49	9.8%		lle	134.4	3.5	39	2.4	4	42	35	77
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	9.51	8.1%		lle	225.6	6.3	65.4	4.1	6.8	91	87	93
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.80	5.8%		lVe	0	0	0	0	0	16		53
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	4.58	3.9%		lle	0	0	0	0	0	35		60
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	4.22	3.6%		lle	230.4	6.5	66.8	4.1	6.9	93	82	90
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.07	1.8%		lVe	112	2.4	32.5	2	3.4	12	10	53
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.90	1.6%		lle	0	0	0	0	0	52		83
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.62	1.4%		lle	0	0	0	0	0	49		67
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	0.49	0.4%		lle	0	0	0	0	0	36		71
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	0.15	0.1%		lle	177.6	5	51.5	3.2	5.3	59	62	86
Weighted Average						78	2.1	22.6	1.4	2.3	67	71	82.3
													82.3
													36.8

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

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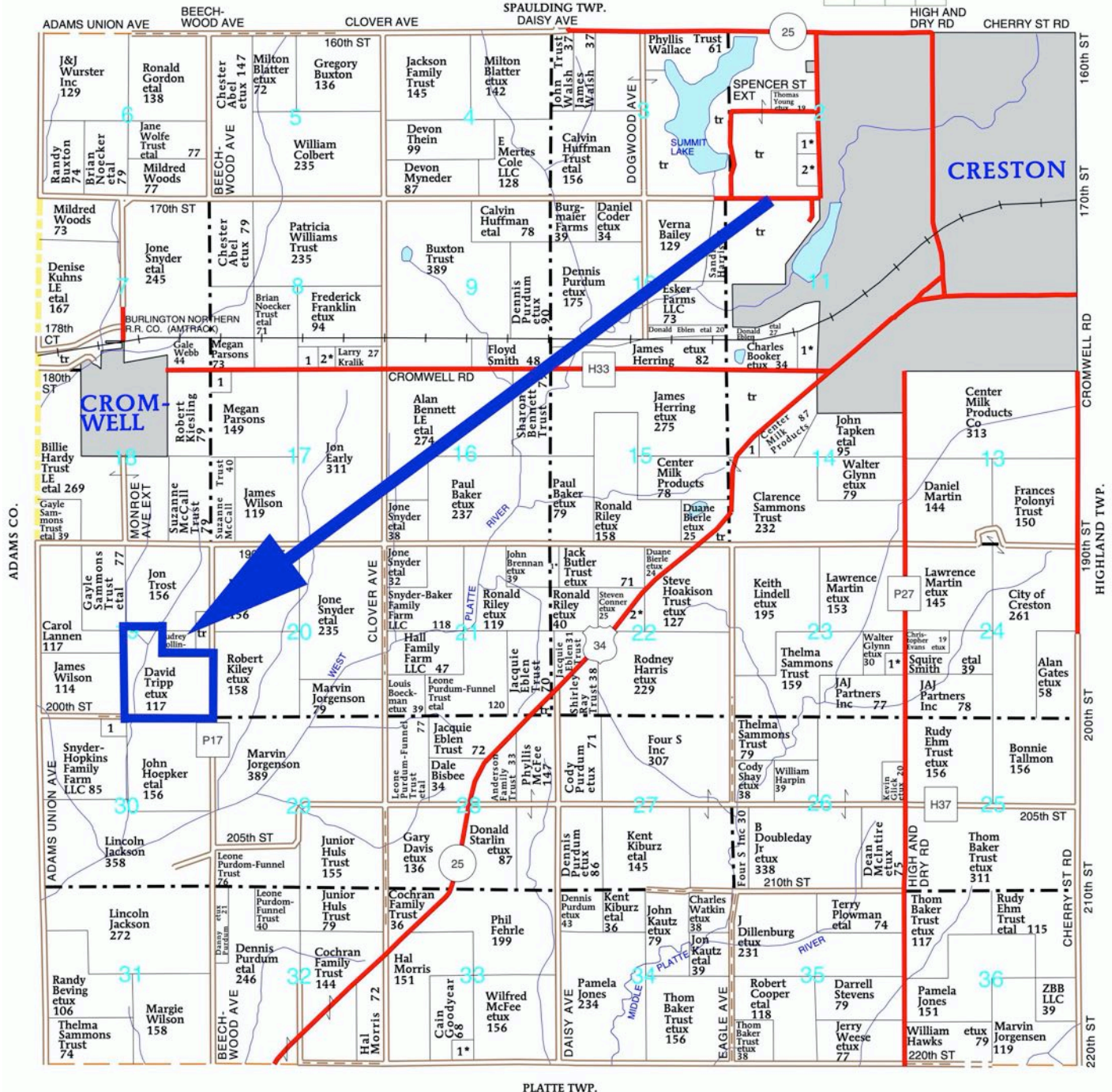
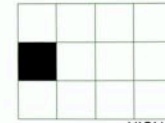
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T-72-N

DOUGLAS PLAT

(Landowners)

R-31-W



PLATTE TWP.

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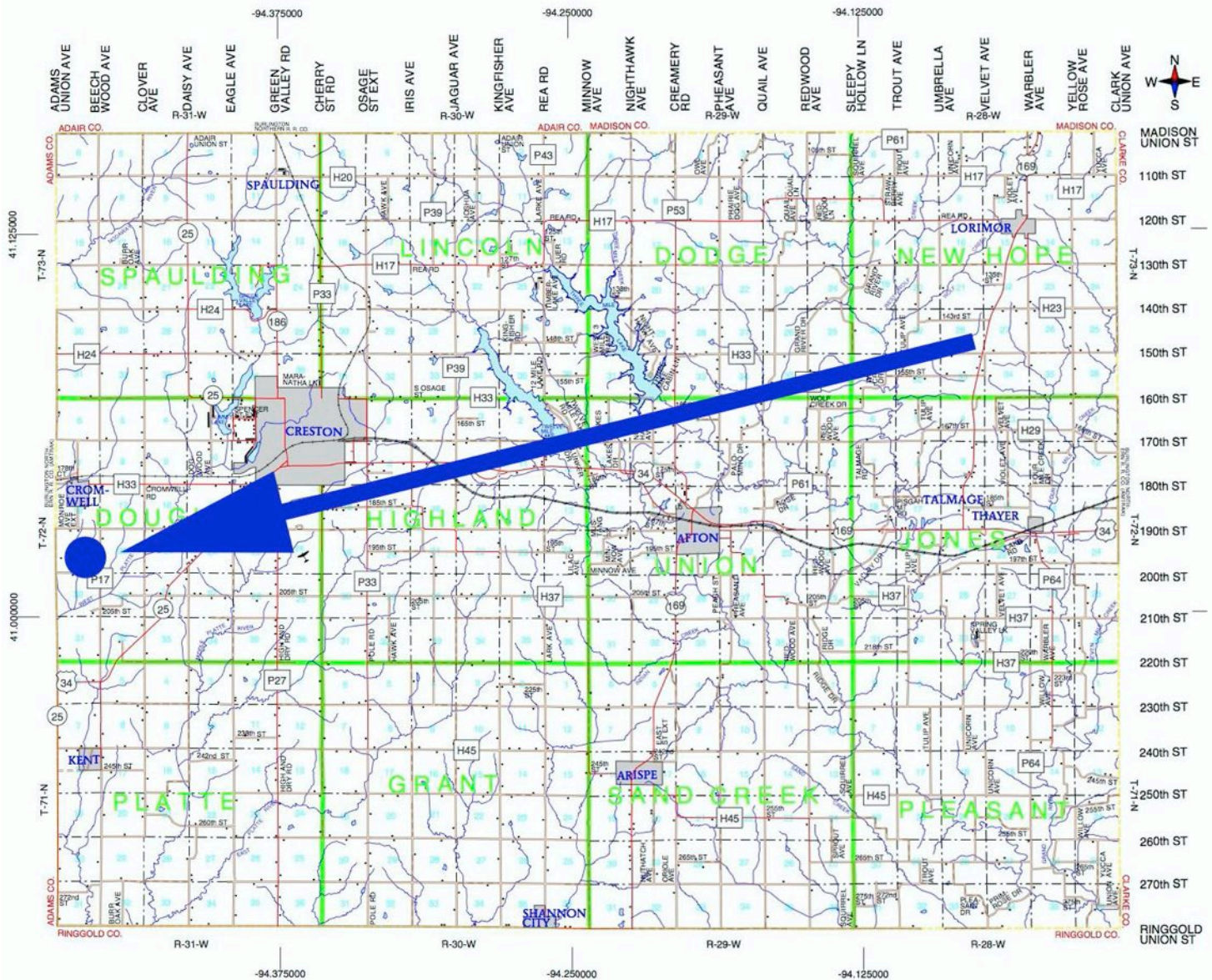
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