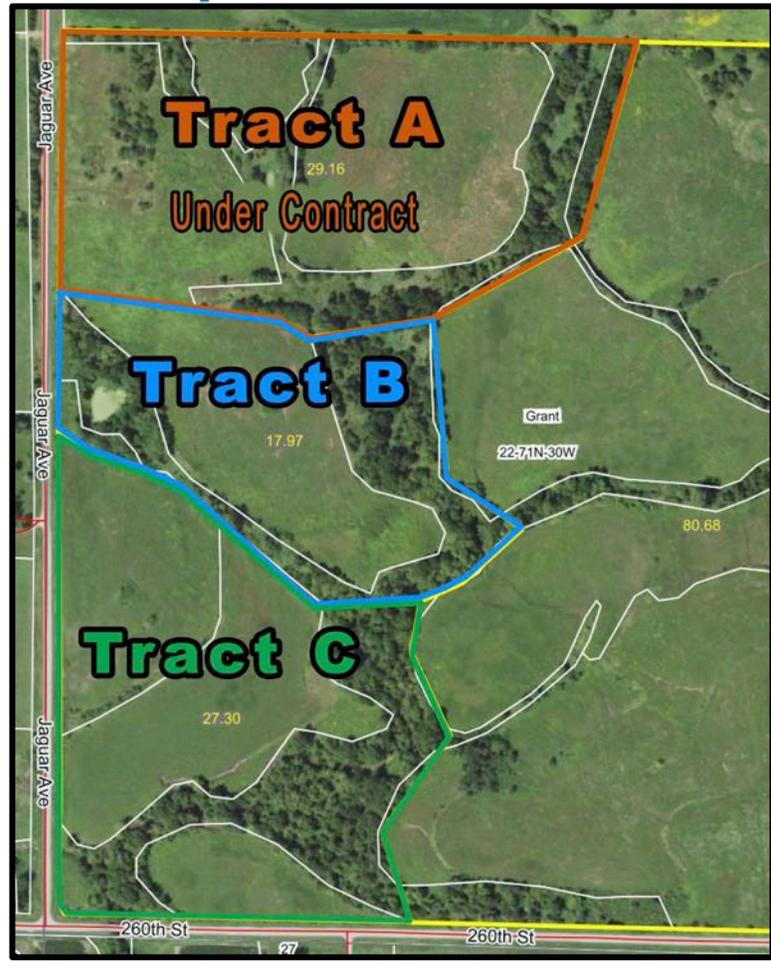


Prospectus

Preferred Properties of Iowa, Inc.



Fleming Tracts

An Estimated 74 Acres, More or Less Sold in Three Tracts Grant 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 US:	641-333-2705	Sales Agents:	Mark Pearson	Ed Drake
	Broker/Owner	Brennan Kester	641-344-2555	641-322-5145
	Dan Zech	515-450-6030	Curtis Kinker	Fletcher Sunderman
	712-303-7085	Maury Moore	641-344-6329	712-370-5241
	Agent/Owner	712-621-1455	Ryan Frederick	Ronald Holland
	Tom Miller	712-621-0966	641-745-7769	402-209-1097
	712-621-1281		Brad Adamson	
			641-202-3862	



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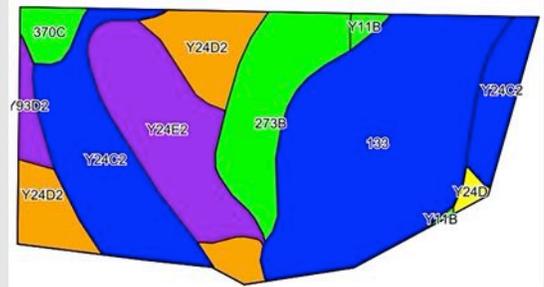
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Prospectus

Fleming Tracts – Tract A (**UNDER CONTRACT**) Estimated 29.16 Acres M/L – Union County, IA

PROPERTY DETAILS – Fleming Tract A																					
PRICE:	\$174,960.00																				
TAXES:	\$An estimated \$481/year (based on current \$18.50/acre rate) <i>Union Co. Treasurer</i>																				
LAND USE:	Surety Maps shows an estimated 29.18 acres, ml, that is to be surveyed, with an estimated 18.02 acres enrolled in the Conservation Reserve Program (CRP) and remainder in Timber and Water <i>Ringgold Co. FSA</i>																				
FSA DATA:	<table border="1"> <thead> <tr> <th>Crop</th> <th>Base Ac</th> <th>CRP Red Ac</th> <th>PLCYield</th> </tr> </thead> <tbody> <tr> <td>Oats</td> <td>0</td> <td>0.91</td> <td>0</td> </tr> <tr> <td>Corn</td> <td>0</td> <td>37.30</td> <td>0</td> </tr> <tr> <td>Sorghum</td> <td>0</td> <td>0.70</td> <td>0</td> </tr> <tr> <td>Soybeans</td> <td>0</td> <td>38.60</td> <td>0</td> </tr> </tbody> </table> <p>(Info above is for entire 156 Acre property; it will need to be reconstituted by the FSA upon survey) <i>Ringgold Co. FSA</i></p>	Crop	Base Ac	CRP Red Ac	PLCYield	Oats	0	0.91	0	Corn	0	37.30	0	Sorghum	0	0.70	0	Soybeans	0	38.60	0
Crop	Base Ac	CRP Red Ac	PLCYield																		
Oats	0	0.91	0																		
Corn	0	37.30	0																		
Sorghum	0	0.70	0																		
Soybeans	0	38.60	0																		
CRP DATA:	An estimated \$4,263.71 in annual CRP income, as follows: <ul style="list-style-type: none"> • Est. 8.57 acres, ml, x \$214.56/acre = \$1,838.78, expiring in 2025; • 8.09 acres x \$293.02/acre = \$2,370.53, expiring in 2026; • 1.36 acres MPL x \$40/acre = \$54, expiring in 2032 <i>Ringgold Co. FSA</i>																				
CSR DATA:	CSR2- 67.5 <i>Surety Maps</i>																				
LOCATION:	10 Miles South & East of Creston, just off of the Pole Road																				
LEGAL DESCRIPTION:	<i>Subject to Survey</i>																				
AGENT:	Tom Miller (712) 621-1281																				
COMMENTS																					
Presenting the Fleming Tracts, a fantastic group of parcels that offer fantastic views, outdoor recreation and Conservation Reserve Program (CRP) income that would make an affordable playground or a gorgeous and desirable building site. Call Tom today at 712-621-1281 to schedule an appointment to view these parcels!																					



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	% CSR Overall	% NCCRP Overall	% NCCRP Corn	% NCCRP Small Grains
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	10.31	35.3%	Blue	IIIe	204.8	4.3	59.4	3.7	6.1	78	80	94	94	12
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	5.91	20.3%	Blue	IIIe	0	0	0	0	0	73		70	70	45
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	4.43	15.2%	Green	IIIe	0	0	0	0	0	35		64	64	40
273B	Olmitz loam, 2 to 5 percent slopes	3.47	11.9%	Green	IIIe	224	6.3	65	4	6.7	89	72	98	98	60
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.37	11.5%	Orange	IIIe	0	0	0	0	0	49		67	67	43
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.70	2.4%	Green	IIIe	209.6	5.9	60.8	3.8	6.3	81	72	92	92	66
Y30D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.57	2.0%	Green	IIIe	0	0	0	0	0	35		60	60	37
Y11B	Colo, occasionally flooded; Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	0.23	0.8%	Green	IIIe	0	0	0	0	0	80		95	95	19
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	0.19	0.7%	Yellow	IIIe	0	0	0	0	0	52		63	63	37
Weighted Average						194	2.4	39.2	1.9	3.1	67.5		81.2	81.2	34.4

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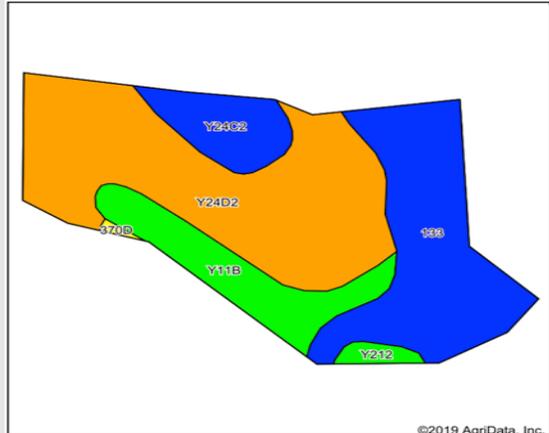
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Prospectus

Fleming Tracts – Tract B Estimated 17.97 Acres M/L – Union County, IA

PROPERTY DETAILS – Fleming Tract B																					
PRICE:	\$99,000.00																				
TAXES:	\$An estimated \$333 year (based on current \$18.50/acre rate) <i>Union Co. Treasurer</i>																				
LAND USE:	Surety Maps shows an estimated 17.97 acres, ml, that is to be surveyed, with an estimated 9.3 acres enrolled in the Conservation Reserve Program (CRP) and remainder in Timber and Water <i>Ringgold Co. FSA</i>																				
FSA DATA:	<table border="1"> <thead> <tr> <th>Crop</th> <th>Base Ac</th> <th>CRP Red Ac</th> <th>PLCYield</th> </tr> </thead> <tbody> <tr> <td>Oats</td> <td>0</td> <td>0.91</td> <td>0</td> </tr> <tr> <td>Corn</td> <td>0</td> <td>37.30</td> <td>0</td> </tr> <tr> <td>Sorghum</td> <td>0</td> <td>0.70</td> <td>0</td> </tr> <tr> <td>Soybeans</td> <td>0</td> <td>38.60</td> <td>0</td> </tr> </tbody> </table> <p>(Info above is for entire 156 Acre property; it will need to be reconstituted by the FSA upon survey) <i>Ringgold Co. FSA</i></p>	Crop	Base Ac	CRP Red Ac	PLCYield	Oats	0	0.91	0	Corn	0	37.30	0	Sorghum	0	0.70	0	Soybeans	0	38.60	0
Crop	Base Ac	CRP Red Ac	PLCYield																		
Oats	0	0.91	0																		
Corn	0	37.30	0																		
Sorghum	0	0.70	0																		
Soybeans	0	38.60	0																		
CRP DATA:	Est. 9.3 acres, ml, @ \$214.56 /acre = \$1,995.41, expiring in 2025; <i>Ringgold Co. FSA</i>																				
CSR DATA:	CSR2- 64.6 <i>Surety Maps</i>																				
LOCATION:	10 Miles South & East of Creston, just off of the Pole Road																				
LEGAL DESCRIPTION:	<i>Subject to Survey</i>																				
AGENT:	Tom Miller (712) 621-1281																				

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	% NCCPR Overall	% NCCPR Corn	% NCCPR Small Grains
Y24C2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.32	46.3%		IIIe	0	0	0	0	0	49		67	67	43
133	Colo silty clay loam, deep loam, 0 to 2 percent slopes, occasionally flooded	5.30	29.5%		IIIe	204.8	4.3	59.4	3.7	6.1	79	80	94	94	12
Y11B	Colo, occasionally flooded silty clay loams, dissected till plain, 2 to 5 percent slopes	2.48	13.8%		IIIe	0	0	0	0	0	80		95	95	19
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.53	8.5%		IIIe	0	0	0	0	0	73		70	70	45
Y212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.28	1.6%		IIIe	0	0	0	0	0	91		95	95	56
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	0.06	0.3%		IIIe	177.6	5	51.5	3.2	5.3	59	62	86	86	58
Weighted Average						61	1.3	17.7	1.1	1.8	64.6		79.6	79.6	31

COMMENTS

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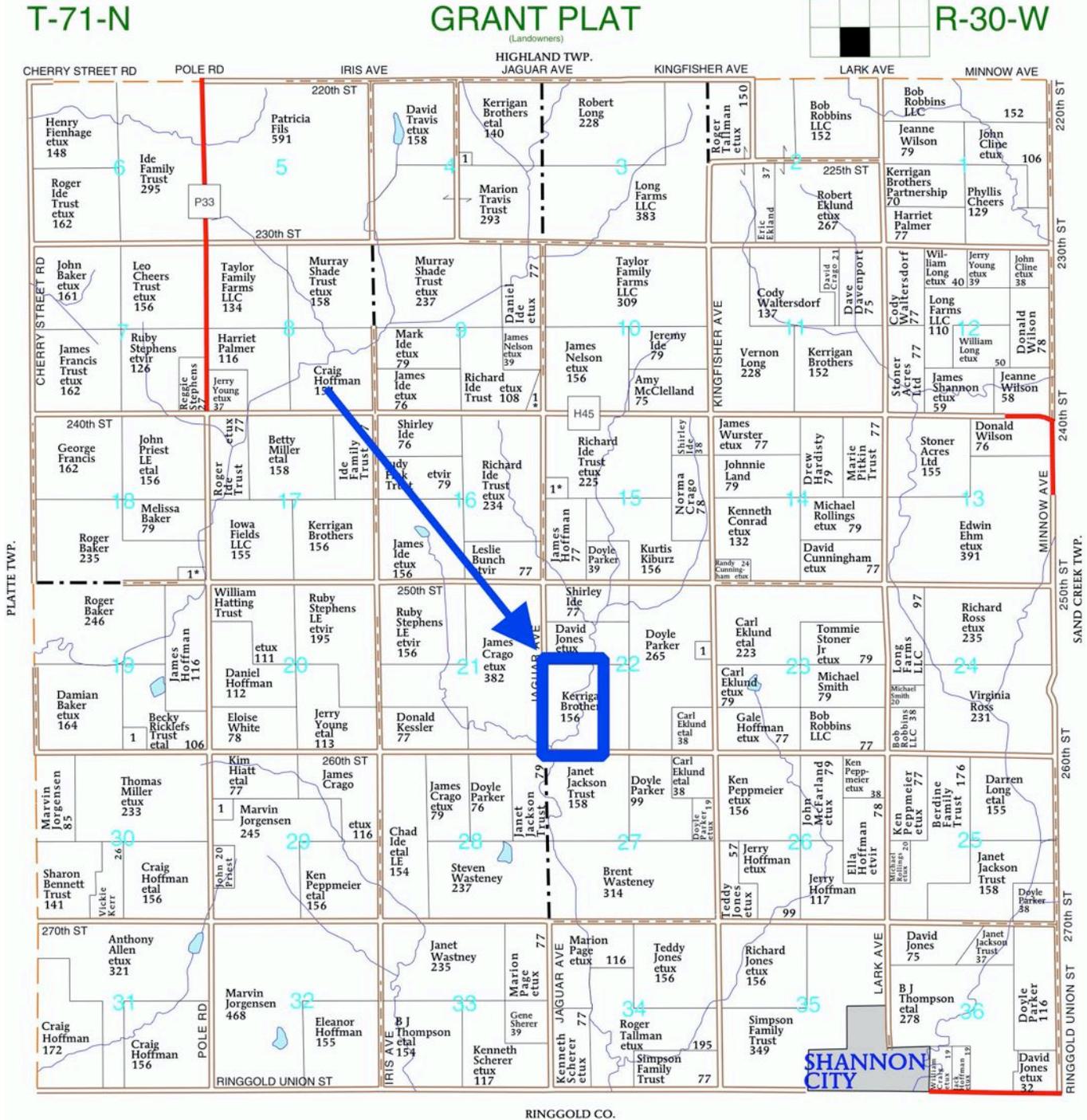
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Prospectus

Fleming Tracts – 3 Tracts
 An Estimated 74 Acres M/L – Union County, IA



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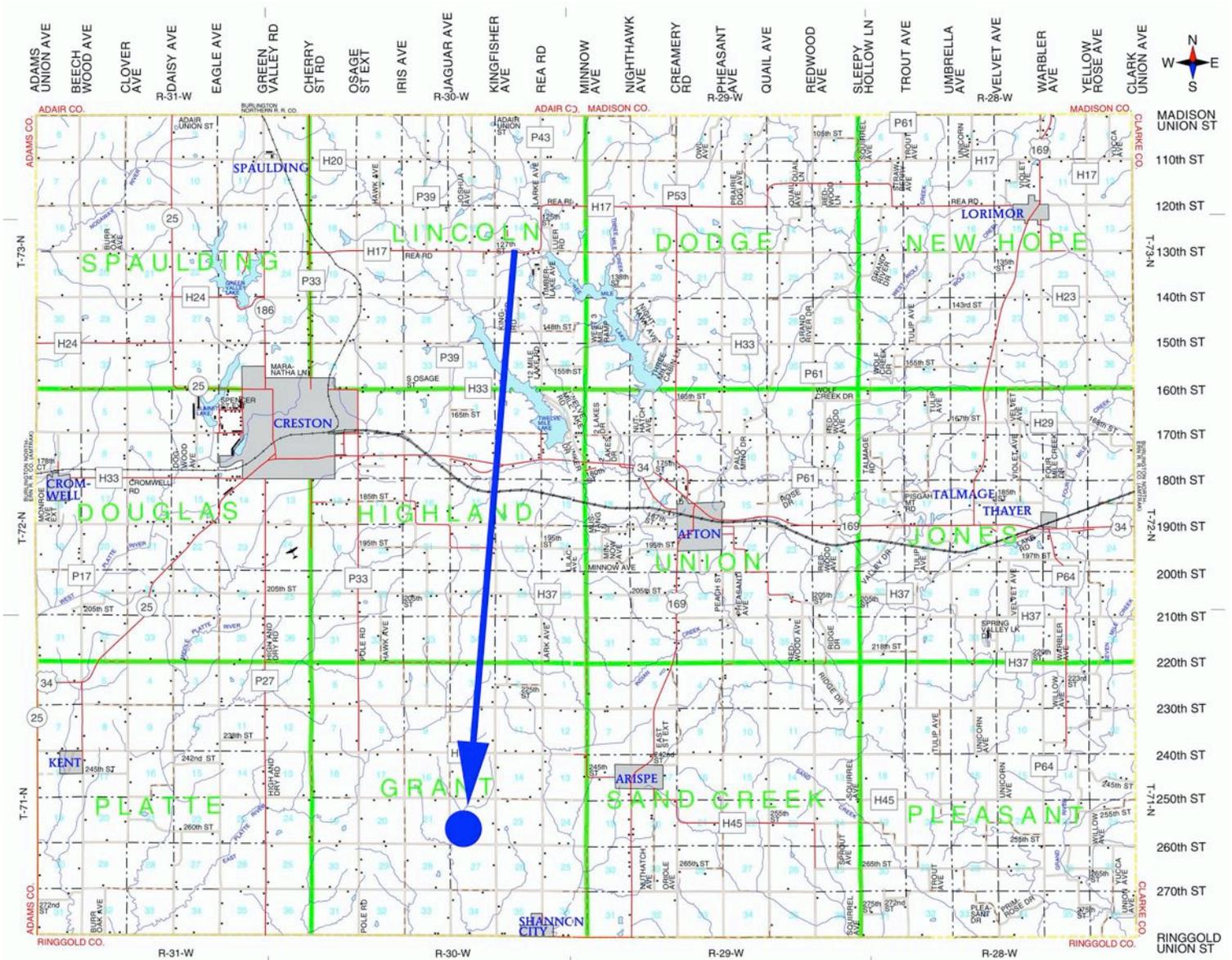
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Prospectus

Fleming Tracts – 3 Tracts An Estimated 74 Acres M/L – Union County, IA

UNION COUNTY



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Fleming Tracts

74 Acres, ML, in 3 Tracts – Union County, IA



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