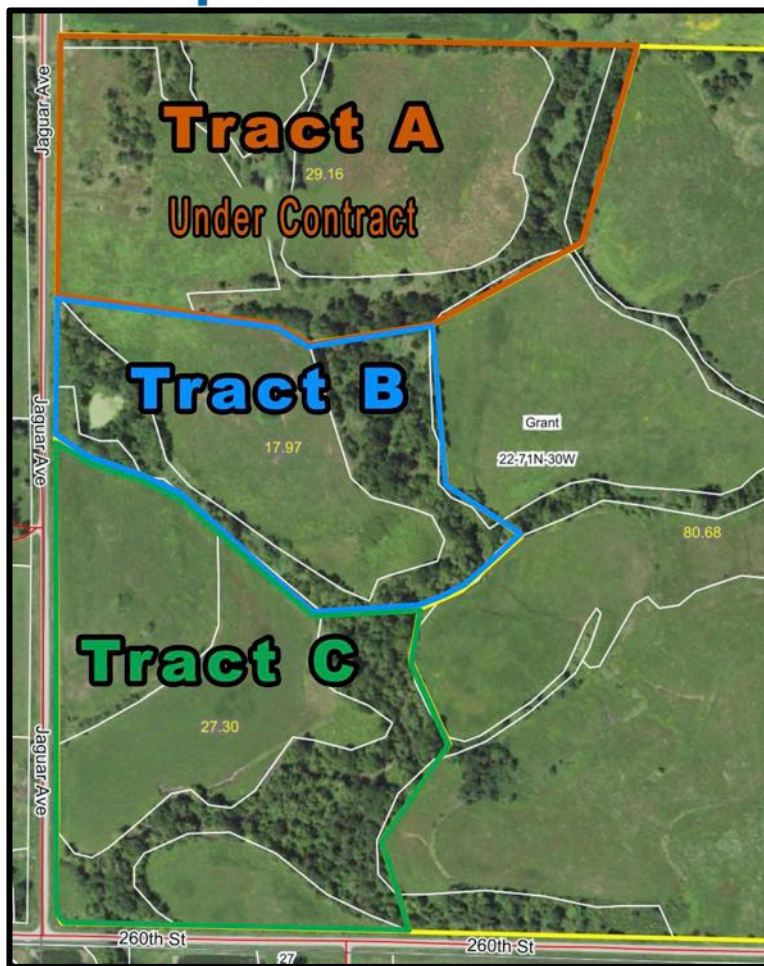


Prospectus

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

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



preferredpropertiesofiowa.com

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

©2009 - Preferred Properties of Iowa

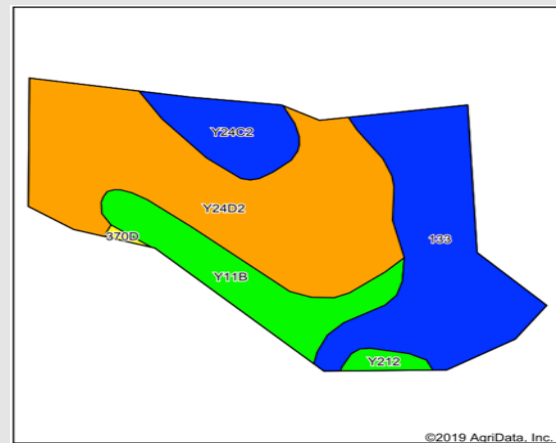
Prospectus

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><tr><td></td><td><u>Crop</u></td><td><u>Base Ac</u></td><td><u>CRP Red Ac</u></td><td></td></tr><tr><td></td><td><u>PLCYield</u></td><td></td><td></td><td></td></tr><tr><td></td><td>Oats</td><td>0</td><td>0.91</td><td>0</td></tr><tr><td></td><td>Corn</td><td>0</td><td>37.30</td><td>0</td></tr><tr><td></td><td>Sorghum</td><td>0</td><td>0.70</td><td>0</td></tr><tr><td></td><td>Soybeans</td><td>0</td><td>38.60</td><td>0</td></tr></table> <p><i>(Info above is for entire 156 Acre property; it will need to be reconstituted by the FSA upon survey)</i> <i>Ringgold Co. FSA</i></p>				<u>Crop</u>	<u>Base Ac</u>	<u>CRP Red Ac</u>			<u>PLCYield</u>					Oats	0	0.91	0		Corn	0	37.30	0		Sorghum	0	0.70	0		Soybeans	0	38.60	0
	<u>Crop</u>	<u>Base Ac</u>	<u>CRP Red Ac</u>																														
	<u>PLCYield</u>																																
	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																																



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	% NCCRP Overall	% NCCRP Corn	% NCCRP Small Grains
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	8.32	46.3%		ile	0	0	0	0	0	49		67	67	43
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.30	29.5%		ile	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%		ile	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%		ile	0	0	0	0	0	73		70	70	45
Y212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.28	1.6%		ile	0	0	0	0	0	91		95	95	56
370D	Sharpsburg silty clay loam, 0 to 14 percent slopes	0.06	0.3%		ile	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

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!

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

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

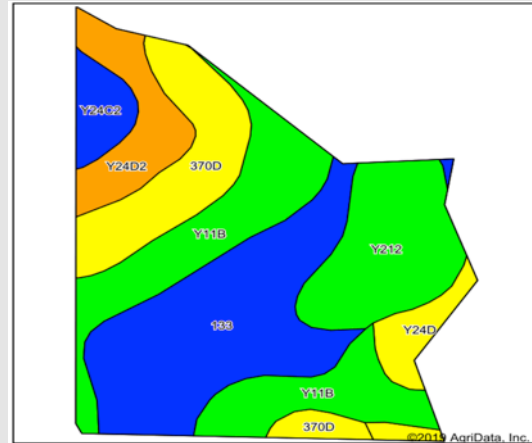
Prospectus

Fleming Tracts – Tract C

Estimated 27.3 Acres, M/L, - Union Co., IA

PROPERTY DETAILS – Fleming Tract C

PRICE:	\$149,000.00 \$138,000																							
TAXES:	\$An estimated \$506 year (based on current \$18.50/acre rate) <i>Union Co. Treasurer</i>																							
LAND USE:	Surety Maps shows an estimated 27.3 acres, ml, that is to be surveyed, with an estimated 18.23 acres enrolled in the Conservation Reserve Program (CRP) and remainder in Timber and Water <i>Ringgold Co. FSA</i>																							
FSA DATA:	<table><tr><th>Crop</th><th>Base Ac</th><th>CRP Red Ac</th><th>PLCYield</th></tr><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></table> <i>(Info above is for entire 156 Acre property; it will need to be reconstituted by the FSA upon survey)</i> <i>Ringgold Co. FSA</i>				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:	18.23 acres, ml, x \$214.56/acre = \$3,911.43, expiring in 2025; <i>Ringgold Co. FSA</i>																							
CSR DATA:	CSR2- 73.7 <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	Area (Acres)	Percent of Total	CSR2 Legend	Native Plant	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2	CSR	% NCOR Overall	% NCOR Corn	% NCOR Small Grains
Y2402	Colts clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	7.64	28.0%	Blue	Sh	20.8	4.3	59.4	3.7	6.1	78	80	94	94	12
Y2401	Colts, occasionally flooded clay loam, dissected till plain, 2 to 5 percent slopes	6.72	24.6%	Green	Sh	0	0	0	0	0	80	95	95	95	19
Y2403	Kennecott silt loam, 0 to 2 percent slopes, occasionally flooded	4.13	15.1%	Green	Sh	0	0	0	0	0	91	95	95	95	56
Y2404	Sharpsburg silty clay loam, 0 to 14 percent slopes	4.10	15.0%	Yellow	Sh	17.6	5	51.5	3.2	5.3	59	62	96	96	58
Y2405	Shelby clay loam, dissected till plain, 0 to 14 percent slopes	2.34	8.6%	Orange	Sh	0	0	0	0	0	49	67	67	67	43
Y2406	Shelby loam, dissected till plain, 0 to 14 percent slopes	1.28	4.7%	Yellow	Sh	0	0	0	0	0	52	63	63	63	57
Y2407	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, wooded	1.09	4.0%	Blue	Sh	0	0	0	0	0	73	70	70	70	45
Weighted Average						84	2	24.4	1.5	2.5	73.7	~	~89.4	~89.4	~33.4

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!

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

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Fleming Tracts – 3 Tracts

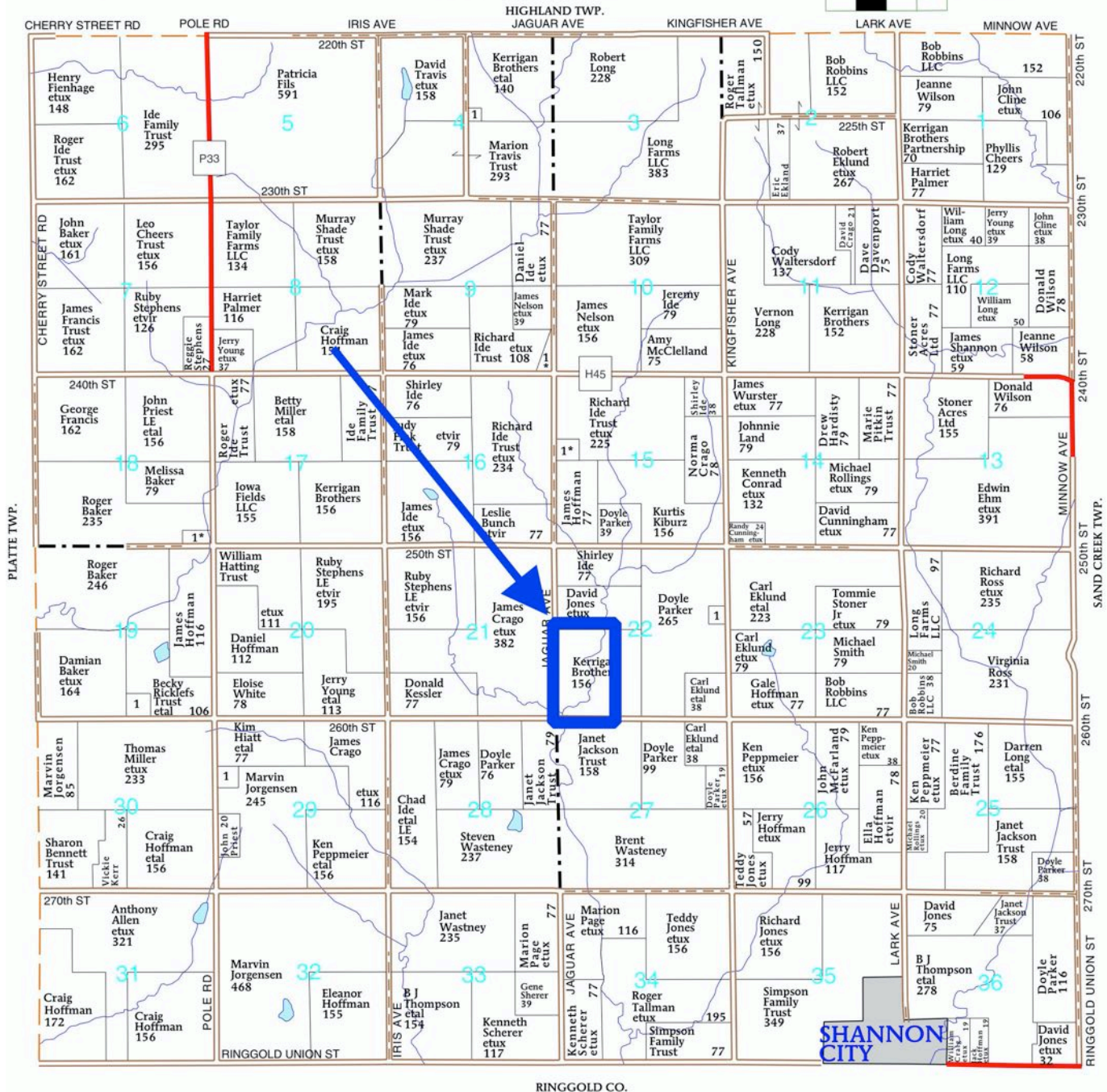
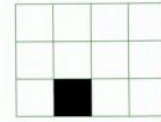
An Estimated 74 Acres M/L – Union County, IA

T-71-N

GRANT PLAT

(Landowners)

R-30-W



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

Preferred Properties of Iowa, Inc.

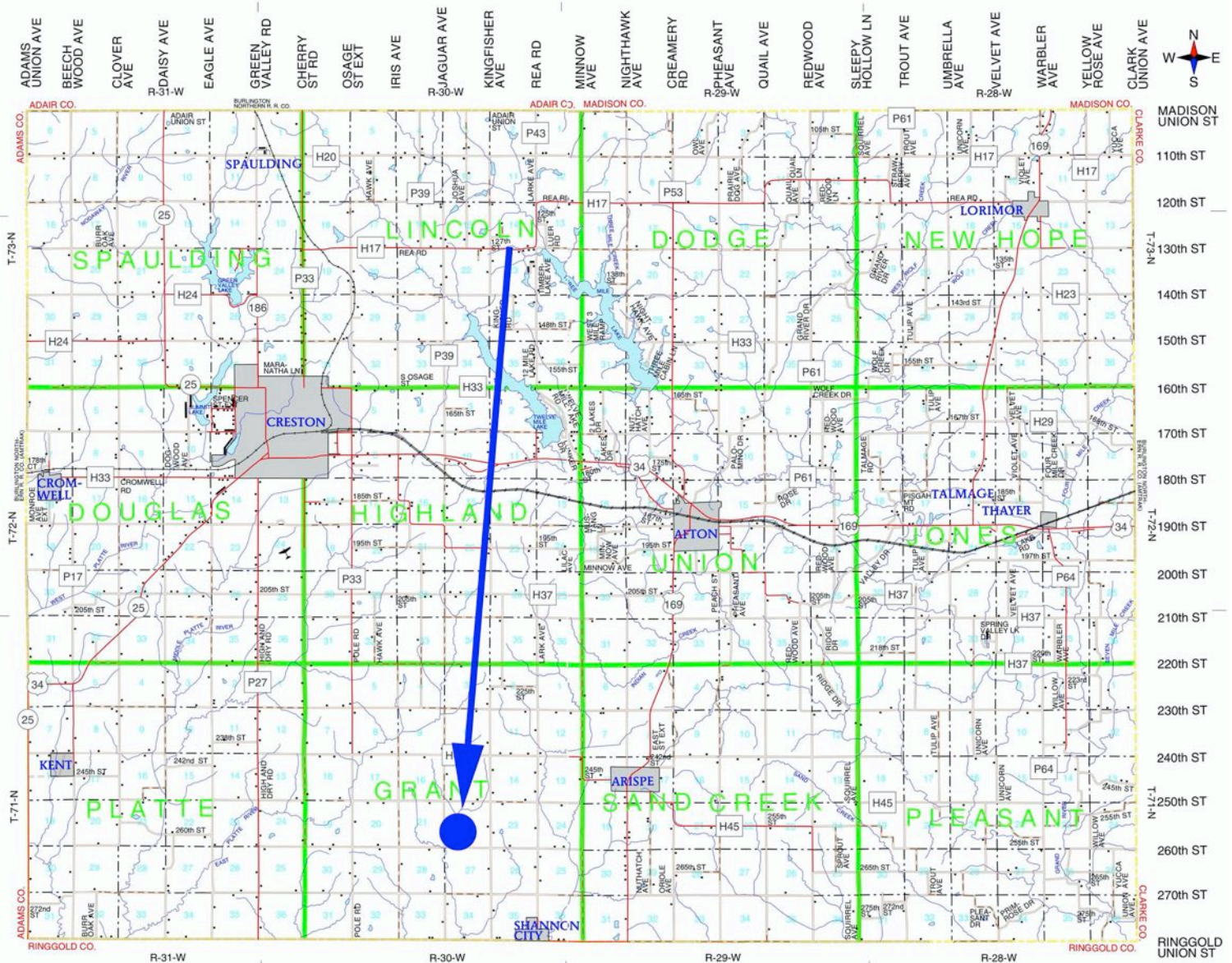
500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

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

UNION COUNTY



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

Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa

Prospectus

Fleming Tracts

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



Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

©2009 - Preferred Properties of Iowa