Prospectus Preferred Properties of Iowa, Inc.



Fleming Farm An Est. 80.68 Acres, More or Less, To Be Surveyed **Union County - Grant Twp. - 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

Broker/Owner Dan Zech 712-303-7085 Agent/Owner Tom Miller

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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500 W. Temple Street Lenox, IA

Fleming Farm Est. 80.68 Acres M/L - Union County, IA

| | PROPERTY DI | ETAILS |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| PRICE: | \$400,000.00 | |
| TAXES: | \$An estimated \$1,493 year (based on current \$18.50/acre rate, subj to survey) Union Co. Treasurer | |
| LAND USE: | Surety Maps shows an estimated 80.68 acres, ml, that is to be surveyed, with an estimated 69.29 acres enrolled in the Conservation Reserve Program (CRP) and remainder in Timber and Water Ringgold Co. FSA | |
| FSA DATA: | 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 (Info above is for entire 156 Acre property; it will need to be reconstituted by the FSA upon survey) Ringgold Co. FSA | |
| CRP DATA: | \$15,784 in annual CRP income, as follows: • 57.6 acres x \$214.56/acre = \$12,358.66, expiring in 2025; • 11.69 acres x \$293.02/acre = \$3,425.40, expiring in 2026 Ringgold Co. FSA | |
| CSR DATA: | CSR2- 66.3 Surety Maps | |
| POSSESSION: | Upon Closing, subject to farm lease agreement | |
| TERMS: | Cash, payable at closing | |
| LOCATION: | 10 Miles South & East of Creston, just off of the Pole Road | |
| LEGAL DESCRIPTION: | See Addendum | |
| AGENT: | Tom Miller (712) 621-1281 | |



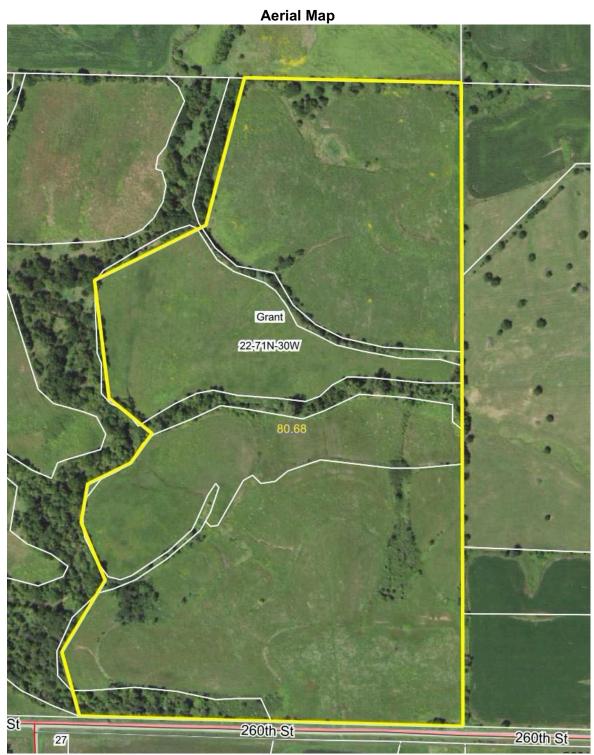




COMMENTS

Presenting the Fleming Farm, a farm with excellent soils, excellent recreation qualities and with nice CRP income. The possibilities for this farm abound for the new owner – it is definitely a must see! Call Listing Agent Tom Miller today at 712-621-1281 to schedule an appointment to view this parcel and discuss the possibilities for this fine farm in southwest lowa.

Fleming Farm
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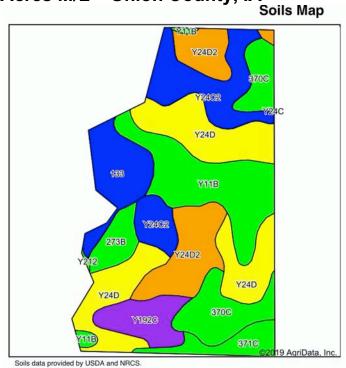


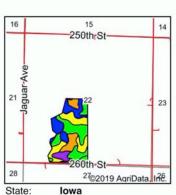
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Preferred Properties of Iowa, Inc. 500 W. Temple Street Lenox, IA 50851

Fleming Farm

Est. 80.68 Acres M/L - Union County, IA





County: Union
Location: 22-71N-30W
Township: Grant
Acres: 80.68
Date: 3/20/2020







| 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 |
|-------|-------------------------------------------------------------------------------------------------------------|-------|---------------------|----------------|----------------------------|------------|---------------|----------------|-----------------|--------------------|--------|-----|------------------------|---------------------|--------------------------------|
| Y24D | Shelby loam, dissected till plain, 9 to 14 percent slopes | 19.18 | 23.8% | | Ille | 0 | 0 | 0 | 0 | 0 | 52 | | 83 | 83 | 57 |
| Y11B | Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes | 13.15 | 16.3% | | llw | 0 | 0 | 0 | 0 | 0 | 80 | | 95 | 95 | 19 |
| Y24C2 | Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 11.09 | 13.7% | | Ille | 0 | 0 | 0 | 0 | 0 | 73 | | 70 | 70 | 45 |
| Y24D2 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 10.74 | 13.3% | | Ille | 0 | 0 | 0 | 0 | 0 | 49 | | 67 | 67 | 43 |
| 370C | Sharpsburg silty clay loam, 5 to 9 percent slopes | 8.87 | 11.0% | | IIIe | 209.6 | 5.9 | 60.8 | 3.8 | 6.3 | 81 | 72 | 92 | 92 | 66 |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 6.49 | 8.0% | | llw | 204.8 | 4.3 | 59.4 | 3.7 | 6.1 | 78 | 80 | 94 | 94 | 12 |
| Y192C | Adair clay loam, dissected till plain, 5 to 9 percent slopes | 4.80 | 5.9% | | Ille | 0 | 0 | 0 | 0 | 0 | 36 | | 71 | 71 | 40 |
| 371C | Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes | 3.39 | 4.2% | | IIIe | 209.6 | 5.9 | 60.8 | 3.8 | 6.3 | 88 | 69 | 95 | 95 | 56 |
| 273B | Olmitz loam, 2 to 5 percent slopes | 2.88 | 3.6% | | lle | 224 | 6.3 | 65 | 4 | 6.7 | 89 | 72 | 98 | 98 | 60 |
| Y212 | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded | 0.09 | 0.1% | | lw | 0 | 0 | 0 | 0 | 0 | 91 | | 95 | 95 | 56 |
| | | 0.00 | W | eighted A | verage | 56.3 | 1.5 | 16.3 | - 1 | 1.7 | 66.3 | *. | *n 83.3 | *n 83.3 | *n 43.7 |

POLE RD

Craig Hoffman 156

Fleming Farm Est. 80.68 Acres M/L - Union County, IA **GRANT PLAT** T-71-N R-30-W HIGHLAND TWP. JAGUAR AVE KINGFISHER AVE CHERRY STREET RD POLE RD IRIS AVE LARK AVE MINNOW AVE 220th S1 Robert Long 228 David Travis etux 158 152 Patricia Fils 591 Henry Fienhage etux 148 Jeanne Wilson 79 LLC 152 Ide Family Trust 295 Kerrigan Brothers Partnership 70 225th S Roger Ide Trust etux 162 Phyllis Cheer: 129 P33 Travis Trust 293 Harriet Palmer 77 etux 267 ST David Crago 21 Cody Waltersdorf 77 Dave Davenport 75 Murray Shade Trust Murray Shade Trust etux 237 Taylor Family Farms LLC 309 John Baker Leo Cheers Trust Farms LLC 134 etux 161 Daniel Ide etux Cody Waltersdorf 137 Long Farms LLC 110 INGFISHER AVE Donald Wilson 78 Ruby Stephens etvir 126 Harriet Palmer 116 William Long etux James Nelson etux 156 James Francis Trust etux 162 77 Kerrigan Brothers 152 Vernon Long 228 Craig Hoffma 154 Richard Ide etux Trust 108 Amy McClelland H45 240th ST etux 77 James Wurster etux 77 Shirle Drew Hardisty 79 Richard Ide Trust Betty Miller etal 158 George Francis 162 Richard Ide Trust etux 234 Johnnie Land 79 etux 225 MINNOW AVE 1* Melissa Baker 79 Michael Rollings etux 79 James Ide Kerrigan Brothers 156 Edwin Ehm etux 391 etux 132 Roger Baker 235 David Cunningham etux 77 250th ST SAND CREEK TWP. Lesi Bund etvir PLATTE TWP. etux 156 William Hatting Trust 250th ST Shirley Ide Ruby Stephens LE Roger Baker 246 Ruby Stephens LE Richard Ross Carl Eklund etal 223 etvir 195 Tommie Stoner etux 235 Doyle Parker 265 James Crago etvir 156 1 JAGUAR etux 382 Michael Smith 79 Daniel Hoffman 112 Carl Eklund Virginia Ross 231 Damian Baker 38 Gale Hoffman etux 77 Eloise White 78 Donald Kessler 77 Bob Robbins LLC Becky Ricklefs Trust etal 1 Doyle Parker 38 260th Kim Hiatt etal 77 260th ST Janet Jackson Trust 158 Marvin Jorgensen 85 James Crago Ken Peppmeier etux 156 Darren Doyle Parker 76 James Crago etux 79 Long etal 155 etux 233 1 Marvin Jorgensen 245 Ella Hoffman etvir Chad Ide etal LE 154 Jerry Hoffman etux Janet Jackson Craig Hoffman etal 156 Steven Wasteney 237 Brent Wasteney 314 Trust 158 ST 270th 270th ST Marion ≥ Page etux 116 Anthony Allen Teddy Jones etux 156 Richard Jones etux 156 Wastney 235 etux 321 LARK Marvin Jorgensen 468 etal 278

Roger Tallman etux

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Kenneth Scherer etux 117

Gene Sherer

RINGGOLD CO.



David Jones etux

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Simpson Family Trust 349

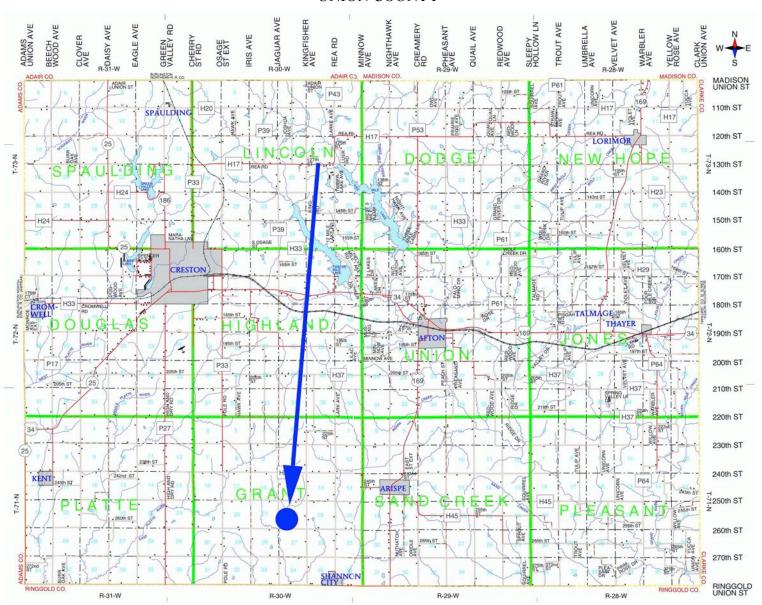
SHANNON

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UNION COUNTY



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