

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
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

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 50851

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

PROPERTY DETAILS																								
PRICE:	\$400,000.00		  																					
TAXES:	\$An estimated \$1,493 year (based on current \$18.50/acre rate, subj to survey) <i>Union Co. Treasurer</i>																							
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 <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> <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>				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:	\$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 <i>Ringgold Co. FSA</i>																							
CSR DATA:	CSR2- 66.3 <i>Surety Maps</i>																							
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 Iowa.																								

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Aerial Map



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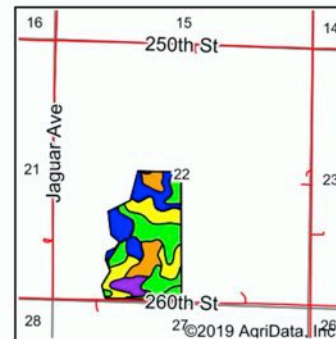
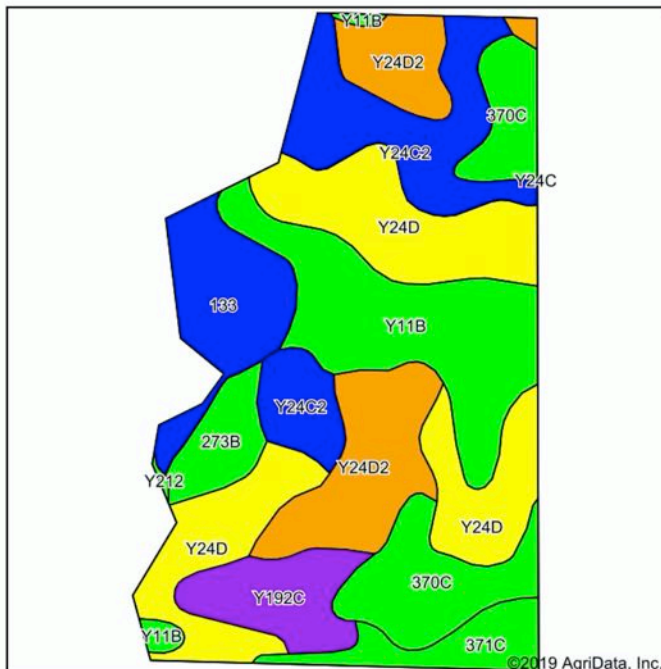
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Fleming Farm

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

Soils Map



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



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	*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%		Ilw	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%		Ille	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%		Ilw	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%		Ille	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%		Ile	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%		Iw	0	0	0	0	0	91		95	95	56
Weighted Average						56.3	1.5	16.3	1	1.7	66.3	*-	*n 83.3	*n 83.3	*n 43.7

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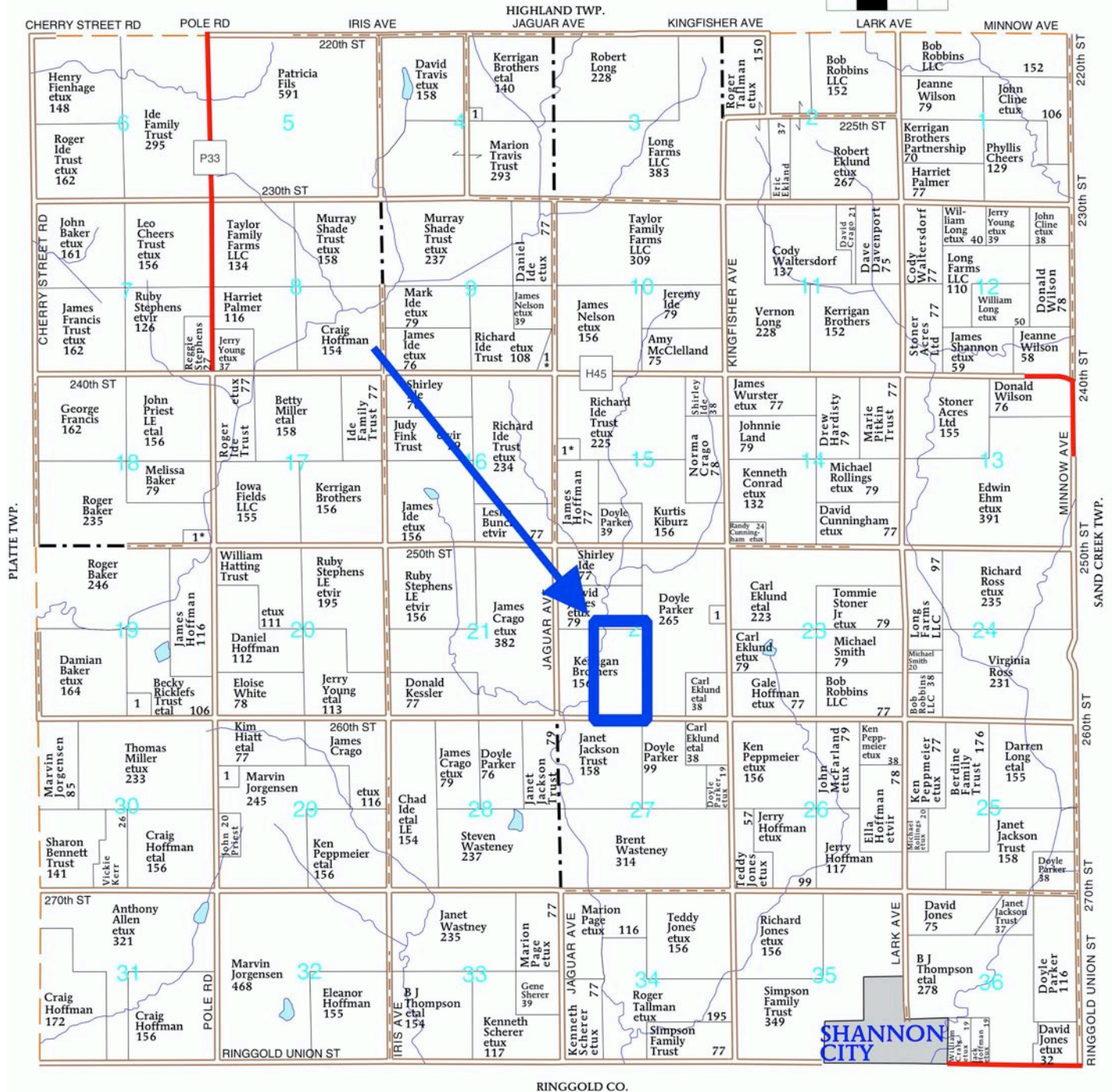
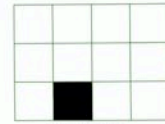
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T-71-N

GRANT PLAT

(Landowners)

R-30-W



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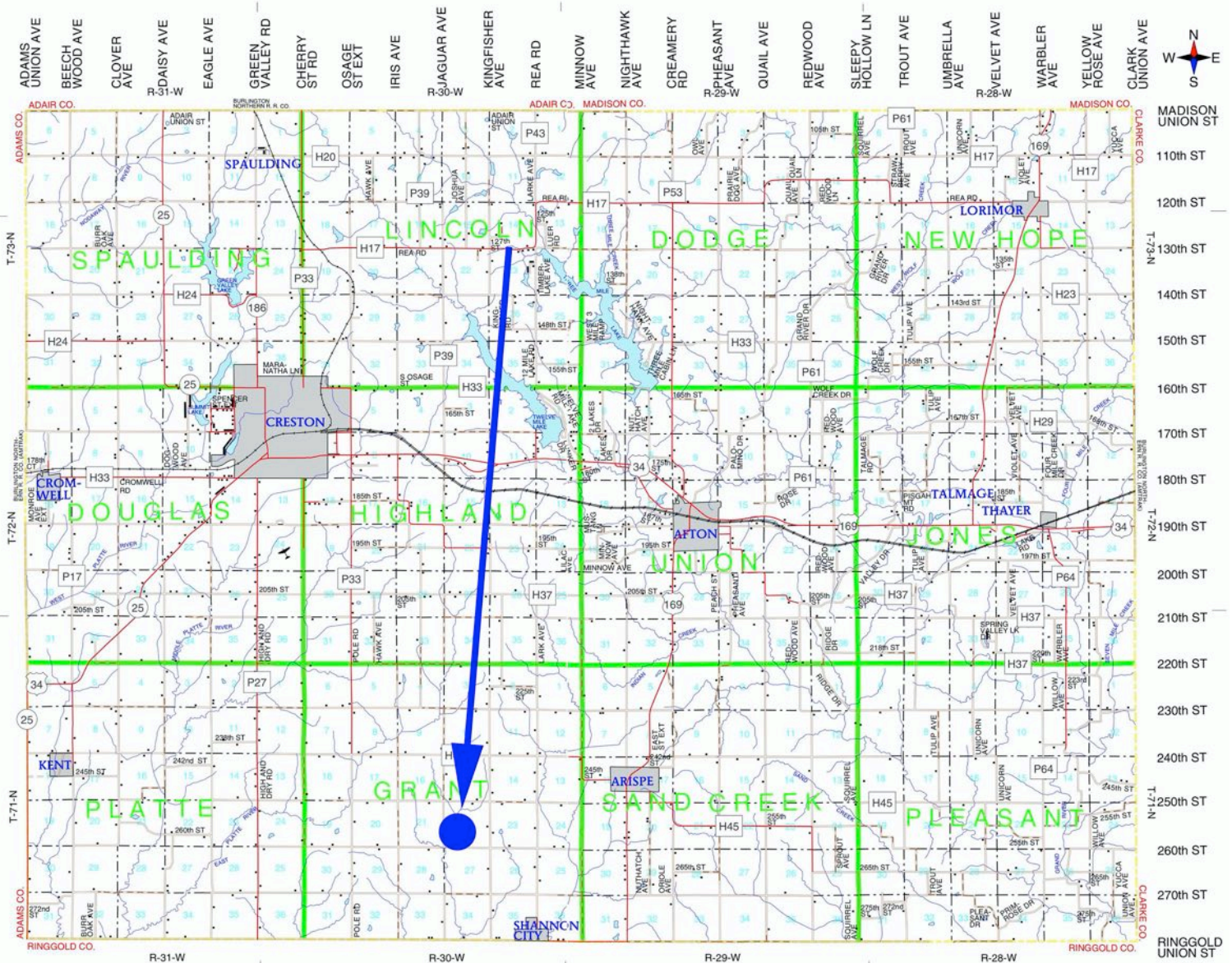
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UNION COUNTY



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