ProspectusPreferred Properties of Iowa, Inc.



Clearmont 102.33 Farm 102.33 Taxable Acres, More or Less Atchison 'W' Twp. **Nodaway County, Missouri**

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 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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500 W. Temple Street Lenox, IA

Clearmont 102.33 Farm 102.33 Taxable Acres M/L – Nodaway County, MO

PROPERTY DETAILS									
PRICE:	\$640,000.00								
TAXES:	\$407.12/year Nodaway Co. Treasurer								
LAND USE:	An Estimated 102 farmland acres, with an estimated 95.5 acres effective cropland <i>Page County FSA</i>								
FSA DATA:	Crop Base Acres PLC Yield CORN 40.75 126 Page County FSA								
CSR DATA:	NCCPI Overall 87.2 Surety Maps								
POSSESSION:	Upon Closing, subject to a farm lease/tenancy agreement								
TERMS:	Cash, payable at closing								
LOCATION:	State Hwy JJ, near Fortune Road, in Clearmont, MO								
LEGAL DESCRIPTION:	See Addendum								
AGENT:	Brennan Kester (515) 450-6030								
COMMENTO									

COMMENTS

Preferred Properties is proud to present the Clearmont 102.33 Farm, located in a strong area in Nodaway County, Missouri, northeast of Clearmont and close to Highway 71. This farm supports all Class II & III soils with 70% being Sharpsburg and an overall NCCPI rating of 87, well above the county average. Some improvements have been completed and should be a fantastic producer. Whether you're an investor or a local farmer, this farm deserves your attention. Don't wait long to add this tract to your portfolio.

Contact Brennan Kester at 515-450-6030 today and arrange your private showing!

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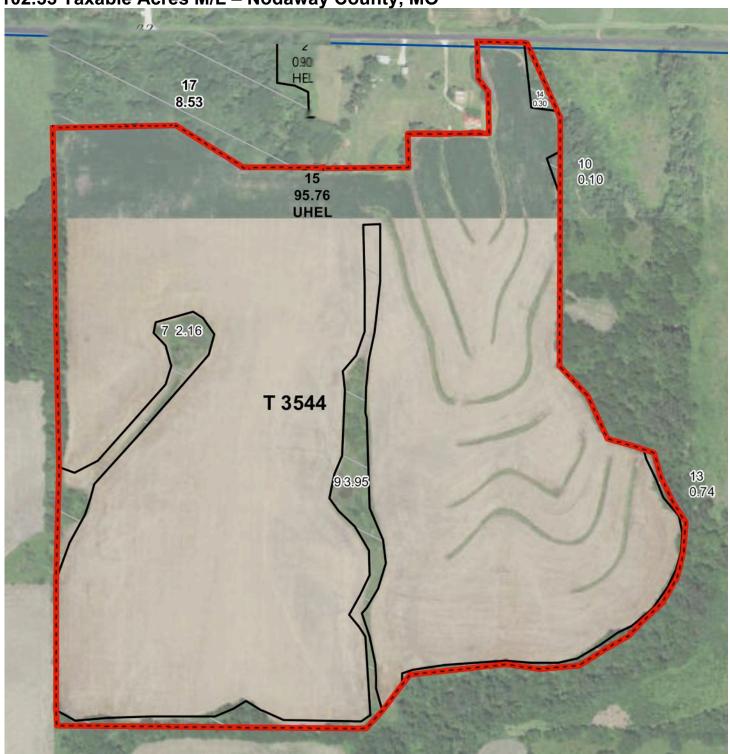


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Clearmont 102.33 Farm

102.33 Taxable Acres M/L - Nodaway County, MO



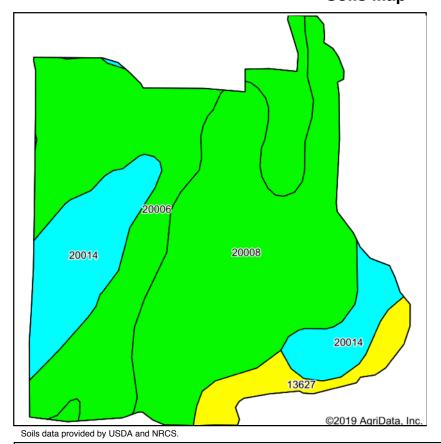
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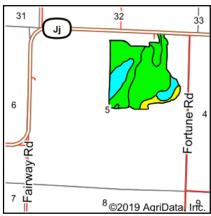


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Clearmont 102.33 Farm 102.33 Taxable Acres M/L – Nodaway County, MO Soils Map





State: Missouri
County: Nodaway
Location: 5-66N-36W
Township: Atchison
Acres: 102.33
Date: 5/14/2020







Area Symbol: MO147, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains		
20008	Sharpsburg silty clay loam, 5 to 9 percent slopes	42.96	42.0%		Ille	92	92	66		
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	35.42	34.6%		lle	93	93	65		
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	18.12	17.7%		Ille	67	67	43		
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	5.83	5.7%		llw	80	80	40		
	Weighted Average							*n 60.1		

^{*}n: The aggregation method is "Weighted Average using major components"

Soils data provided by USDA and NRCS.

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Clearmont 102.33 Farm 102.33 Taxable Acres M/L - Nodaway County, MO ATCHISON 'W' PLAT T-66-67-N R-36-37-W PAGE CO., IA Robert Case etal 170 105 ST Stepher Michael Zoglema etux 150 Bobby Hagey Michael Tompkins etux 80 Doris Koger 161 Donna Pierpoint 157 Barnes Nodaway MO-LIC Trust 39 39 130 Dorris Hutchi 135 Stephen Jackson etux 309 LINCOLN 'NE' TWP. Warren Teus-cher etux 31 39 Margaret Watkins 249 Patricia Reid 158 ATCHISON 'E' TWP. Lisle Corp 157 Allen Jones 37 Phillip Cooper etal 237 Gary Johnston 78 Lisle Corp 236 Donald MaCran Scott Potthoft etux 68 Max Hull etux 38 Lowell Hull 39 Wellhausen Farms Inc 108 CLEARMONT Wellhausen Farms Inc 277 CLEAR Max Hull etux 484 tr Richard Binder etux 282 Gladys Ritterbusch 185 1 Max Hull Trust Max Hull Trust etux Beverly Fuller 79 160 Blackford Land Hlds 159 Joe Giesken 296 Ritterbusch Grain Inc 82 Kimberly Haffner 139 Steve Hayes etux 156 DYNASTY Hazel Hester Trust 158 Wynn 163 Jerald Downing etux 79 170 ST Yaple etux 82 Ted Sherlock

FAIRWAY RD

170 ST

US HWY 71

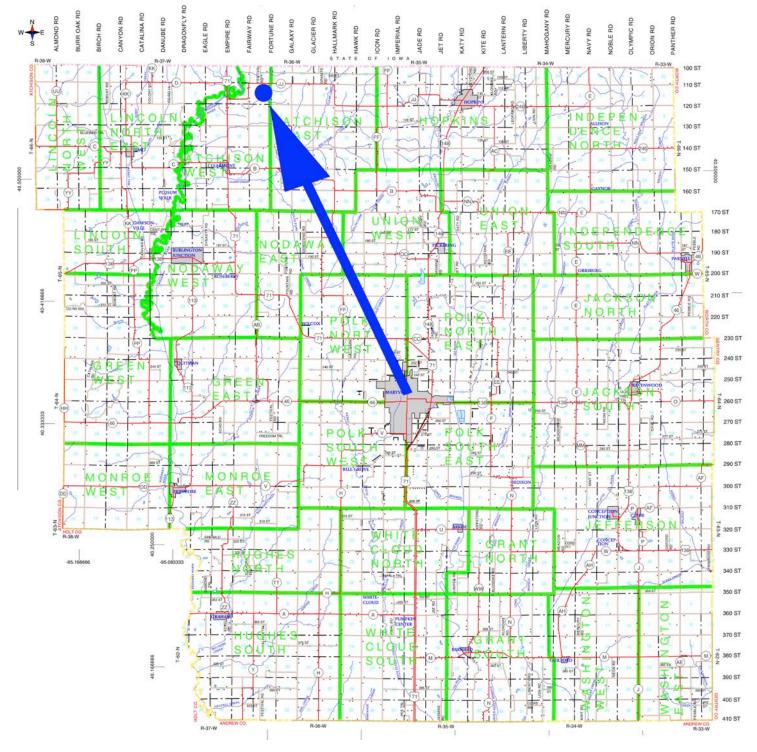
R37W R36W

NODAWAY 'W' TWP.

124

FORTUNE RD NODAWAY 'E' TWP.

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