

Prospectus

Preferred 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 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



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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 Page County FSA							
FSA DATA:	<table><tr><td>Crop</td><td>Base Acres</td><td>PLC Yield</td></tr><tr><td>CORN</td><td>40.75</td><td>126</td></tr></table> Page County FSA		Crop	Base Acres	PLC Yield	CORN	40.75	126
Crop	Base Acres	PLC Yield						
CORN	40.75	126						
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							
COMMENTS								
<p>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.</p> <p>Contact Brennan Kester at 515-450-6030 today and arrange your private showing!</p>								



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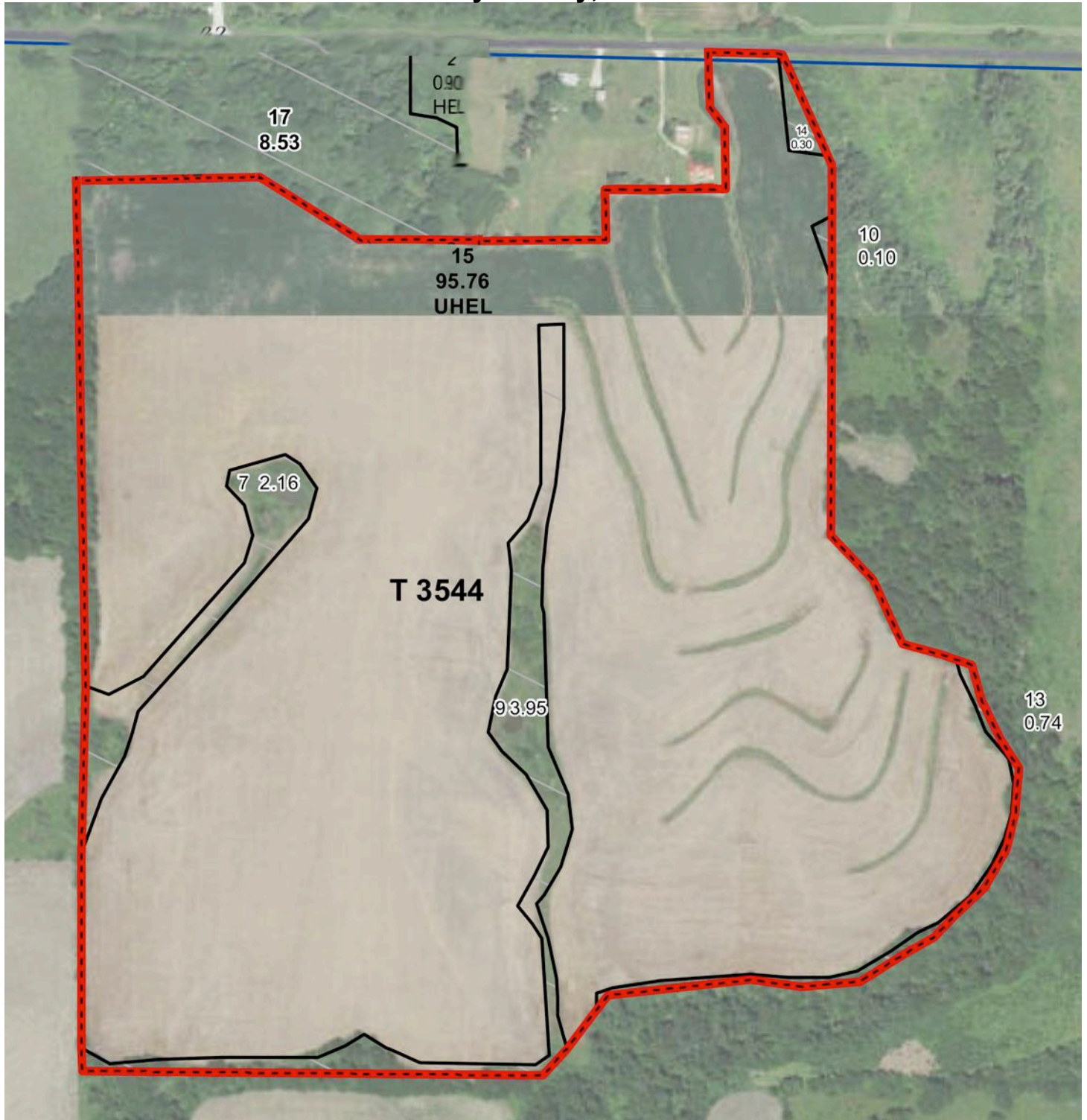
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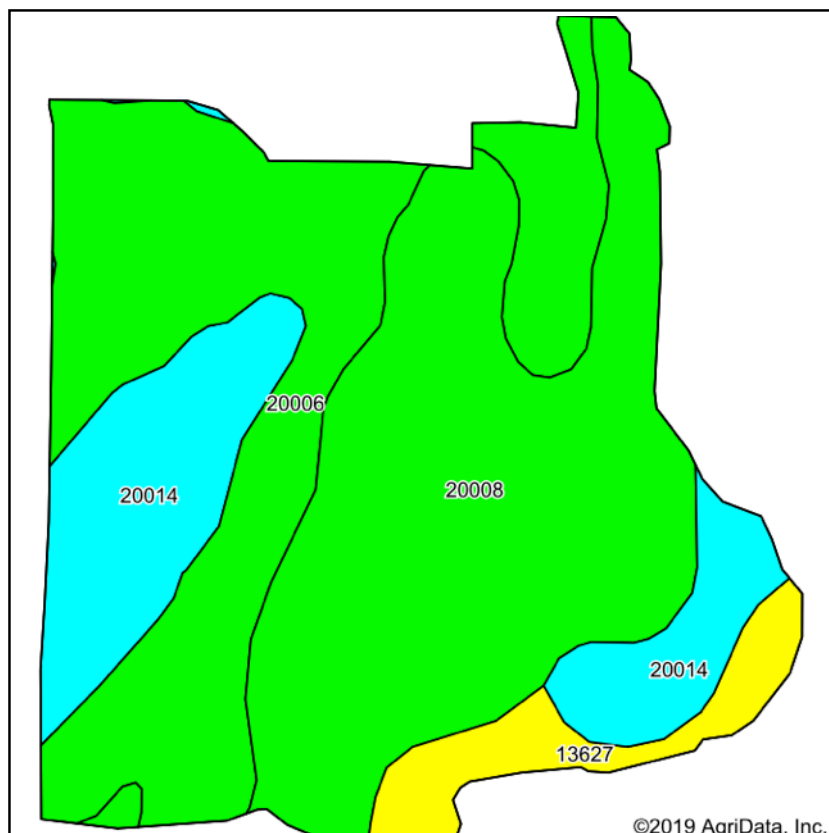
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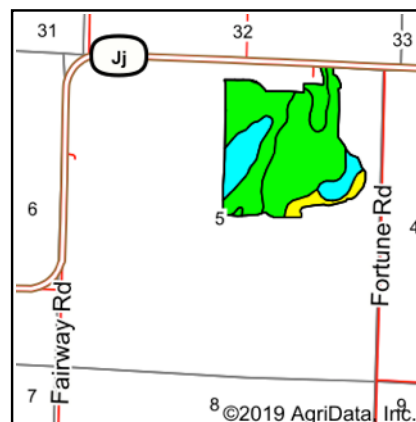
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Clearmont 102.33 Farm 102.33 Taxable Acres M/L – Nodaway County, MO Soils Map



Soils data provided by USDA and NRCS.



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



Maps Provided By:



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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%		IIIe	92	92	66
20006	Sharpsburg silty clay loam, 2 to 5 percent slopes	35.42	34.6%		Ile	93	93	65
20014	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	18.12	17.7%		IIIe	67	67	43
13627	Colo, frequently flooded-Judson silty clay loams, 0 to 5 percent slopes	5.83	5.7%		IIw	80	80	40
Weighted Average						*n 87.2	*n 87.2	*n 60.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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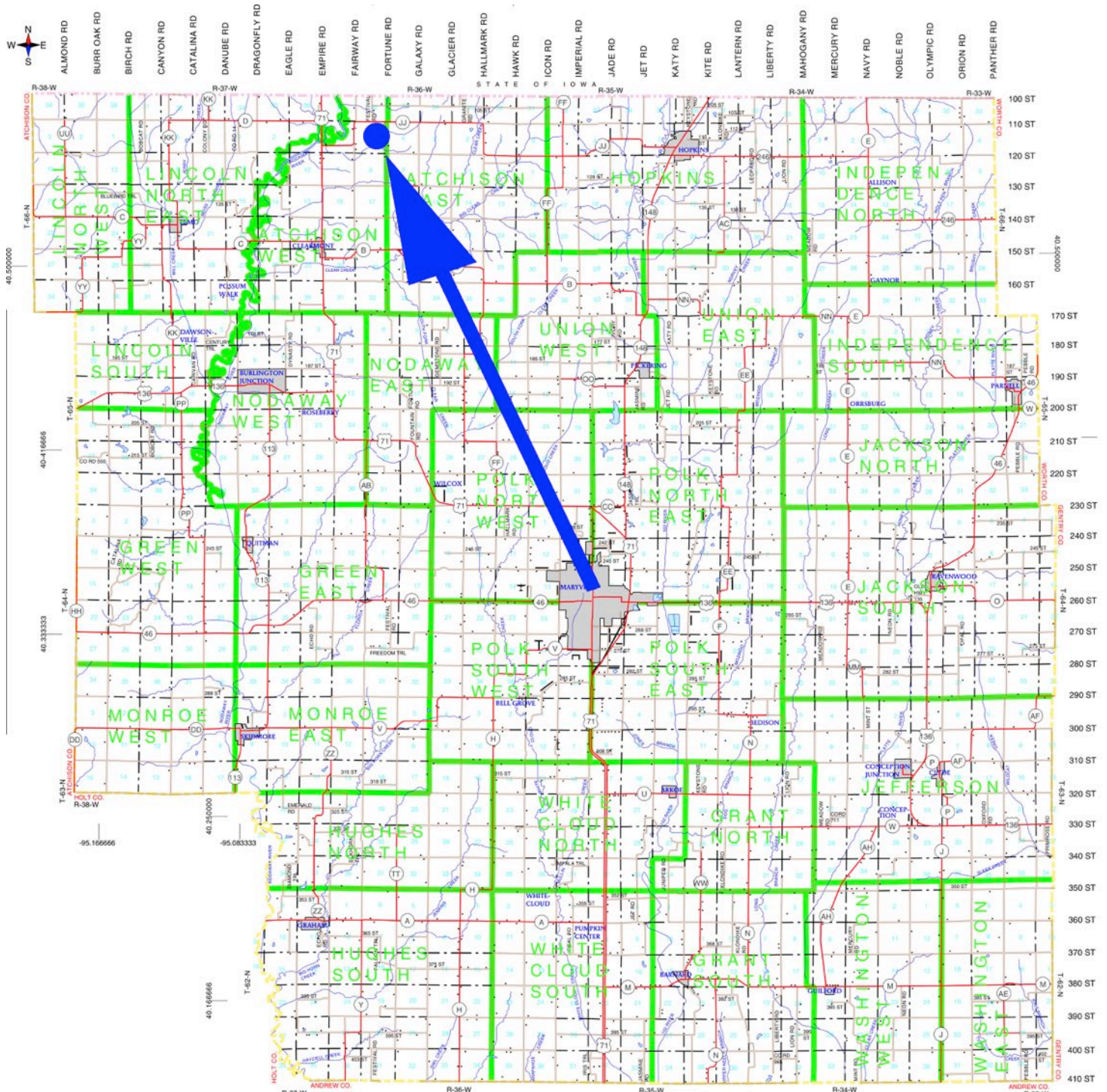
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