

Prospectus

Preferred Properties of Iowa, Inc.



Sullivan 111 Farm **111.6 Taxable Acres more or less** **Jackson North Township** **Sullivan County, Mo**

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
US:

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 50851

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Prospectus

Sullivan 111 Farm 111.6 Taxable Acres M/L – Sullivan Co. Missouri

PROPERTY DETAILS

PRICE:	\$308,000.00			
TAXES:	\$173.58/yr <i>Sullivan Co. Treasurer</i>			
LAND USE:	FSA reports 113.10 acres of total farmland of which there are 93.12 effective cropland acres along with an estimated 17 acres of timber. <i>Sullivan Co. FSA</i>			
FSA DATA:	<u>Cmdty</u>	<u>Acres</u>	<u>PLCYld</u>	
	Wheat	0.0	0	
	Oats	0.0	0	
	Corn	0.0	0	
	Beans	0.0	0	
	<i>Sullivan Co. FSA</i>			
POSSESSION:	Upon Closing, may be subject to farm tenancy			
TERMS:	Cash, payable at closing			
LOCATION:	Approx. 5 miles Northwest of Pollock, Mo			
LEGAL DESCRIPTION:	Contact PPI			
AGENT:	<i>Brennan Kester 515-450-6030</i>			

COMMENTS

Preferred Properties is proud to present the Sullivan Co 111 farm! This tract is located West of Pollock, Missouri, on the Sullivan Putman County line. This farm has fantastic views that you can see for miles in any direction that would be great for a weekend cabin or a get-away spot. This farm features good tillable acres for row crop or potential for hay ground or possible enrollment in the Conservation Reserve Program (CRP). The farm has two ponds and timber for an added benefit to enjoy the outdoors. Take a look at this fantastic combination farm that has a little bit of everything! Call Listing Agent Brennan Kester today at 515-450-6030 for a showing!

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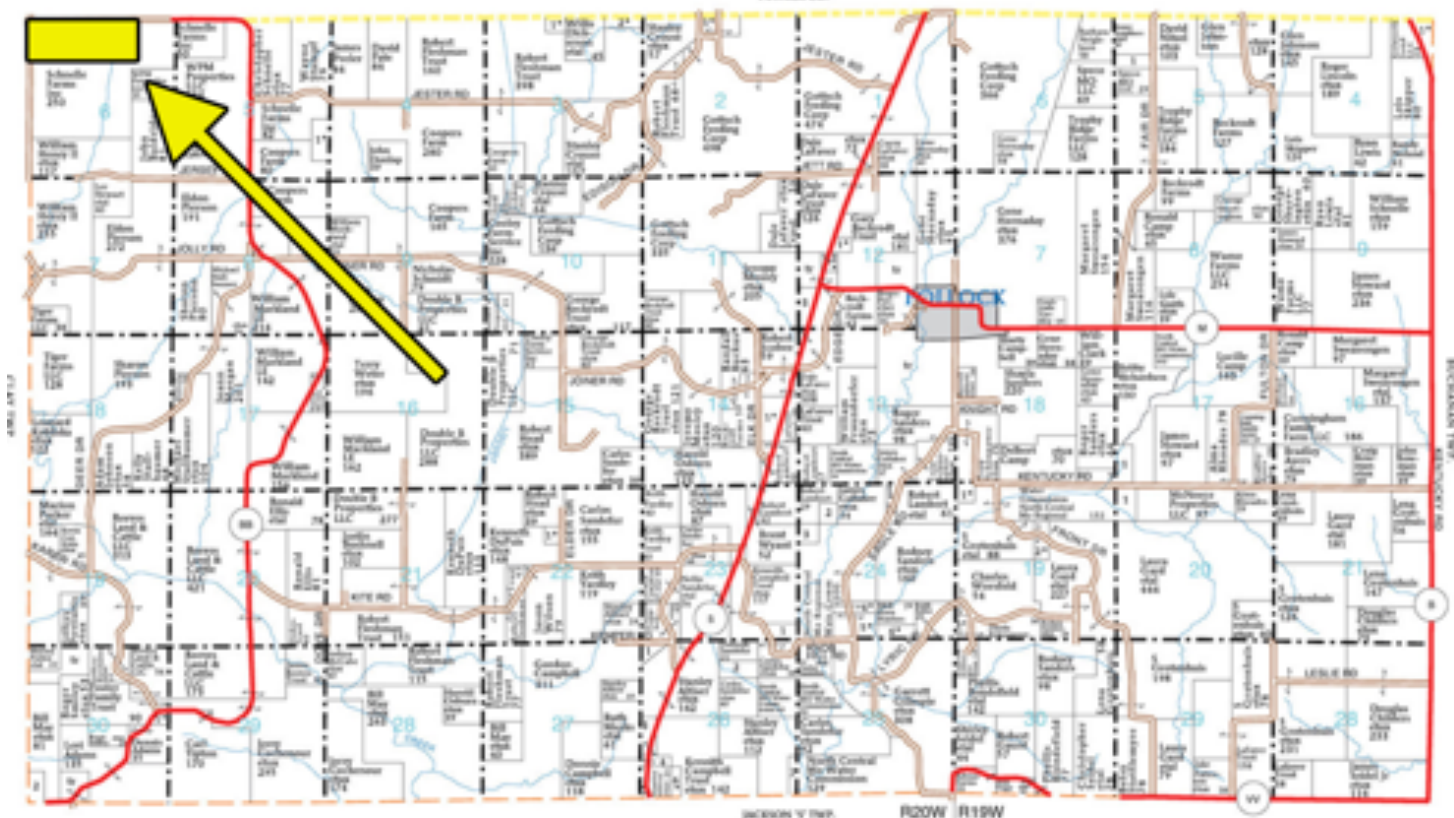
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T-64-N

JACKSON 'N' PLAT

R-19-20-W



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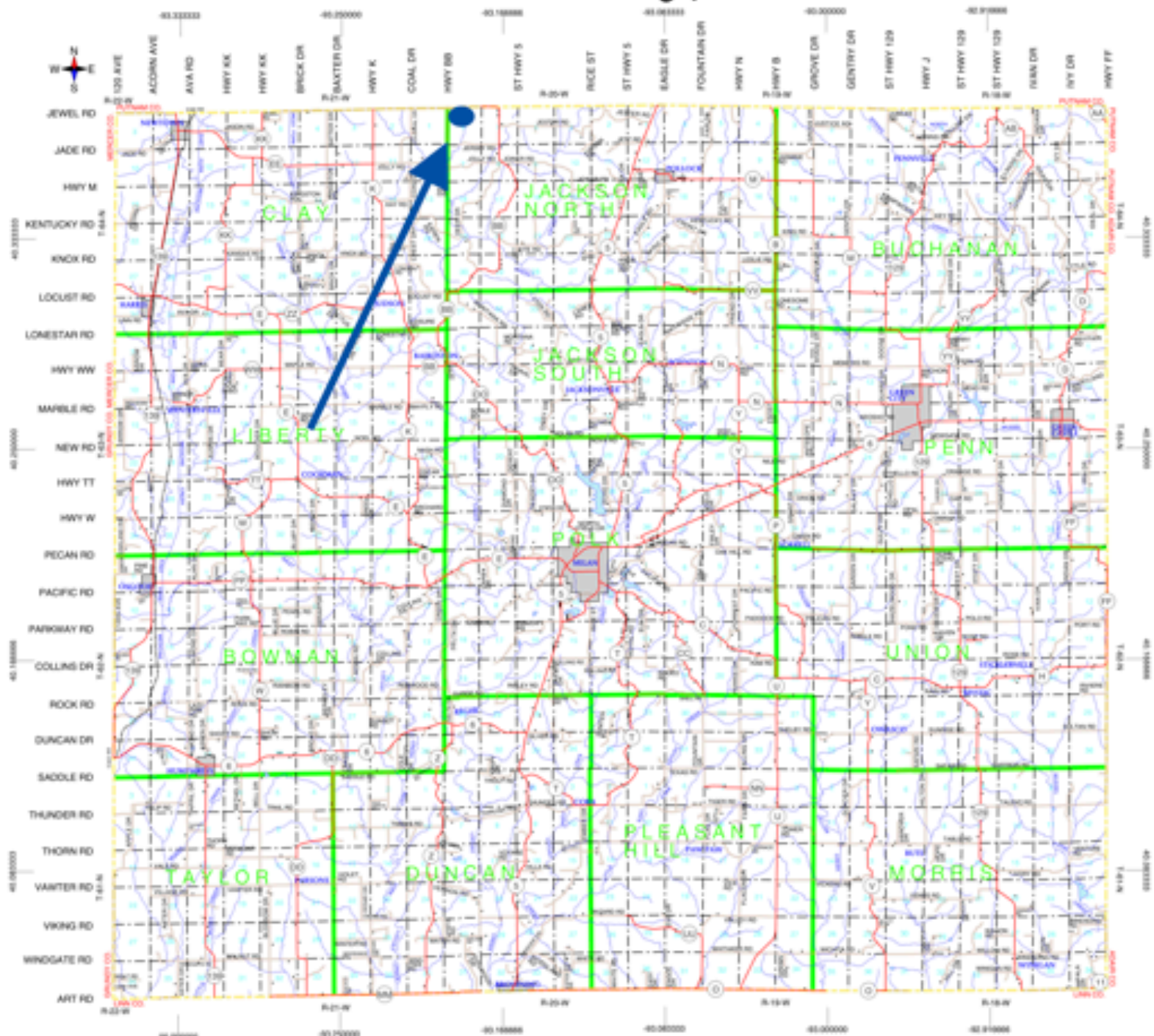
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Sullivan 111 Farm
111.6 Taxable Acres M/L – Sullivan Co. Missouri

Sullivan County, Missouri



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