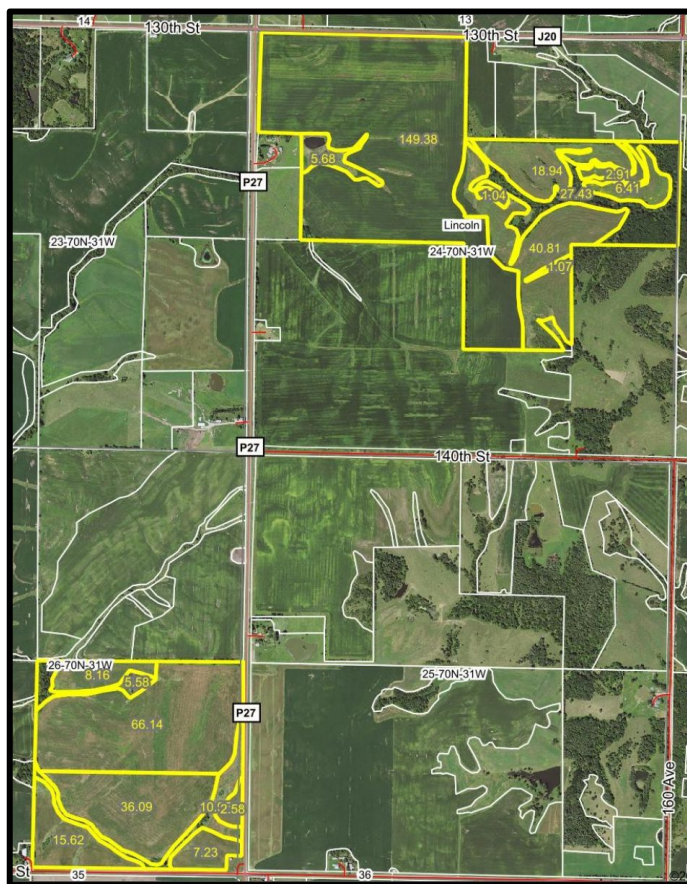


Prospectus

Preferred Properties of Iowa, Inc.



DeMott 413 Farm

413.58 Taxable Acres, M/L in two tracts

Lincoln Twp.

Ringgold County, 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**
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
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Ed Drake
 641-322-5145
Fletcher Sunderman
 712-370-5241
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DeMott 413 Farm

413.58 Taxable Acres, M/L – Ringgold County, IA

| PROPERTY DETAILS | | | | |
|--|---|----------------|----------------|----------------|
| PRICE: | \$2,300,000.00 | | | |
| TAXES: | \$9,070/year <i>Ringgold Co. Treasurer</i> | | | |
| LAND USE: | FSA shows 407.19 acres farmland, with 350.66 acres cropland, 195.2 acres of which is enrolled in the CRP program. There are 155.46 acres of effective cropland. <i>Ringgold Co. FSA</i> | | | |
| FSA DATA: | <u>Crop</u> | <u>Base Ac</u> | <u>PLC Yld</u> | <u>CRP Red</u> |
| | Wheat | 0.0 | 0 | 20.9 |
| | Corn | 0.0 | 0 | 31.55 |
| | <i>Ringgold Co. FSA</i> | | | |
| CSR DATA: | CSR2 Average – 60.1 <i>Surety Maps</i> • <i>Tract 1</i> 252.72 Acres CSR2- 61.6 • <i>Tract 2</i> 152.35 Acres CSR2- 57.3 | | | |
| CRP DATA: | \$47,464 annual CRP income, as follows: •62.38 acres at \$188.96/acre for \$11,787, expiring 09/30/2026; •132.82 acres at \$268.61/acre for \$35,677, expiring 09/30/2026. <i>Ringgold Co. FSA</i> | | | |
| POSSESSION: | Upon Closing | | | |
| TERMS: | Cash, payable at closing | | | |
| LOCATION: | Along P27(High and Dry Road) in Lincoln Township of Ringgold County | | | |
| AGENT: | Tom Miller (712) 621-1281 | | | |
| COMMENTS | | | | |
| Presenting the DeMott 413 Farm, a farm in two tracts in Ringgold County near Diagonal. CRP income of \$47,464 annually, plus newer 36' diameter x 27 ft. high steel grain bin on the smaller tract with rent potential of \$2500 annual revenue. | | | | |

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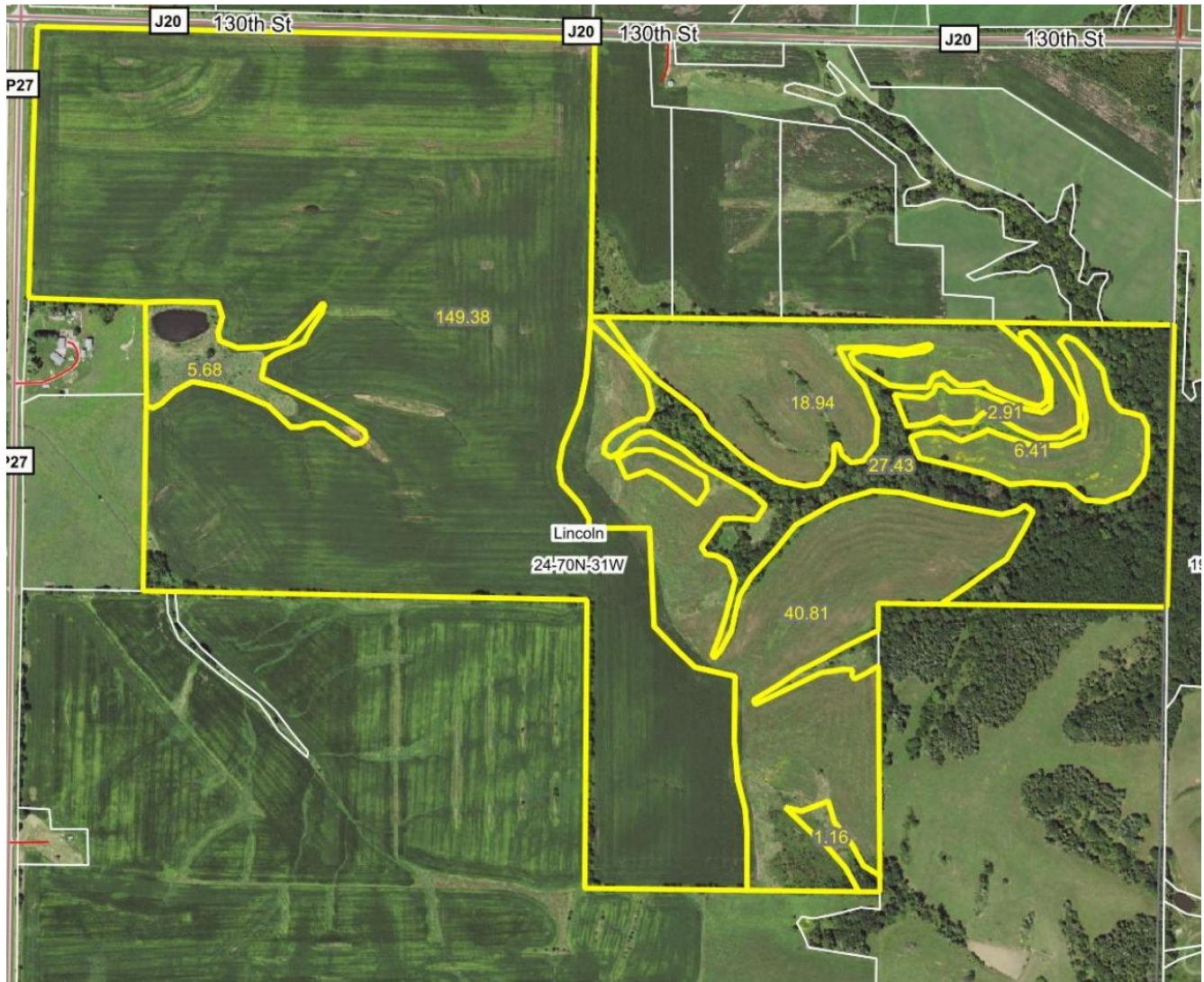
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DeMott 413 Farm

413.58 Taxable Acres, M/L – Ringgold County, IA

Tract 1 252.72 Acres



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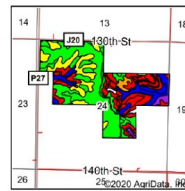
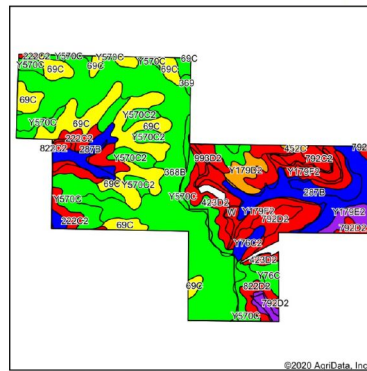
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Prospectus

DeMott 413 Farm

413.58 Taxable Acres, M/L – Ringgold County, IA

Soils Map



State: Iowa
County: Ringgold
Location: 24-70N-31W
Township: Lincoln
Acres: 252.72
Date: 9/10/2020



Soils data provided by USDA and NRCS

| Area Symbol: IA159, Soil Area Version: 26 | | | | | | | | | | | | | | |
|---|--|-------|------------------|-------------|--------------|--------|-----------|------------|-------------|----------------|--------|------|-----------------|----------------------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-ir Class | % Corn | % Alfalfa | % Soybeans | % Bluegrass | % Tall Grasses | CSR2** | CSR | % NCCPI Overall | % NCCPI Small Grains |
| 98B | Medonch silt clay loam, 2 to 5 percent slopes | 71.66 | 28.4% | IIIe | 222.4 | 5.9 | 64.5 | | 4 | 6.7 | 80 | 50 | 87 | 79 |
| 99C | Crowfield silt clay loam, dissected till plain, 5 to 9 percent slopes | 37.46 | 14.6% | IIIw | 168 | 3.5 | 48.7 | | 3 | 5 | 60 | 50 | 75 | 66 |
| 287B | Zock-Ely silt clay loams, 0 to 5 percent slopes | 27.38 | 10.8% | IIIw | 184 | 3.9 | 53.4 | | 3.3 | 5.5 | 75 | 60 | 73 | 72 |
| Y570C | Nixa silt clay loam, dissected till plain, 5 to 9 percent slopes | 27.25 | 10.8% | IIIe | | | | | | | 84 | | 93 | 81 |
| Y179F2 | Gaea loam, dissected till plain, 18 to 25 percent slopes, eroded | 23.72 | 9.4% | VIle | | | | | | | 10 | | 57 | 37 |
| 222C2 | Clarinda silt clay loam, 5 to 9 percent slopes, moderately eroded | 11.17 | 4.4% | IVw | 140.8 | 3 | 40.8 | | 2.5 | 4.2 | 28 | 25 | 55 | 43 |
| Y570C2 | Nixa silt clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 10.45 | 4.1% | IIIe | | | | | | | 81 | | 87 | 71 |
| 421D2 | Buckmeil silt clay loam, 9 to 14 percent slopes, moderately eroded | 8.08 | 3.2% | IVe | 97.6 | 2.5 | 28.3 | | 1.8 | 2.9 | 6 | 13 | 61 | 43 |
| 993D2 | Gale-Annstrong complex, 9 to 14 percent slopes, moderately eroded | 6.56 | 2.6% | RIle | 123.2 | 3.4 | 35.7 | | 2.2 | 3.7 | 26 | 30 | 70 | 50 |
| Y179E2 | Gaea loam, dissected till plain, 14 to 18 percent slopes, eroded | 5.81 | 2.3% | VIle | | | | | | | 32 | | 72 | 50 |
| 792D2 | Annstrong clay loam, 9 to 14 percent slopes, moderately eroded | 5.44 | 2.2% | IVw | 88 | 2.5 | 25.6 | | 1.6 | 2.6 | 7 | 13 | 59 | 41 |
| Y179D2 | Gaea loam, dissected till plain, 9 to 14 percent slopes, eroded | 4.58 | 1.8% | IVe | | | | | | | 43 | | 75 | 54 |
| 922D2 | Lamora silt clay loam, 9 to 14 percent slopes, moderately eroded | 3.00 | 1.2% | IVe | 100.8 | 2.6 | 29.2 | | 1.8 | 3 | 10 | 15 | 65 | 50 |
| Y78C | Ladoga silt loam, dissected till plain, 5 to 9 percent slopes | 2.62 | 1.0% | IIIe | | | | | | | 80 | | 82 | 76 |
| 792C2 | Annstrong clay loam, 5 to 9 percent slopes, moderately eroded | 2.56 | 1.0% | IIIe | 123.2 | 3.4 | 35.7 | | 2.2 | 3.7 | 24 | 27 | 61 | 42 |
| Y78C2 | Ladoga silt clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 2.11 | 0.8% | IIIe | | | | | | | 75 | | 77 | 66 |
| W | Water | 0.91 | 0.4% | | | | | | | | 0 | 0 | 0 | |
| 36D | Winterset silt clay loam, 0 to 2 percent slopes | 0.68 | 0.3% | IIIw | 217.6 | 4.6 | 63.1 | | 3.0 | 6.5 | 83 | 87 | 78 | 71 |
| 450C | Linville silt loam, 5 to 9 percent slopes | 0.61 | 0.2% | IIIe | 80 | 2.1 | 23.2 | | 1.4 | 2.4 | 48 | 36 | 76 | 60 |
| Y79F | Gaea loam, 18 to 25 percent slopes | 0.58 | 0.2% | VIle | 120 | 3.4 | 34.8 | | 2.2 | 3.6 | 18 | 15 | 63 | 43 |
| 922C2 | Lamora silt clay loam, 5 to 9 percent slopes, moderately eroded | 0.07 | 0.0% | IIIe | 120.6 | 3.4 | 37.8 | | 2.3 | 3.9 | 31 | 30 | 62 | 51 |
| Weighted Average | | | | | 125.9 | 3 | 36.5 | 2.3 | 3.8 | 62 | 76.6 | 76.2 | 64.3 | 65.5 |

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Prospectus

DeMott 413 Farm

413.58 Taxable Acres, ML – Ringgold County, IA

Tract 2
152.35 Acres



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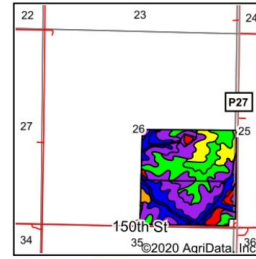
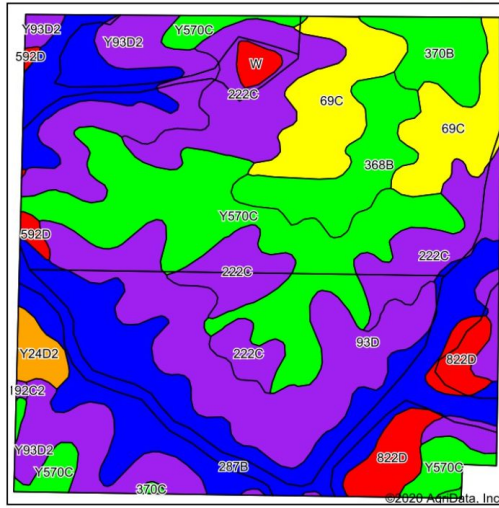
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DeMott 413 Farm

413.58 Taxable Acres, M/L – Ringgold County, IA

Soils Map



State: Iowa
County: Ringgold
Location: 26-70N-31W
Township: Lincoln
Acres: 152.35
Date: 9/10/2020



Maps Provided By:
surety
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| Soils data provided by USDA and NRCS. | | | | | | | | | | | | | | | | |
|---|---|-------|------------------|-------------|------------------|---------|------------|-------------|--------------|-----------------|--------|------|------------------|---------------|-----------------------|-------------------|
| Area Symbol: IA159, Soil Area Version: 26 | | | | | | | | | | | | | | | | |
| 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 | *n NCCPI Soybeans |
| 287B | Zook-Ely silty clay loams, 0 to 5 percent slopes | 32.53 | 21.4% | | IIw | 184 | 3.9 | 53.4 | 3.3 | 5.5 | 75 | 60 | 73 | 69 | 45 | 72 |
| Y570C | Nira silty clay loam, dissected till plain, 5 to 9 percent slopes | 26.89 | 17.5% | | IIle | | | | | | 84 | | 93 | 93 | 77 | 81 |
| 222C | Ciarinda silty clay loam, 5 to 9 percent slopes | 23.03 | 15.1% | | IVw | 145.6 | 3.1 | 42.2 | 2.6 | 4.4 | 31 | 30 | 59 | 59 | 51 | 47 |
| 93D | Shelby-Adair clay loams, 9 to 14 percent slopes | 19.16 | 12.6% | | IIle | 144 | 4 | 41.8 | 2.6 | 4.3 | 36 | 29 | 73 | 73 | 59 | 55 |
| Y93D2 | Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded | 15.98 | 10.5% | | IIle | 0 | 0 | 0 | 0 | 0 | 35 | | 70 | 70 | 56 | 51 |
| 69C | Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes | 14.07 | 9.2% | | IIlw | 168 | 3.5 | 48.7 | 3 | 5 | 59 | 50 | 75 | 75 | 72 | 68 |
| 368B | Macksburg silty clay loam, 2 to 5 percent slopes | 7.43 | 4.9% | | IIe | 222.4 | 5.8 | 64.5 | 4 | 6.7 | 89 | 90 | 87 | 87 | 79 | 78 |
| 822D | Lamoni silty clay loam, 9 to 14 percent slopes | 5.21 | 3.4% | | IVe | 105.6 | 2.7 | 30.6 | 1.9 | 3.2 | 14 | 20 | 73 | 73 | 66 | 53 |
| 370B | Sharpsburg silty clay loam, 2 to 5 percent slopes | 4.49 | 2.9% | | IIe | 225.6 | 6.3 | 65.4 | 4.1 | 6.8 | 91 | 87 | 93 | 93 | 78 | 80 |
| Y24D2 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 1.80 | 1.2% | | IIle | 0 | 0 | 0 | 0 | 0 | 49 | | 75 | 75 | 57 | 55 |
| W | Water | 1.00 | 0.7% | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| 592D | Mystic loam, 9 to 14 percent slopes | 0.67 | 0.4% | | IVe | 91.2 | 2.4 | 26.4 | 1.6 | 2.7 | 10 | 10 | 71 | 71 | 67 | 57 |
| 370C | Sharpsburg silty clay loam, 5 to 9 percent slopes | 0.16 | 0.1% | | IIle | 209.6 | 5.9 | 60.8 | 3.8 | 6.3 | 81 | 72 | 90 | 90 | 76 | 76 |
| Y192C2 | Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 0.13 | 0.1% | | IIle | 0 | 0 | 0 | 0 | 0 | 33 | | 66 | 66 | 57 | 47 |
| Weighted Average | | | | | | 116.7 | 2.7 | 33.8 | 2.1 | 3.5 | 57.3 | 75.1 | 75.1 | 74.2 | 60.3 | 64.2 |

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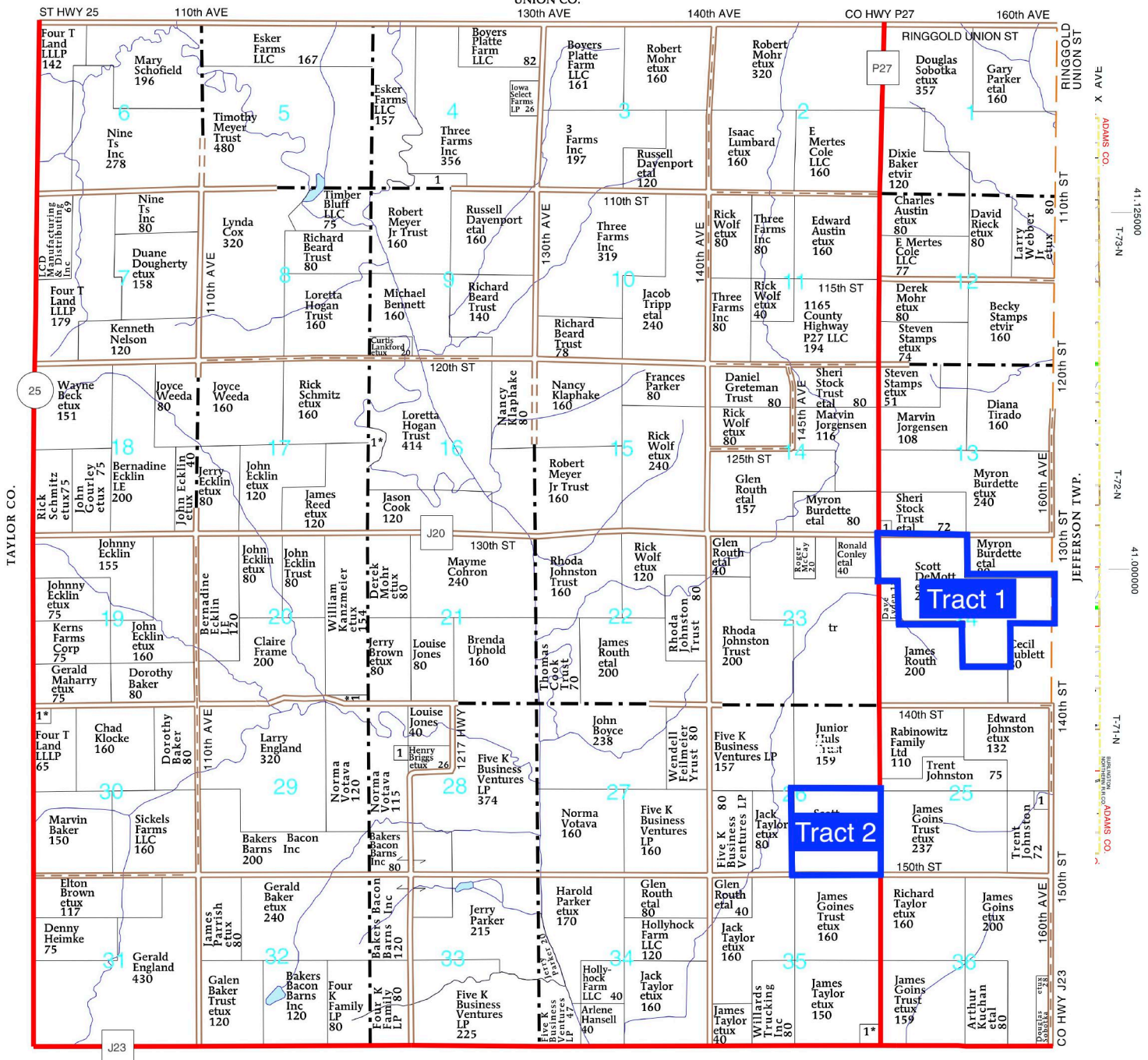
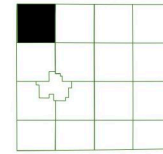
DeMott 413 Farm

413.58 Taxable Acres, M/L – Ringgold County, IA

T-70-N

LINCOLN PLAT

R-31-W



GRANT TWP.

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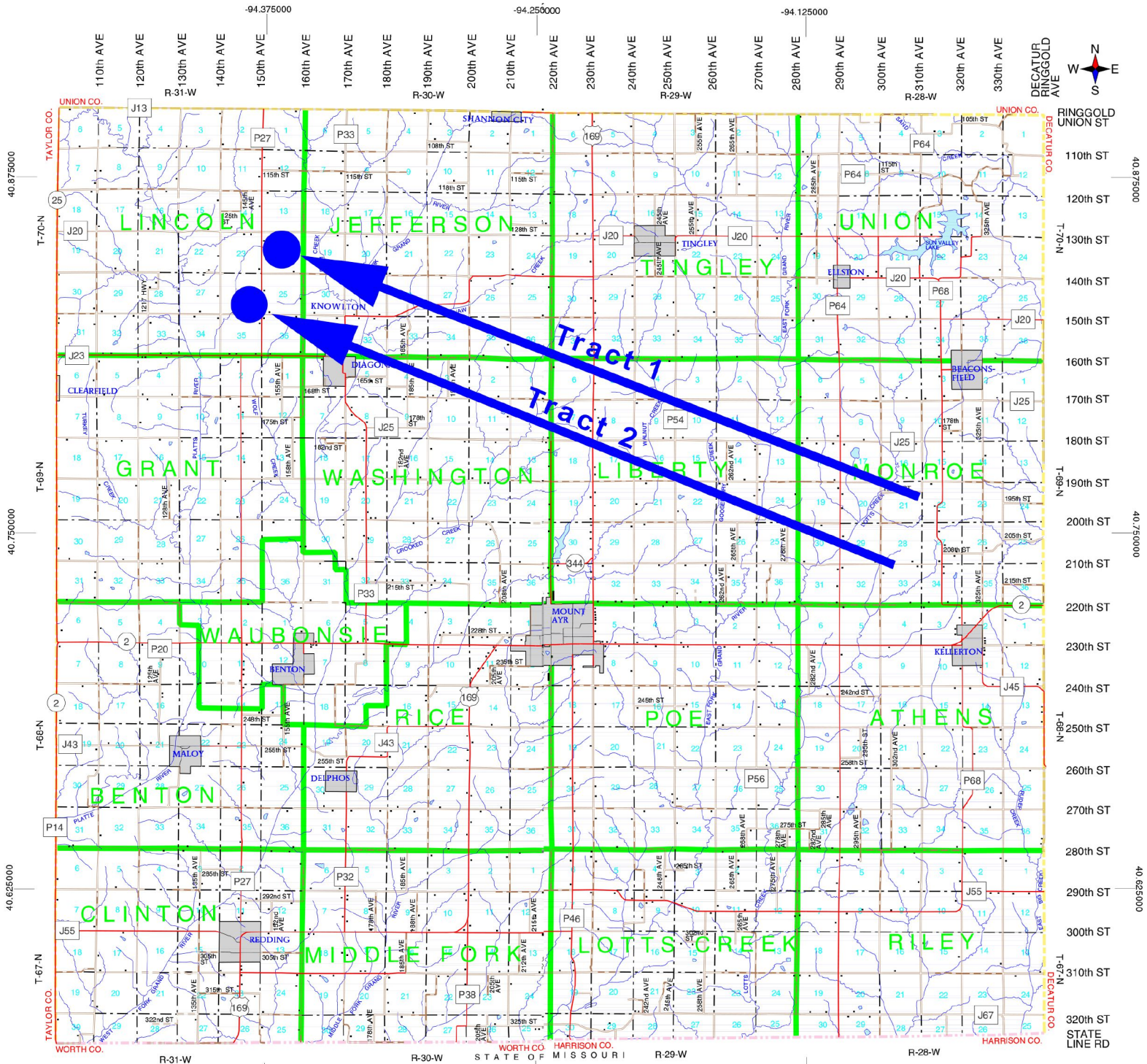
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DeMott 413 Farm
413.58 Taxable Acres, M/L – Ringgold County, IA

Ringgold County, IA



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