

ONCE-IN-A-LIFETIME FARM OPPORTUNITY!

Black Hawk Co: 237 Net Acres, ML, Elite Soils – Elite Location!



(641)
333
2705



southwestiowaland.com



LFCF Farm - Black Hawk Co., IA

237 Net Acres, ML

Asking Price: \$4,451,812.00

Town/County/State: Hudson – Black Hawk - Iowa

Taxes: \$10,076.00 Annually (Treasurer)

Possession: Upon Closing, May Be Subject to Farm Tenancy

Land Use: FSA reports 235.62 farmland acres with 233.16 effective tillable acres (FSA)

FSA Description: Corn Base 183.4, PLC Yield 181; Soybean Base 37.2, PLC Yield 53 (FSA)

Corn Suitability Rating: CSR2 – 89 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Loonan Family Century Farm (LFCF) Property! This long-time family farm holding is the extremely rare chance to purchase an extremely highly tillable farm with such high Corn Suitability Ratings (89 CSR2 average) that is so well-located! This property sits right on US Highway 63 on the South end of Hudson, Iowa, giving this property endless possibilities for development! But with the highly productive soils on this farm, this farm is an excellent investment while remaining in crop production as well. At nearly 99% tillable, there is almost no waste on this farm, and it lays beautifully. Farm properties with this kind of production potential, development possibilities and with such little waste do not hit the market often. Don't wait too long – arrange your private showing of this excellent property today!

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

PPI, Inc. Office Location:

500 W. Temple St

Lenox, IA 50851

Dan Zech, Broker/Owner

Brennan Kester, Broker Assoc./Owner

Mark Pearson, Agent/Owner

Listing Agent:
Tom Miller
712-621-1281





LFCF Farm - Black Hawk Co., IA

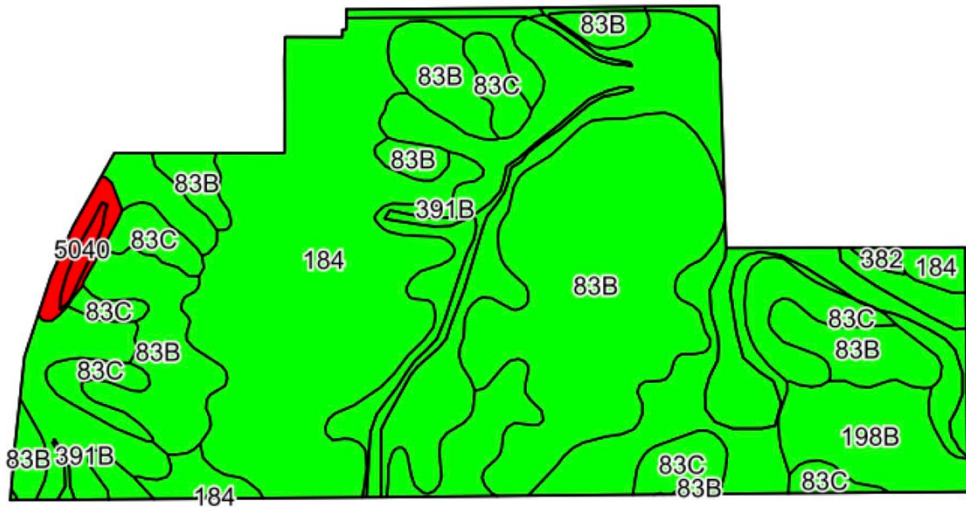
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	70.78	30.0%		IIw	216.0	62.6	87	72
83B	Kenyon loam, 2 to 5 percent slopes	68.30	28.9%		IIe	225.6	65.4	90	86
184	Klinger silty clay loam, 1 to 4 percent slopes	62.96	26.6%		Iw	240.0	69.6	95	90
83C	Kenyon loam, 5 to 9 percent slopes	17.93	7.6%		IIle	209.6	60.8	85	71
198B	Floyd loam, 1 to 4 percent slopes	10.44	4.4%		IIw	222.4	64.5	89	80
5040	Anthropotic Udorthents, 2 to 9 percent slopes	3.11	1.3%		Vls	88.0	25.5	5	5
382	Maxfield silty clay loam, 0 to 2 percent slopes	2.75	1.2%		IIw	230.4	66.8	87	90
Weighted Average					1.86	223.5	64.8	88.9	80.4



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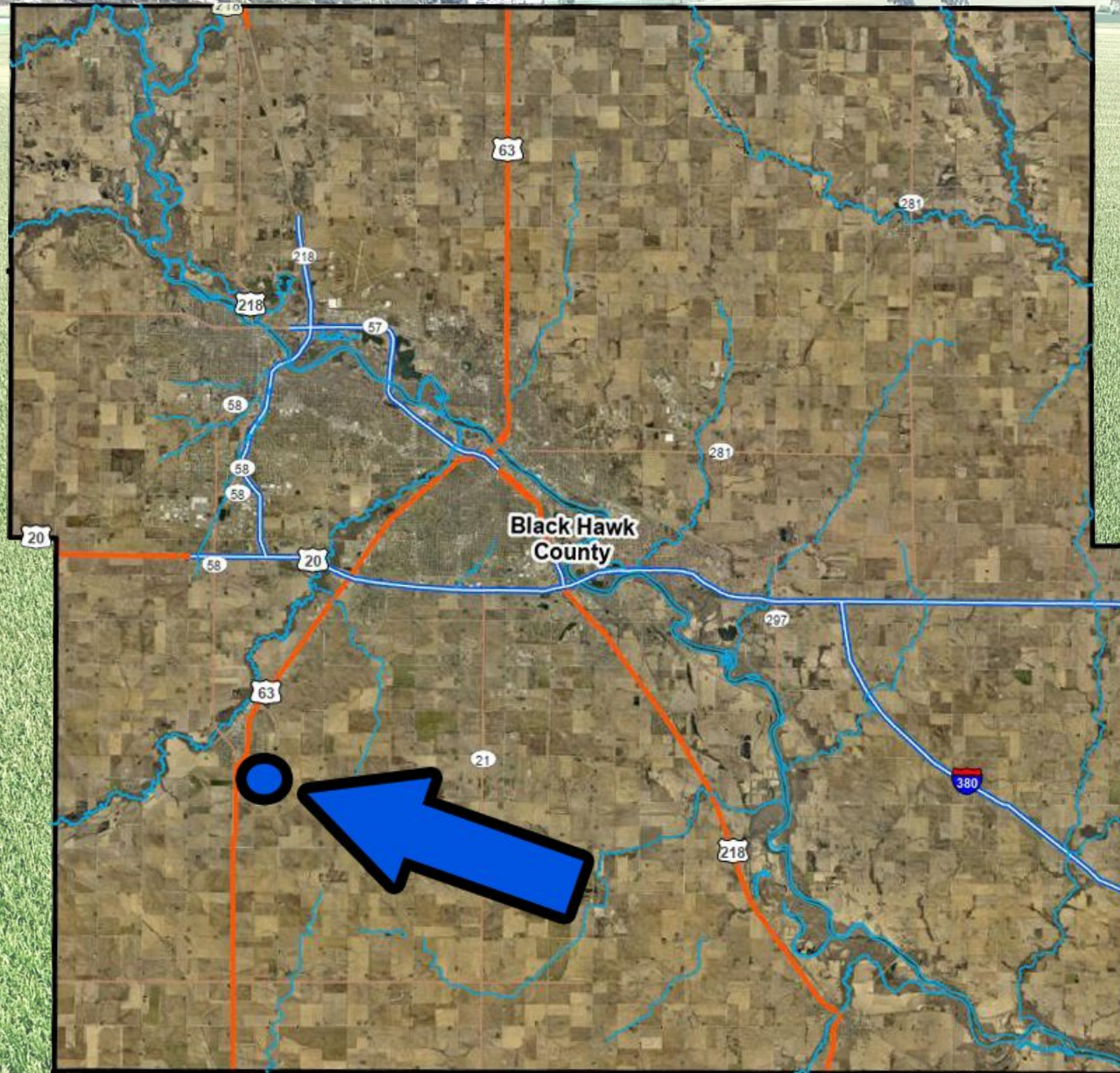
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