

Prospectus

Preferred Properties of Iowa, Inc.



Cox Farm

Approx. 224 Acres M/L

Mason Twp.

Taylor 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:

Maury Moore
712-621-1455
Brennan Kester
515-450-6030
Ryan Frederick
641-745-7769
Fletcher Sunderman
712-370-5241

Adalina Morales 712-621-1822	Ed Drake 641-322-5145
David Brown 641-344-5559	Mark Pearson 641-344-2555
Craig Donaldson 641-333-2705	Curtis Kinker 641-344-6329
Cole Winther 712-621-0966	Ronald Hollan 402-209-1097

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PROPERTY DETAILS	
PRICE:	\$1,100,000.00
TAXES:	\$4,114/year - subject to survey <i>Taylor Co. Treasurer</i>
LAND USE:	According to the Surety, this farm consists of an estimated 224 Total Acres, with an estimated 207.39 effective tillable acres (all acre figures subject to survey) <i>Surety</i>
CSR DATA:	CSR1 – 66.1 <i>Surety Maps</i> CSR2 – 70.0 <i>Surety Maps</i> CSR2 – 64.54 <i>Taylor Co. Assessor</i>
FSA DATA:	CMDTY BASE ACRES PLCYLD <i>This subject farm is being surveyed and separated from additional land that is not being sold, so the subject farm will need to be reconstituted by the Farm Service Agency once surveyed in order to determine these figures.</i> <i>Taylor Co. FSA</i>
POSSESSION:	Upon Closing
TERMS:	Cash, payable at closing
LOCATION:	Approximately 5 miles Southeast of New Market, Iowa
LEGAL DESCRIPTION:	<i>Subject to Survey</i>
AGENT:	<i>Tom Miller – 712-621-1281</i>



COMMENTS

Presenting the Cox Farm, a rare opportunity to own excellent high-quality farm in Taylor County, Iowa. This farm property possesses highly productive soils and boasts fantastic Corn Suitability Ratings. At nearly 93% tillable, this farm property has very few non-productive acres to boost the return on investment that this farm property offers. Don't miss out on this fantastic opportunity to own a farm that is such a fantastic investment. Contact Tom Miller at 712-621-1281 to schedule your showing today!

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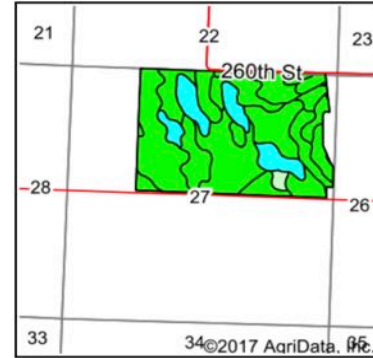
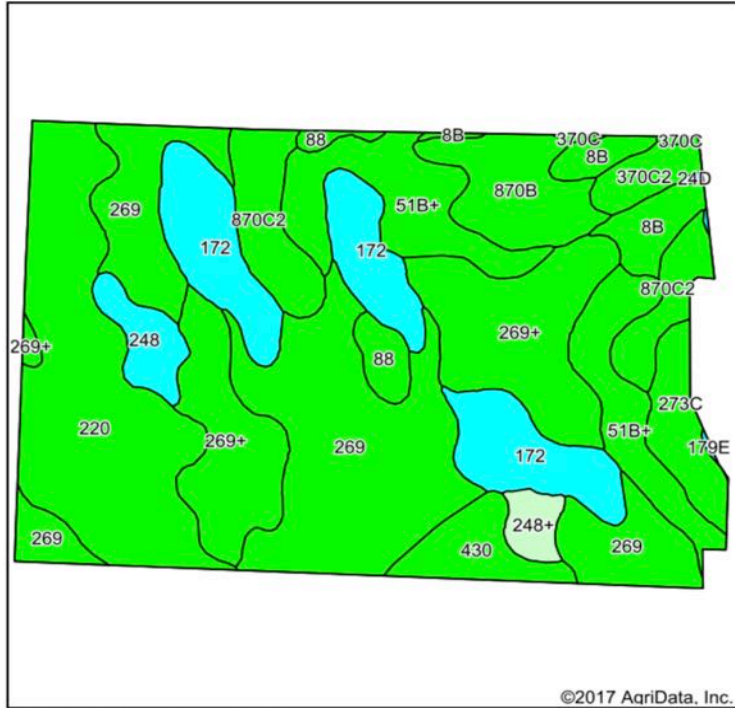
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Soils Map



State: **Iowa**
 County: **Taylor**
 Location: **27-68N-35W**
 Township: **Mason**
 Acres: **224**
 Date: **10/11/2017**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Archived Soils Ending 12/19/2016
 Area Symbol: IA173. 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
269	Humeston silty clay loam, 0 to 2 percent slopes	51.69	23.1%		Illw	176	3.7	51	3.2	5.3	68	58	76
220	Nodaway silt loam, 0 to 2 percent slopes	35.69	15.9%		llw	211.2	5.9	61.2	3.8	6.3	82	85	93
269+	Humeston silt loam, overwash, 0 to 2 percent slopes	31.93	14.3%		llw	179.2	3.8	52	3.2	5.4	72	62	75
172	Wabash silty clay, 0 to 1 percent slopes	25.89	11.6%		lllw	177.6	3.7	51.5	3.2	5.3	39	45	60
51B+	Vesser silt loam, overwash, 2 to 5 percent slopes	22.68	10.1%		llw	190.4	4	55.2	3.4	5.7	69	66	91
870C2	Sharpsburg silty clay loam, terrace, 5 to 9 percent slopes, eroded	12.59	5.6%		llle	204.8	5.7	59.4	3.7	6.1	79	67	71
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	10.33	4.6%		lle	225.6	6.3	65.4	4.1	6.8	91	87	90
8B	Judson silty clay loam, 2 to 5 percent slopes	6.38	2.8%		lle	230.4	6.5	66.8	4.1	6.9	92	82	94
273C	Olmitz loam, 5 to 9 percent slopes	6.25	2.8%		llle	208	5.8	60.3	3.7	6.2	85	57	95
430	Ackmore silt loam, 0 to 2 percent slopes	6.04	2.7%		llw	203.2	4.3	58.9	3.7	6.1	75	83	88
248	Wabash silty clay loam, 0 to 1 percent slopes	4.42	2.0%		lllw	177.6	3.7	51.5	3.2	5.3	37	60	65
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	3.45	1.5%		llle	204.8	5.7	59.4	3.7	6.1	80	67	71
88	Nevin silty clay loam, 0 to 2 percent slopes	3.30	1.5%		lw	227.2	5.9	65.9	4.1	6.8	95	90	98
248+	Wabash silt loam, overwash, 0 to 1 percent slopes	2.61	1.2%		lllw	177.6	3.7	51.5	3.2	5.3	23	64	65
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.44	0.2%		llle	209.6	5.9	60.8	3.8	6.3	82	72	92
24D	Shelby clay loam, 9 to 14 percent slopes	0.19	0.1%		llle	172.8	4.8	50.1	3.1	5.2	51	50	83
179E	Gara loam, 14 to 18 percent slopes	0.12	0.1%		Vle	144	4	41.8	2.6	4.3	35	35	82
Weighted Average						192.1	4.6	55.7	3.5	5.8	70	66.1	*n 79.9

**IA has updated the CSR values for each county to CSR2.

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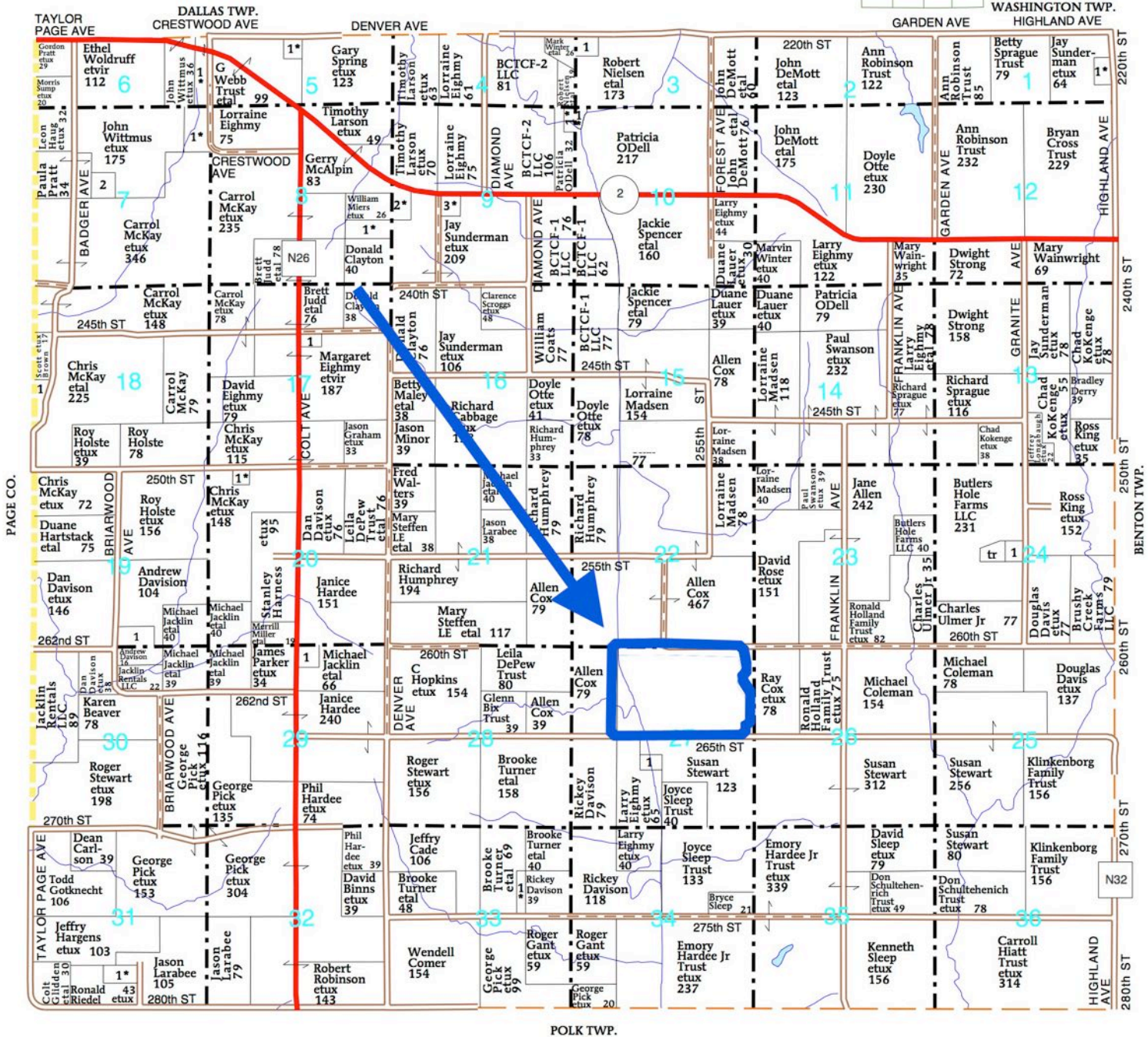
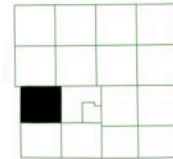
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T-68-N

MASON PLAT
(Landowners)

R-35-W



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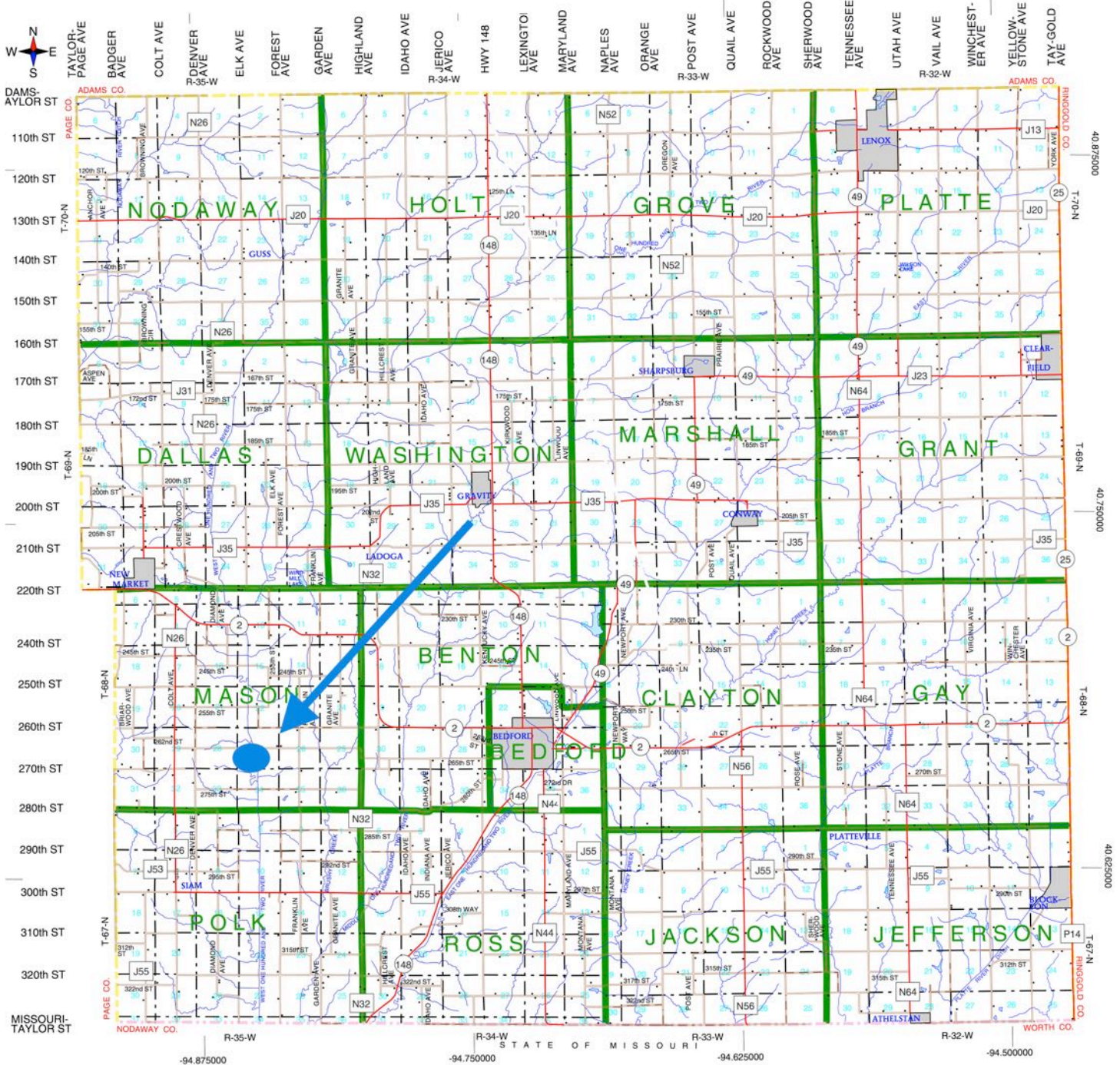
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Taylor County, Iowa



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