

Prospectus

Preferred Properties of Iowa, Inc.



Wuppos, LLC, Farm

123 Taxable Acres, More or Less

Dallas 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:

David Brown
641-344-5559
Craig Donaldson
641-333-2705
Tracy Cameron
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Mark Pearson
641-344-2555
Brennan Kester
515-450-6030
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Ed Drake
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500 W. Temple Street Lenox, IA 50851

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Wuppos, LLC, Farm 123 Taxable Acres M/L – Taylor Co.

PROPERTY DETAILS							
PRICE:	\$525,000						
TAXES:	\$1,566/annually <i>Taylor Co. Treasurer</i>						
LAND USE:	FSA shows 122.39 acres of total farmland of which there are 59.56 acres of total cropland, with 16.51 acres enrolled in the Conservation Reserve Program. <i>Taylor County FSA</i>						
CSR DATA:	CSR – 58 <i>Taylor Co. Assessor</i> CSR2 – 60.1 <i>Surety Maps</i>						
CRP DATA:	Total CRP Income: \$3,703. 16.51 acres@ \$224.29 per acre annual payment expiring 2027. <i>Taylor County FSA</i>						
FSA DATA:	<table border="1"> <thead> <tr> <th>Cmdty</th> <th>Acres</th> <th>PLCYId</th> </tr> </thead> <tbody> <tr> <td>Corn</td> <td>34.78</td> <td>111</td> </tr> </tbody> </table> <i>Taylor County FSA</i>	Cmdty	Acres	PLCYId	Corn	34.78	111
Cmdty	Acres	PLCYId					
Corn	34.78	111					
LEGAL DESCRIPTION:	<i>The SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 31, Township 76 North, Range 34, West of 5^h P.M. Taylor County, Iowa more particularly described by the abstract.</i>						
POSSESSION:	Upon Closing						
TERMS:	Cash, payable at closing						
AGENT:	<i>Cole Winther 712-621-0966</i>						



If you're looking for a great hunting farm with a place to camp or build look no further! This farm, managed for trophy deer and turkey hunting, has a large tract of timber and income from CRP and 43.05 acres of row crop. Tall native grasses and water sources provide habitat keeping deer, turkey, pheasant and quail on this property. Approximately 3 acres of food plot have been established near the tower blind included with the farm. The property boasts an acreage that has been used as a camp site which is set up with electricity. A garage and open bay shed are perfect for storing ATVs, hunting gear & BBQ grill. There is an old home on the property that has been used as storage and is deemed uninhabitable. This would be a great spot to build a hunting cabin or new home, as rural water is nearby and fiber optic is also available to the site.

This farm is waiting for you and the family to hunt and enjoy as well as collect the income as a bonus!

Contact Listing Agent Cole Winther at 712-621-0966 for a showing.

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Aerial Map

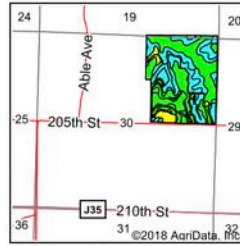
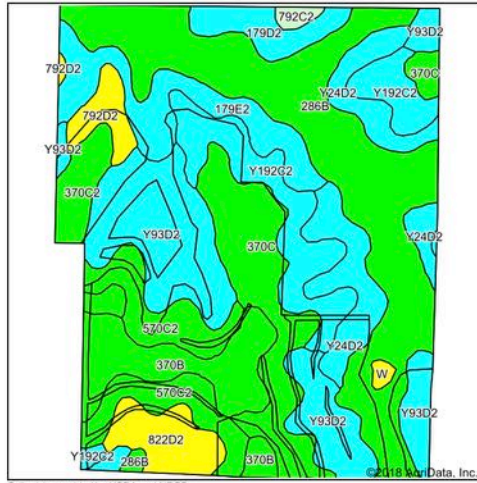


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Wuppos, LLC, Farm 123 Taxable Acres M/L – Taylor Co. Iowa Soils Map



State: **Iowa**
 County: **Taylor**
 Location: **30-69N-35W**
 Township: **Dallas**
 Acres: **122.86**
 Date: **3/15/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA173, Soil Area Version: 28															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	29.49	24.0%		Illw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	19.28	15.7%		Ille	0	0	0	0	0	41		61	61	37
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	11.90	9.7%		Ille	209.6	5.9	60.8	3.8	6.3	82	72	90	90	62
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	11.54	9.4%		Ille	0	0	0	0	0	51		56	56	32
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	10.07	8.2%		Ille	0	0	0	0	0	49		67	67	42
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.99	7.3%		Ille	187.2	5.2	54.3	3.4	5.6	69	64	79	71	44
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.53	6.9%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93	93	63
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	8.18	6.7%		Vle	139.2	3.9	40.4	2.5	4.2	32	33	63	63	39
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.32	3.5%		Ive	100.8	2.6	29.2	1.8	3	14	15	53	48	34
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	3.68	3.0%		Ille	204.8	5.7	59.4	3.7	6.1	80	67	70	70	46
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	3.41	2.8%		Ive	163.2	4.6	47.3	2.9	4.9	43	43	67	67	42
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.51	2.0%		Ive	88	2.3	25.5	1.6	2.6	5	13	52	52	37
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.59	0.5%		Ille	123.2	3.2	36.7	2.2	3.7	24	27	55	55	39
W	Water	0.37	0.3%			0	0	0	0	0	0	0			0
Weighted Average						127.4	3.2	36.9	2.3	3.8	60.1	-	74.9	74.2	43

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

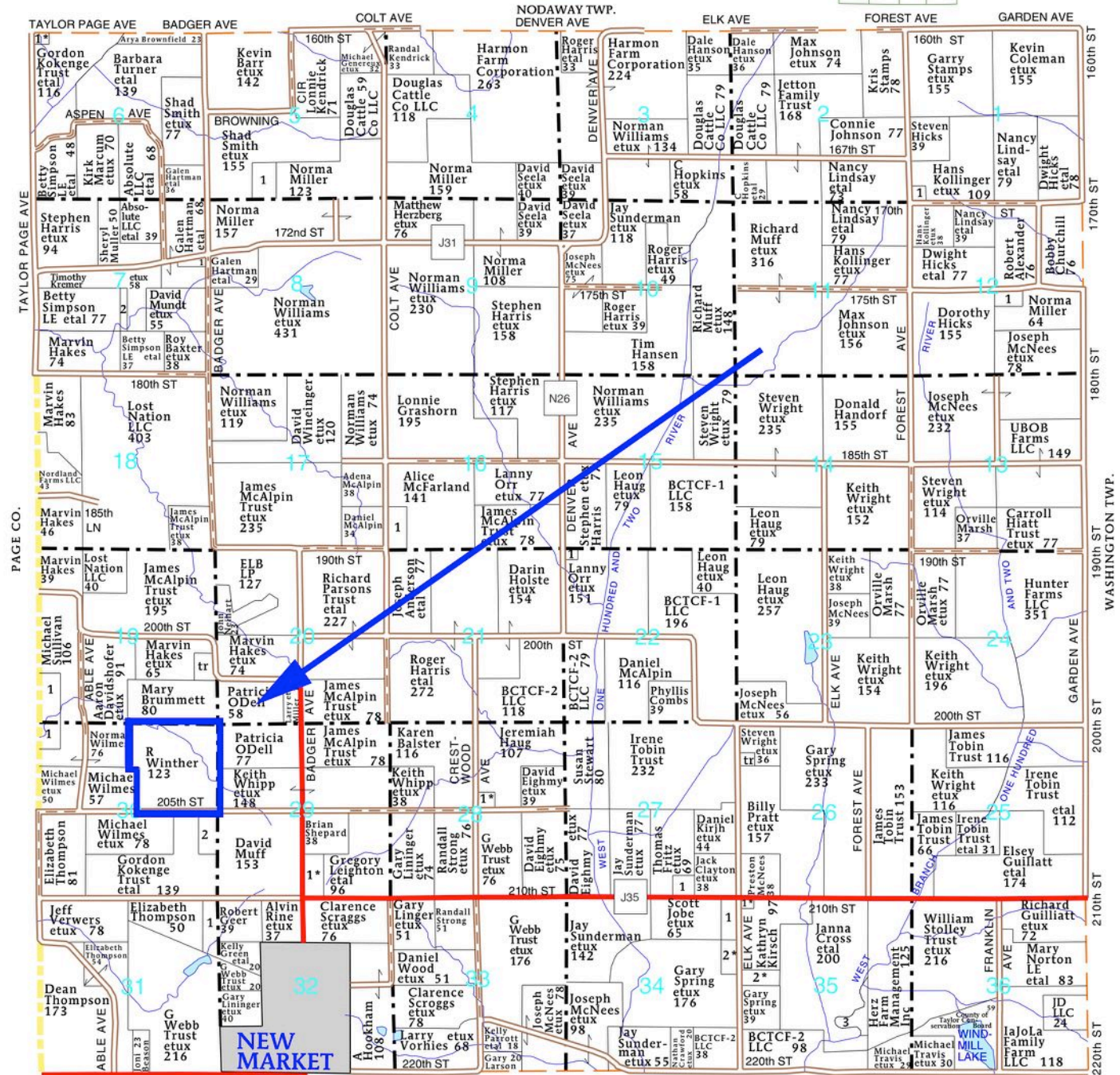
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T-69-N

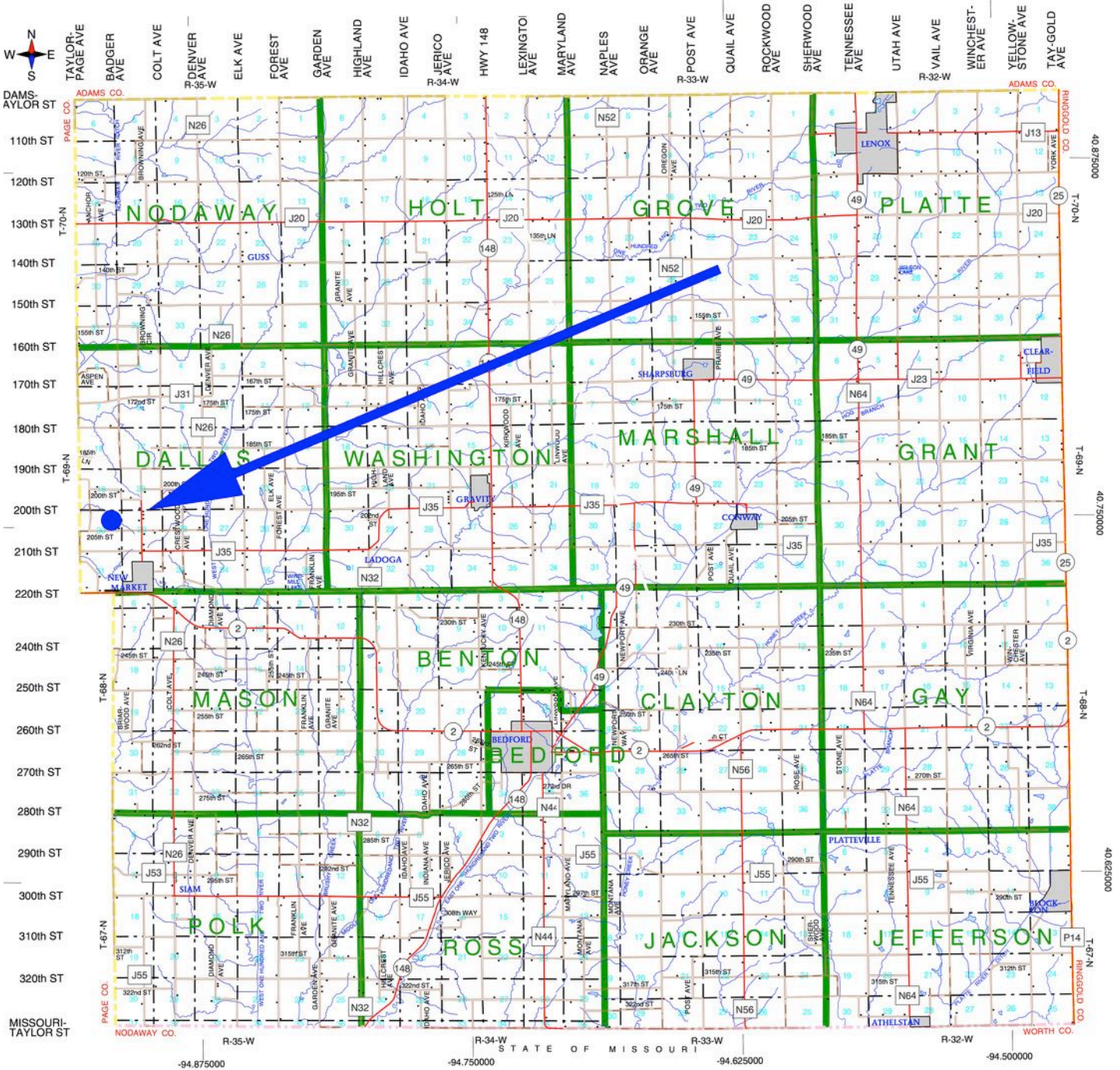
DALLAS PLAT

R-35-W



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