

# **Prospectus**

## **Preferred Properties of Iowa, Inc.**



## **Veatch Farm & Homes**

### **782.28 Taxable Acres, ML**

### **2968 Daisy Ave., Kent, IA 50851**

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 us: 641-333-2705**

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**  
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**Mark Pearson**  
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**Curtis Kinker**  
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**Ryan Frederick**  
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**Brad Adamson**  
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**Ed Drake**  
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**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

## Veatch Farm & Homes

782.28 Taxable Acres, ml, Union Co., IA

| PROPERTY DETAILS     |   |         |          |         |      |      |    |      |       |     |       |      |    |
|----------------------|---|---------|----------|---------|------|------|----|------|-------|-----|-------|------|----|
| <b>PRICE:</b>        | <b>\$3,500,000.00</b>   |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>TAXES:</b>        | \$16,252.00 annually<br><i>Union Co. Treasurer</i>  |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>LAND USE:</b>     | FSA reports 788.22 acres of farmland, with 323.16 effective cropland acres, an estimated 299 pasture/timber acres and an estimated 122 acres in solid timber<br><i>Ringgold Co. FSA</i>   |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>FSA DATA:</b>     | <table border="1"> <thead> <tr> <th>Crop</th> <th>Base Ac.</th> <th>PLC Yld</th> </tr> </thead> <tbody> <tr> <td>OATS</td> <td>10.5</td> <td>45</td> </tr> <tr> <td>CORN</td> <td>118.4</td> <td>110</td> </tr> <tr> <td>BEANS</td> <td>85.6</td> <td>39</td> </tr> </tbody> </table> <i>Ringgold Co. FSA</i> | Crop    | Base Ac. | PLC Yld | OATS | 10.5 | 45 | CORN | 118.4 | 110 | BEANS | 85.6 | 39 |
| Crop                 | Base Ac.  | PLC Yld |          |         |      |      |    |      |       |     |       |      |    |
| OATS                 | 10.5  | 45      |          |         |      |      |    |      |       |     |       |      |    |
| CORN                 | 118.4   | 110     |          |         |      |      |    |      |       |     |       |      |    |
| BEANS                | 85.6  | 39      |          |         |      |      |    |      |       |     |       |      |    |
| <b>CSR2:</b>         | 71.7 – <i>Union Co. Assessor</i><br>70.1 – <i>Surety</i>  |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>HOME #1 DATA:</b> | <ul style="list-style-type: none"> <li>- 3 bedroom, 2 bath home</li> <li>- 2,128 sq. ft. total living area</li> <li>- LP Heat/Central Air</li> <li>- Built in 1999</li> <li>- Attached Garage – 840 Sq Ft</li> <li>- 12x18 detached garage</li> </ul> <i>Union Co. Assessor</i>                               |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>HOME #2 DATA:</b> | <ul style="list-style-type: none"> <li>- 3 bedroom, 2.5 bath</li> <li>- Built in 2002</li> <li>- Electric Heat/Central Air</li> </ul> <i>According to Seller</i>  |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>OUTBUILDINGS:</b> | <ul style="list-style-type: none"> <li>- 48x72 machine shed, 27x36 cattle shed, both Morton buildings.</li> <li>- 3 steel bins: 27x18, 24x22, 27x18.</li> </ul>   |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>POSSESSION:</b>   | Upon Closing  |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>TERMS:</b>        | Cash, Payable Upon Closing  |         |          |         |      |      |    |      |       |     |       |      |    |
| <b>AGENT:</b>        | <i>Tom Miller – 712-621-1281</i>  |         |          |         |      |      |    |      |       |     |       |      |    |



### COMMENTS

Presenting the Veatch Farm & Homes, a unique property with excellent hunting and recreation characteristics but also with top-notch soils. In addition, this property boasts 2 homes that are each less than 20 years old. The opportunity to own 780+ contiguous acres with an overall CSR2 average above 70 is extremely rare. With these quality soils, the opportunity to claim additional quality row crop acres certainly exists on this property, that would add to the already excellent row crop acres already in production. Those land buyers who value hunting and recreation need to take a good long look at the hunting potential on this farm, and you definitely want to take a look at the trail cam pictures! This property needs to be seen to be appreciated – contact Listing Agent Tom Miller at 712-621-1281 to schedule your private showing today!

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**500 W. Temple Street Lenox, IA 50851**

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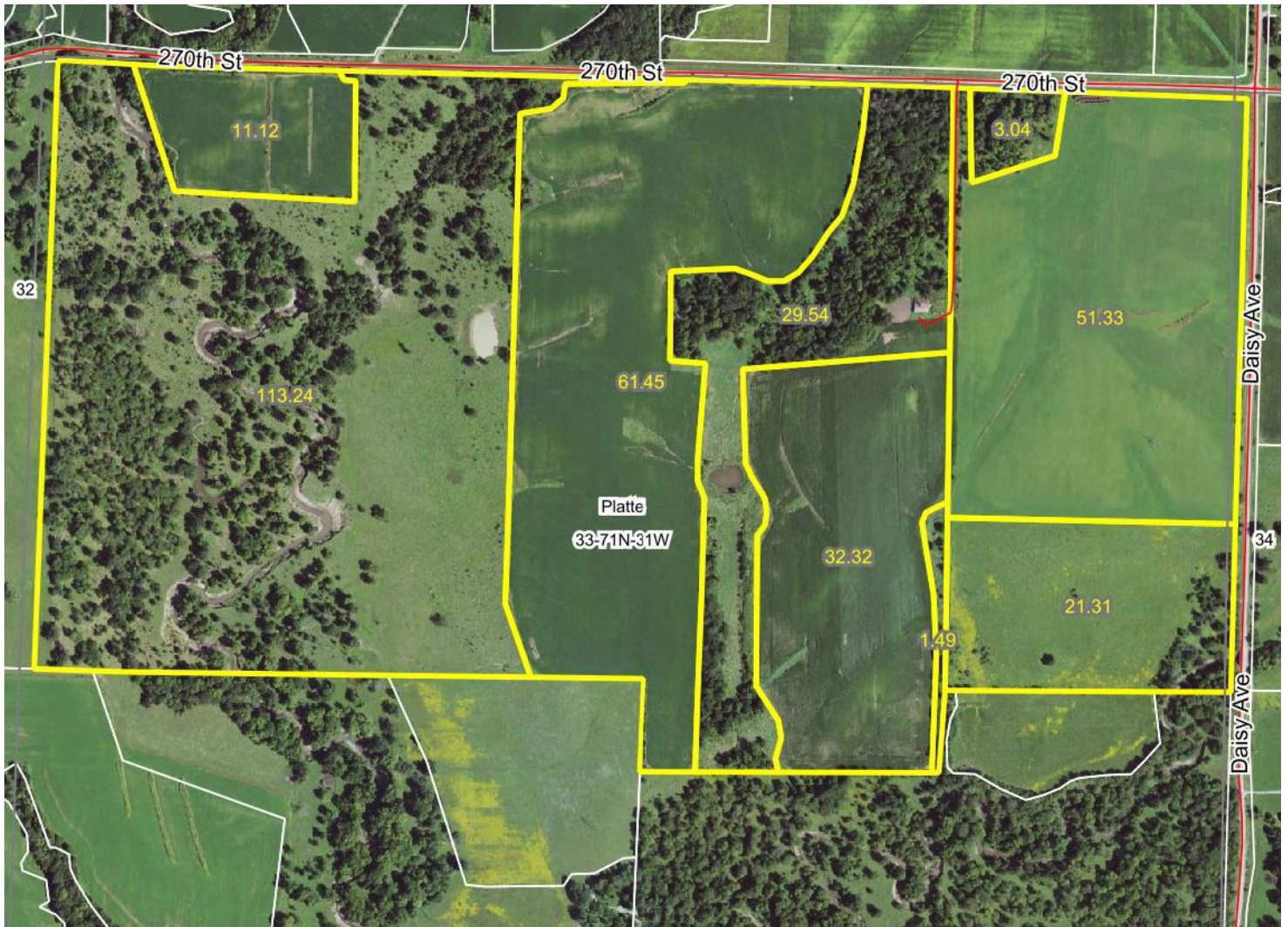


# Prospectus

## Veatch Farm & Homes

782.28 Taxable Acres, ml, Union Co., IA

Western 325.59 Taxable Acres, ML



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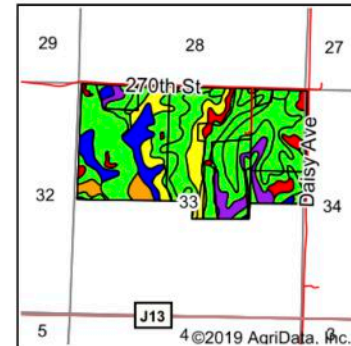
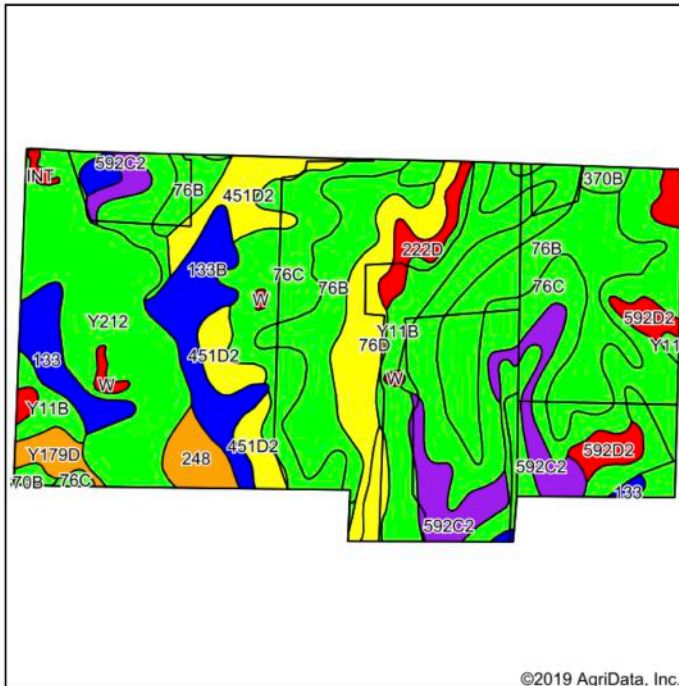


# Prospectus

## Veatch Farm & Homes

782.28 Taxable Acres, ml, Union Co., IA

### Western 325.59 Taxable Acres, ML Soils Map



State: **Iowa**  
 County: **Union**  
 Location: **33-71N-31W**  
 Township: **Platte**  
 Acres: **324.84**  
 Date: **1/16/2020**



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

| Area Symbol: IA175 - Soil Area Version: 22 | Code   | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class | % Corn       | % Alfalfa  | % Soybeans  | % Bluegrass | % Tall Grasses | CSR2**      | CSR      | % NCCPI Overall | % NCCPI Corn   | % NCCPI Small Grains |
|--|--|------------------|-------|------------------|-------------|---------------|--------------|------------|-------------|-------------|----------------|-------------|----------|-----------------|----------------|----------------------|
| 76C  | Ladoga silt loam, dissected till plain, 5 to 9 percent slopes                                | 83.05            | 25.6% |                  | IIIe        | 196.8         | 5.5          | 57.1       | 3.5         | 5.9         | 80             | 67          | 79       | 79              | 61             |                      |
| 76B  | Ladoga silt loam, 2 to 5 percent slopes  | 55.68            | 17.1% |                  | Ile         | 212.8         | 6            | 61.7       | 3.8         | 6.4         | 86             | 82          | 82       | 82              | 63             |                      |
| Y212                                       | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded                              | 42.79            | 13.2% |                  | Iw          | 0             | 0            | 0          | 0           | 0           | 91             |             | 95       | 95              | 56             |                      |
| Y11B                                       | Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes | 33.54            | 10.3% |                  | IIw         | 0             | 0            | 0          | 0           | 0           | 80             |             | 95       | 95              | 19             |                      |
| 451D2                                      | Caleb loam, 9 to 14 percent slopes, moderately eroded  | 19.96            | 6.1%  |                  | Iv          | 163.2         | 4.6          | 47.3       | 2.9         | 4.9         | 51             | 33          | 71       | 71              | 42             |                      |
| 592C2                                      | Mystic silt loam, 5 to 9 percent slopes, moderately eroded                                   | 17.75            | 5.5%  |                  | IIIe        | 115.2         | 3            | 33.4       | 2.1         | 3.5         | 34             | 20          | 54       | 54              | 33             |                      |
| 76D  | Ladoga silt loam, 9 to 14 percent slopes   | 17.07            | 5.3%  |                  | IIIe        | 168           | 4.7          | 48.7       | 3           | 5           | 52             | 57          | 74       | 74              | 57             |                      |
| 133B                                       | Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded      | 15.48            | 4.8%  |                  | IIw         | 196.8         | 4.1          | 57.1       | 3.5         | 5.9         | 74             | 75          | 95       | 95              | 13             |                      |
| 133  | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded                | 8.80             | 2.7%  |                  | IIw         | 204.8         | 4.3          | 59.4       | 3.7         | 6.1         | 78             | 80          | 94       | 94              | 12             |                      |
| 592D2                                      | Mystic silt loam, 9 to 14 percent slopes, moderately eroded                                  | 7.89             | 2.4%  |                  | Iv          | 88            | 2.3          | 25.5       | 1.6         | 2.6         | 11             | 5           | 51       | 51              | 31             |                      |
| 248  | Wabash silty clay loam, 0 to 2 percent slopes  | 5.36             | 1.7%  |                  | IIIw        | 177.6         | 3.7          | 51.5       | 3.2         | 5.3         | 41             | 60          | 65       | 65              | 19             |                      |
| 222D                                       | Clarinda silty clay loam, 9 to 14 percent slopes   | 4.47             | 1.4%  |                  | Iv          | 116.8         | 2.5          | 33.9       | 2.1         | 3.5         | 15             | 15          | 63       | 63              | 45             |                      |
| Y179D                                      | Gara loam, dissected till plain, 9 to 14 percent slopes                                      | 3.72             | 1.1%  |                  | Iv          |               |              |            |             |             | 49             |             | 88       | 88              | 59             |                      |
| 370B                                       | Sharpsburg silty clay loam, 2 to 5 percent slopes  | 3.52             | 1.1%  |                  | Ile         | 225.6         | 6.3          | 65.4       | 4.1         | 6.8         | 91             | 87          | 93       | 93              | 65             |                      |
| Y51  | Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded          | 1.71             | 0.5%  |                  | IIw         |               |              |            |             |             | 74             |             | 90       | 90              | 14             |                      |
| W  | Water  | 1.64             | 0.5%  |                  |             | 0             | 0            | 0          | 0           | 0           | 0              | 0           | 0        | 0               | 0              |                      |
| 371C                                       | Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes                                      | 0.86             | 0.3%  |                  | IIIe        | 209.6         | 5.9          | 60.8       | 3.8         | 6.3         | 88             | 69          | 95       | 95              | 56             |                      |
| 822D2                                      | Lamoni silty clay loam, 9 to 14 percent slopes, eroded                                       | 0.84             | 0.3%  |                  | Iv          | 100.8         | 2.6          | 29.2       | 1.8         | 3           | 10             | 15          | 53       | 53              | 30             |                      |
| INT  | Intermittent water   | 0.71             | 0.2%  |                  |             | 0             | 0            | 0          | 0           | 0           | 0              | 0           | 0        | 0               | 0              |                      |
| <b>Weighted Average</b>                    |  |                  |       |                  |             |               | <b>136.8</b> | <b>3.7</b> | <b>39.7</b> | <b>2.4</b>  | <b>4.1</b>     | <b>72.2</b> | <b>-</b> | <b>*n 80.9</b>  | <b>*n 80.9</b> | <b>*n 47.4</b>       |

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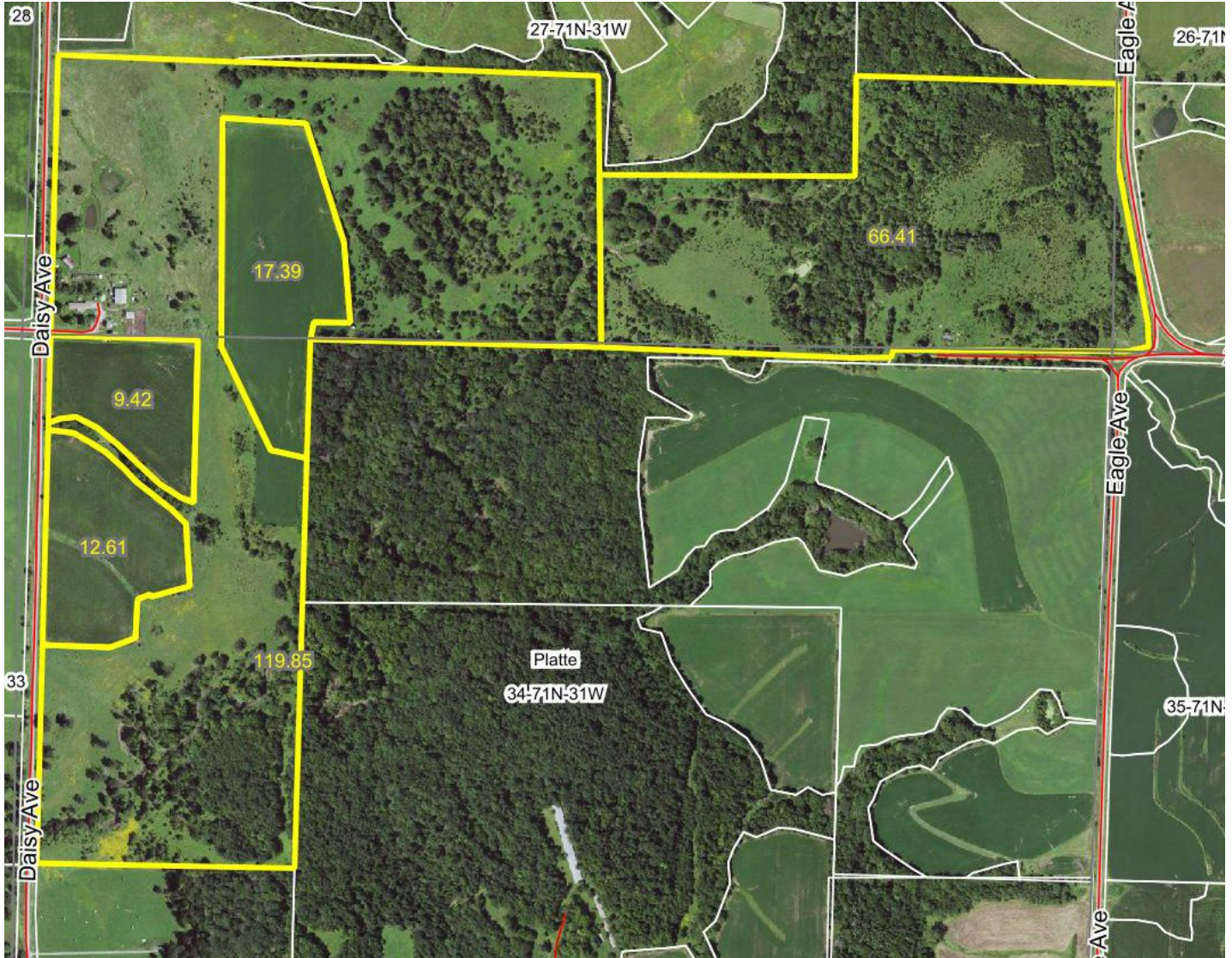


# Prospectus

## Veatch Farm & Homes

782.28 Taxable Acres, ml, Union Co., IA

Middle 224.59 Taxable Acres, ML



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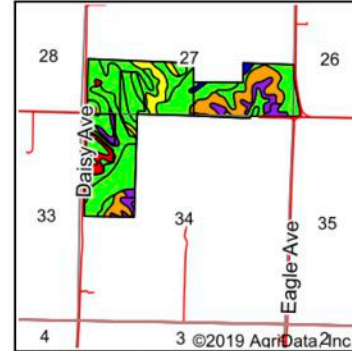
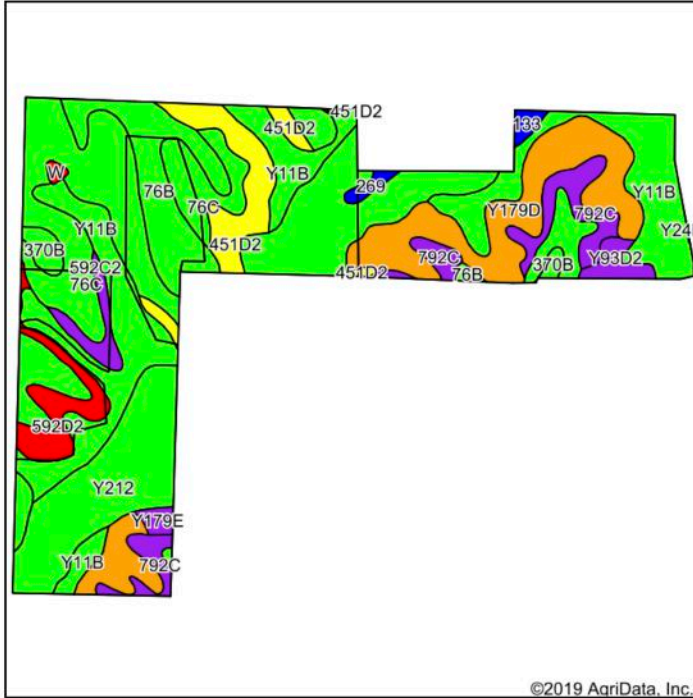
# Prospectus

## Veatch Farm & Homes

782.28 Taxable Acres, ml, Union Co., IA

Middle 224.59 Taxable Acres, ML

### Soils Map



State: Iowa  
 County: Union  
 Location: 34-71N-31W  
 Township: Platte  
 Acres: 225.68  
 Date: 1/16/2020



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

| Area Symbol: IA175, Soil Area Version: 22 |  |       |                  |             |               |             |            |             |              |                 |             |          |                  |               |                       |
|---|--|-------|------------------|-------------|---------------|-------------|------------|-------------|--------------|-----------------|-------------|----------|------------------|---------------|-----------------------|
| Code                                      | Soil Description   | Acres | Percent of field | CSR2 Legend | Non-Irr Class | *i Corn     | *i Alfalfa | *i Soybeans | *i Bluegrass | *i Tall Grasses | CSR2**      | CSR      | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains |
| Y11B                                      | Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes | 47.76 | 21.2%            |             | llw           | 0           | 0          | 0           | 0            | 0               | 80          |          | 95               | 95            | 19                    |
| Y212                                      | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded                              | 44.10 | 19.5%            |             | lw            | 0           | 0          | 0           | 0            | 0               | 91          |          | 95               | 95            | 56                    |
| 76C                                       | Ladoga silt loam, dissected till plain, 5 to 9 percent slopes                                | 42.91 | 19.0%            |             | llle          | 196.8       | 5.5        | 57.1        | 3.5          | 5.9             | 80          | 67       | 79               | 79            | 61                    |
| Y179D                                     | Gara loam, dissected till plain, 9 to 14 percent slopes                                      | 29.08 | 12.9%            |             | IVe           |             |            |             |              |                 | 49          |          | 88               | 88            | 59                    |
| 76B                                       | Ladoga silt loam, 2 to 5 percent slopes  | 16.23 | 7.2%             |             | lle           | 212.8       | 6          | 61.7        | 3.8          | 6.4             | 86          | 82       | 82               | 82            | 63                    |
| 451D2                                     | Caleb loam, 9 to 14 percent slopes, moderately eroded  | 12.09 | 5.4%             |             | IVe           | 163.2       | 4.6        | 47.3        | 2.9          | 4.9             | 51          | 33       | 71               | 71            | 42                    |
| 792C                                      | Armstrong loam, 5 to 9 percent slopes  | 10.78 | 4.8%             |             | llle          | 128         | 3.3        | 37.1        | 2.3          | 3.8             | 37          | 31       | 72               | 72            | 47                    |
| 592D2                                     | Mystic silt loam, 9 to 14 percent slopes, moderately eroded                                  | 6.82  | 3.0%             |             | IVe           | 88          | 2.3        | 25.5        | 1.6          | 2.6             | 11          | 5        | 51               | 51            | 31                    |
| 370C                                      | Sharpsburg silty clay loam, 5 to 9 percent slopes  | 3.92  | 1.7%             |             | llle          | 209.6       | 5.9        | 60.8        | 3.8          | 6.3             | 81          | 72       | 92               | 92            | 66                    |
| 592C2                                     | Mystic silt loam, 5 to 9 percent slopes, moderately eroded                                   | 2.97  | 1.3%             |             | llle          | 115.2       | 3          | 33.4        | 2.1          | 3.5             | 34          | 20       | 54               | 54            | 33                    |
| 370B                                      | Sharpsburg silty clay loam, 2 to 5 percent slopes  | 2.69  | 1.2%             |             | lle           | 225.6       | 6.3        | 65.4        | 4.1          | 6.8             | 91          | 87       | 93               | 93            | 65                    |
| Y93D2                                     | Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded                | 2.57  | 1.1%             |             | llle          | 0           | 0          | 0           | 0            | 0               | 35          |          | 60               | 60            | 37                    |
| Y179E                                     | Gara loam, dissected till plain, 14 to 18 percent slopes                                     | 1.20  | 0.5%             |             | Vle           |             |            |             |              |                 | 37          |          | 82               | 82            | 56                    |
| 133                                       | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded                | 1.06  | 0.6%             |             | llw           | 204.8       | 4.3        | 59.4        | 3.7          | 6.1             | 78          | 80       | 94               | 94            | 12                    |
| 269                                       | Humeston silty clay loam, 0 to 2 percent slopes  | 1.02  | 0.6%             |             | lllw          | 80          | 1.7        | 23.2        | 1.4          | 2.4             | 75          | 58       | 77               | 77            | 59                    |
| W   | Water  | 0.48  | 0.2%             |             |               | 0           | 0          | 0           | 0            | 0               | 0           | 0        | 0                | 0             | 0                     |
| <b>Weighted Average</b>                   |  |       |                  |             |               | <b>79.4</b> | <b>2.2</b> | <b>23</b>   | <b>1.4</b>   | <b>2.4</b>      | <b>71.5</b> | <b>-</b> | <b>*n 85</b>     | <b>*n 85</b>  | <b>*n 47.5</b>        |

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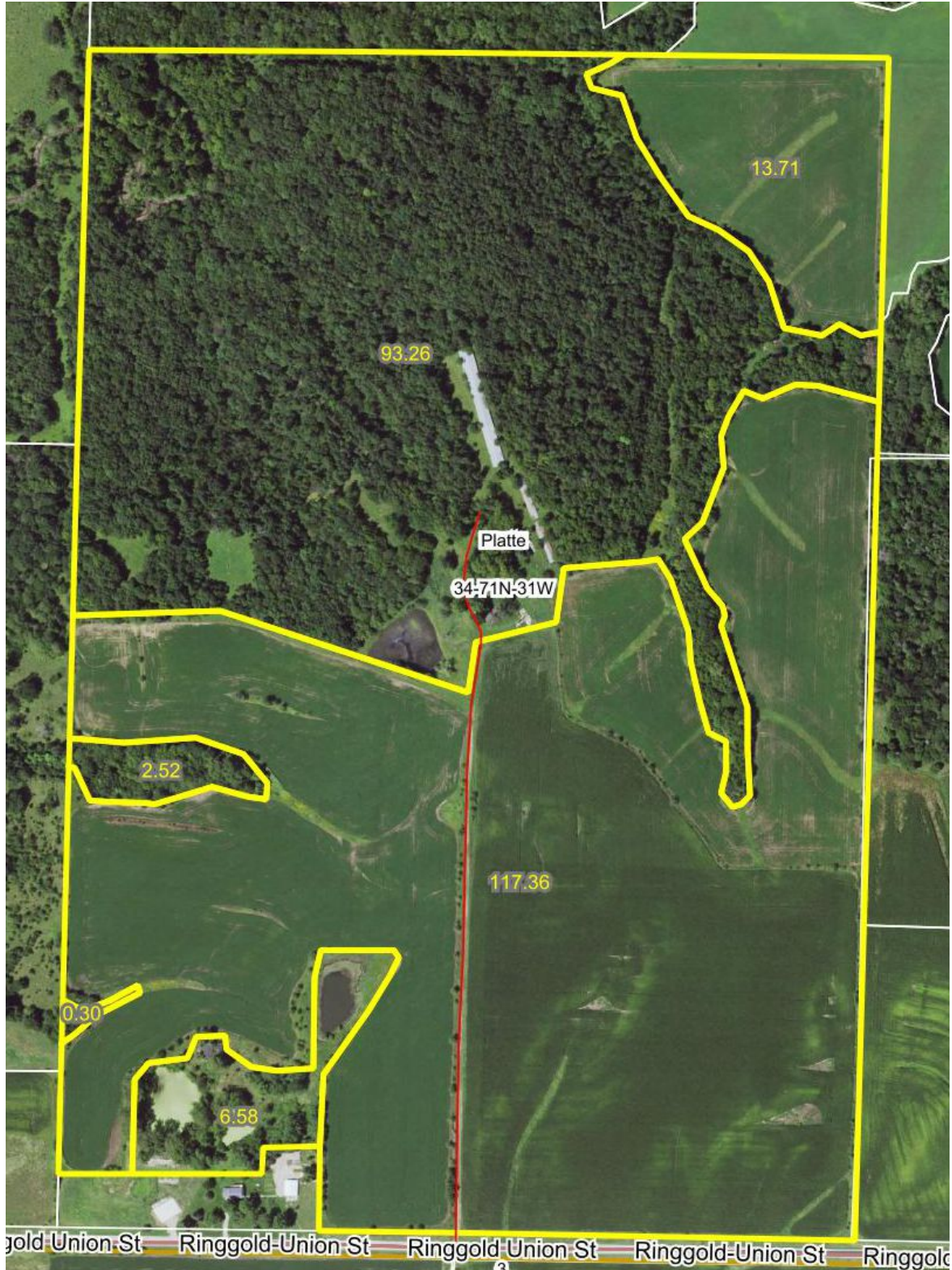


# Prospectus

**Veatch Farm & Homes**

**782.28 Taxable Acres, ml, Union Co., IA**

**Southern 232.1 Taxable Acres, ML**



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**500 W. Temple Street Lenox, IA 50851**

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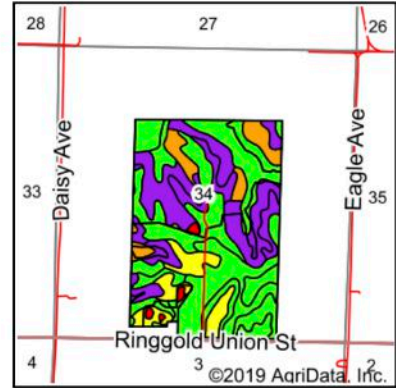
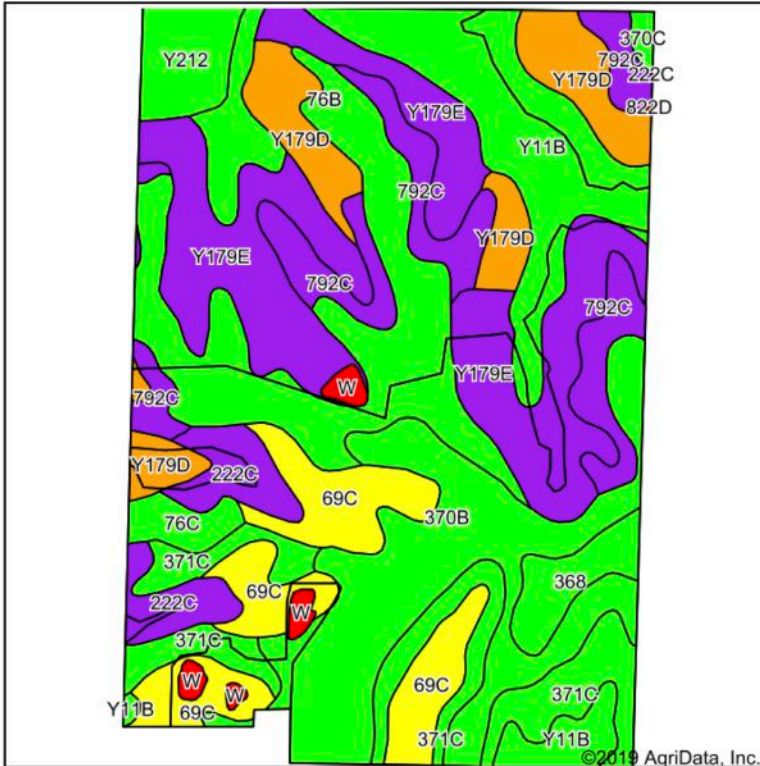


# Prospectus

## Veatch Farm & Homes

782.28 Taxable Acres, ml, Union Co., IA

### Southern 232.1 Taxable Acres, ML Soils Map



State: **Iowa**  
 County: **Union**  
 Location: **34-71N-31W**  
 Township: **Platte**  
 Acres: **233.73**  
 Date: **1/16/2020**



Soils data provided by USDA and NRCS.

| Area Symbol: IA175, Soil Area Version: 22 |  |       |                  |             |                  |              |            |             |              |                 |             |          |                  |               |                       |
|---|--|-------|------------------|-------------|------------------|--------------|------------|-------------|--------------|-----------------|-------------|----------|------------------|---------------|-----------------------|
| 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 |
| Y179E                                     | Gara loam, dissected till plain, 14 to 18 percent slopes                                     | 41.92 | 17.9%            |             | Vle              |              |            |             |              |                 | 37          |          | 82               | 82            | 56                    |
| 370B                                      | Sharpsburg silty clay loam, 2 to 5 percent slopes  | 33.82 | 14.5%            |             | Ile              | 225.6        | 6.3        | 65.4        | 4.1          | 6.8             | 91          | 87       | 93               | 93            | 65                    |
| Y11B                                      | Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes | 30.11 | 12.9%            |             | IIw              | 0            | 0          | 0           | 0            | 0               | 80          |          | 95               | 95            | 19                    |
| 76B                                       | Ladoga silt loam, 2 to 5 percent slopes  | 28.96 | 12.4%            |             | Ile              | 212.8        | 6          | 61.7        | 3.8          | 6.4             | 86          | 82       | 82               | 82            | 63                    |
| 69C                                       | Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes                      | 19.85 | 8.5%             |             | IIIw             | 168          | 3.5        | 48.7        | 3            | 5               | 59          | 50       | 76               | 76            | 15                    |
| 792C                                      | Armstrong loam, 5 to 9 percent slopes  | 19.05 | 8.2%             |             | IIle             | 128          | 3.3        | 37.1        | 2.3          | 3.8             | 37          | 31       | 72               | 72            | 47                    |
| 371C                                      | Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes                                      | 17.79 | 7.6%             |             | IIle             | 209.6        | 5.9        | 60.8        | 3.8          | 6.3             | 88          | 69       | 95               | 95            | 56                    |
| Y179D                                     | Gara loam, dissected till plain, 9 to 14 percent slopes                                      | 17.04 | 7.3%             |             | IVe              |              |            |             |              |                 | 49          |          | 88               | 88            | 59                    |
| 222C                                      | Clarinda silty clay loam, 5 to 9 percent slopes  | 8.34  | 3.6%             |             | IVw              | 145.6        | 3.1        | 42.2        | 2.6          | 4.4             | 31          | 30       | 53               | 53            | 16                    |
| Y212                                      | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded                              | 6.06  | 2.6%             |             | Iw               | 0            | 0          | 0           | 0            | 0               | 91          |          | 95               | 95            | 56                    |
| 368                                       | Macksburg silty clay loam, 0 to 2 percent slopes   | 4.91  | 2.1%             |             | Iw               | 230.4        | 6          | 66.8        | 4.1          | 6.9             | 93          | 95       | 85               | 85            | 32                    |
| 76C                                       | Ladoga silt loam, dissected till plain, 5 to 9 percent slopes                                | 2.95  | 1.3%             |             | IIle             | 196.8        | 5.5        | 57.1        | 3.5          | 5.9             | 80          | 67       | 79               | 79            | 61                    |
| W   | Water  | 2.20  | 0.9%             |             |                  | 0            | 0          | 0           | 0            | 0               | 0           | 0        | 0                | 0             | 0                     |
| 370C                                      | Sharpsburg silty clay loam, 5 to 9 percent slopes  | 0.73  | 0.3%             |             | IIle             | 209.6        | 5.9        | 60.8        | 3.8          | 6.3             | 81          | 72       | 92               | 92            | 66                    |
| <b>Weighted Average</b>                   |  |       |                  |             |                  | <b>112.8</b> | <b>3</b>   | <b>32.7</b> | <b>2</b>     | <b>3.4</b>      | <b>65.7</b> | <b>-</b> | <b>*n 84</b>     | <b>*n 84</b>  | <b>*n 47</b>          |



# Prospectus

## Veatch Farm & Homes

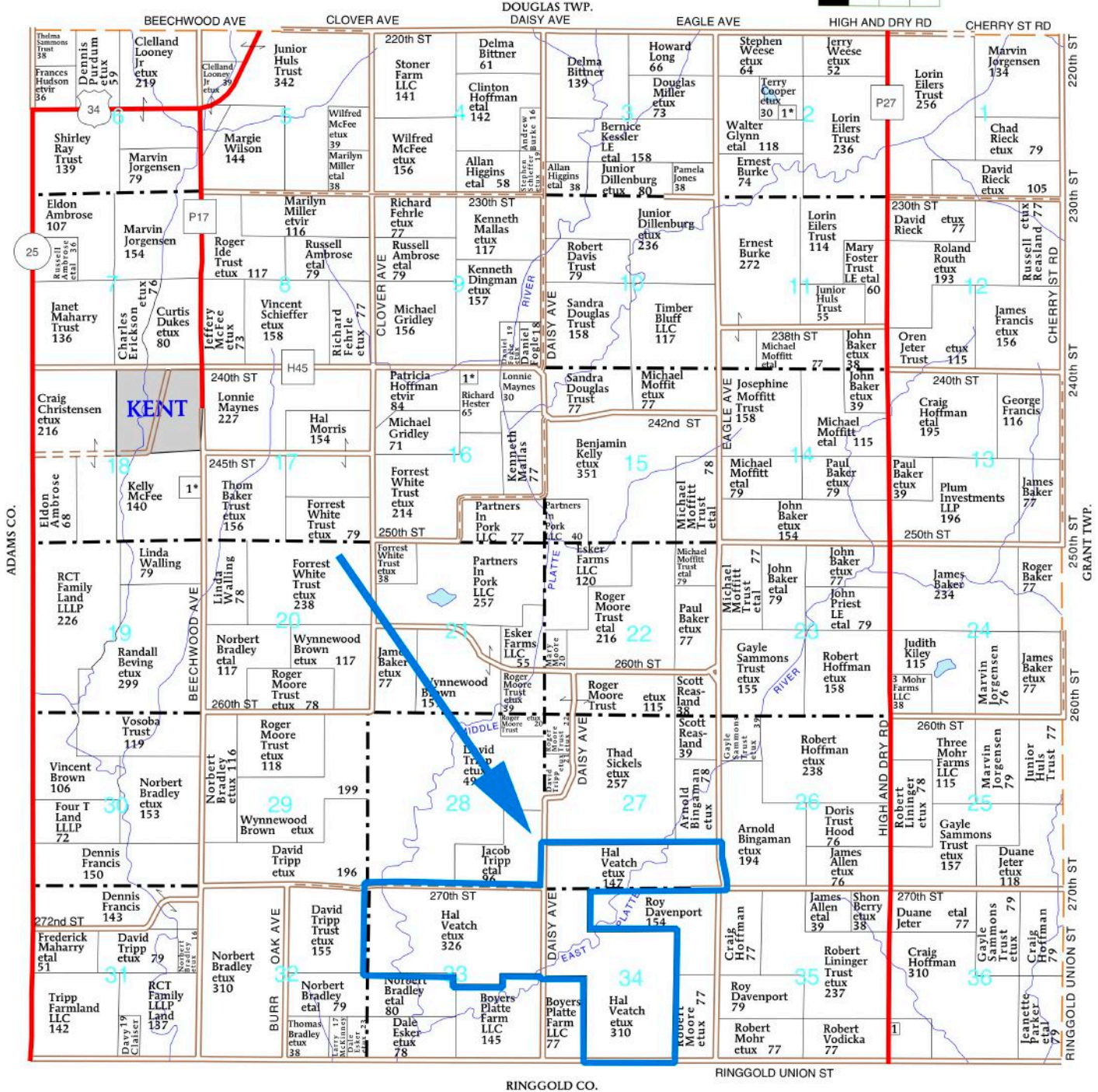
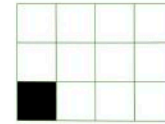
782.28 Taxable Acres, ml, Union Co., IA

T-71-N

PLATTE PLAT

R-31-W

(Landowners)



Preferred Properties of Iowa, Inc.

500 W. Temple Street Lenox, IA 50851

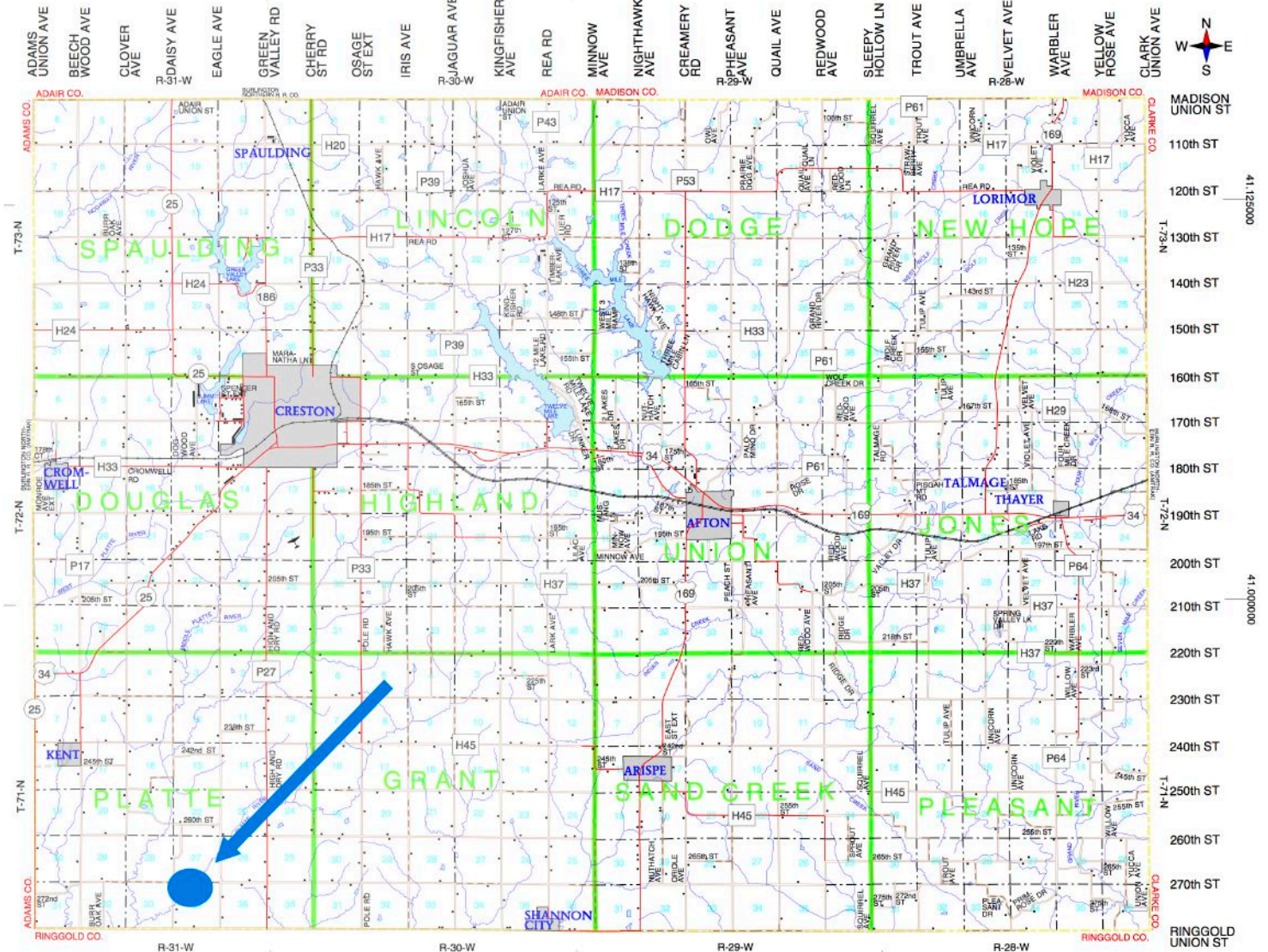
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## Union County, Iowa



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