

Prospectus

Preferred Properties of Iowa, Inc.



Kosar Farm

193.07 Taxable Acres More or Less

Colony Twp.

Adams 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
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Brennan Kester
515-450-6030

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Ed Drake

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Kosar Farm 193.07 Taxable Acres M/L – Adams County, IA

PROPERTY DETAILS										
PRICE:	\$1,150,000.00									
TAXES:	\$4,246/year <i>Adams Co. Treasurer</i>									
LAND USE:	FSA shows 193.79 farmland acres, with 144.27 effective cropland acres, and approximately 35 timber/recreation acres, ml. <i>Adams County FSA</i>									
CSR DATA:	CSR2- 65.5 <i>Surety Maps</i>									
FSA DATA:	<table border="1"> <thead> <tr> <th><u>Cmdty</u></th> <th><u>Base Ac.</u></th> <th><u>PLCYId</u></th> </tr> </thead> <tbody> <tr> <td>Corn</td> <td>46.01</td> <td>122</td> </tr> <tr> <td>Soybeans</td> <td>47.49</td> <td>34</td> </tr> </tbody> </table> <i>Adams County FSA</i>	<u>Cmdty</u>	<u>Base Ac.</u>	<u>PLCYId</u>	Corn	46.01	122	Soybeans	47.49	34
<u>Cmdty</u>	<u>Base Ac.</u>	<u>PLCYId</u>								
Corn	46.01	122								
Soybeans	47.49	34								
POSSESSION:	Upon Closing, may be subject to a farm lease/tenancy									
TERMS:	Cash, payable at closing									
LOCATION:	On H24, near Sycamore Avenue & H24 intersection									
LEGAL DESCRIPTION:	<i>See Addendum</i>									
AGENT:	Tom Miller (712) 621-1281									
COMMENTS										
<p>Presenting the Kosar Farm, a long-time family owned farm that has been passed down through the generations. In addition, there has been a long-time tenant in place on the property. It will come as no surprise that a farm with well-above average soils and with fantastic recreation/hunting qualities has stayed in the family and stayed with the same tenant for so long. Income potential abounds with the great soils, very nice ridge acres and this farm property is squarely in the footprint of the new wind-turbine construction area (which has the potential to provide another great revenue stream from this property!). Contact Listing Agent Tom Miller of Preferred Properties of Iowa, Inc. today to see how this fantastic farm property can earn strong income and provide great outdoor recreation and enjoyment as well.</p> <p>Contact Tom Miller, 712-621-1281, to schedule your private showing today!</p>										



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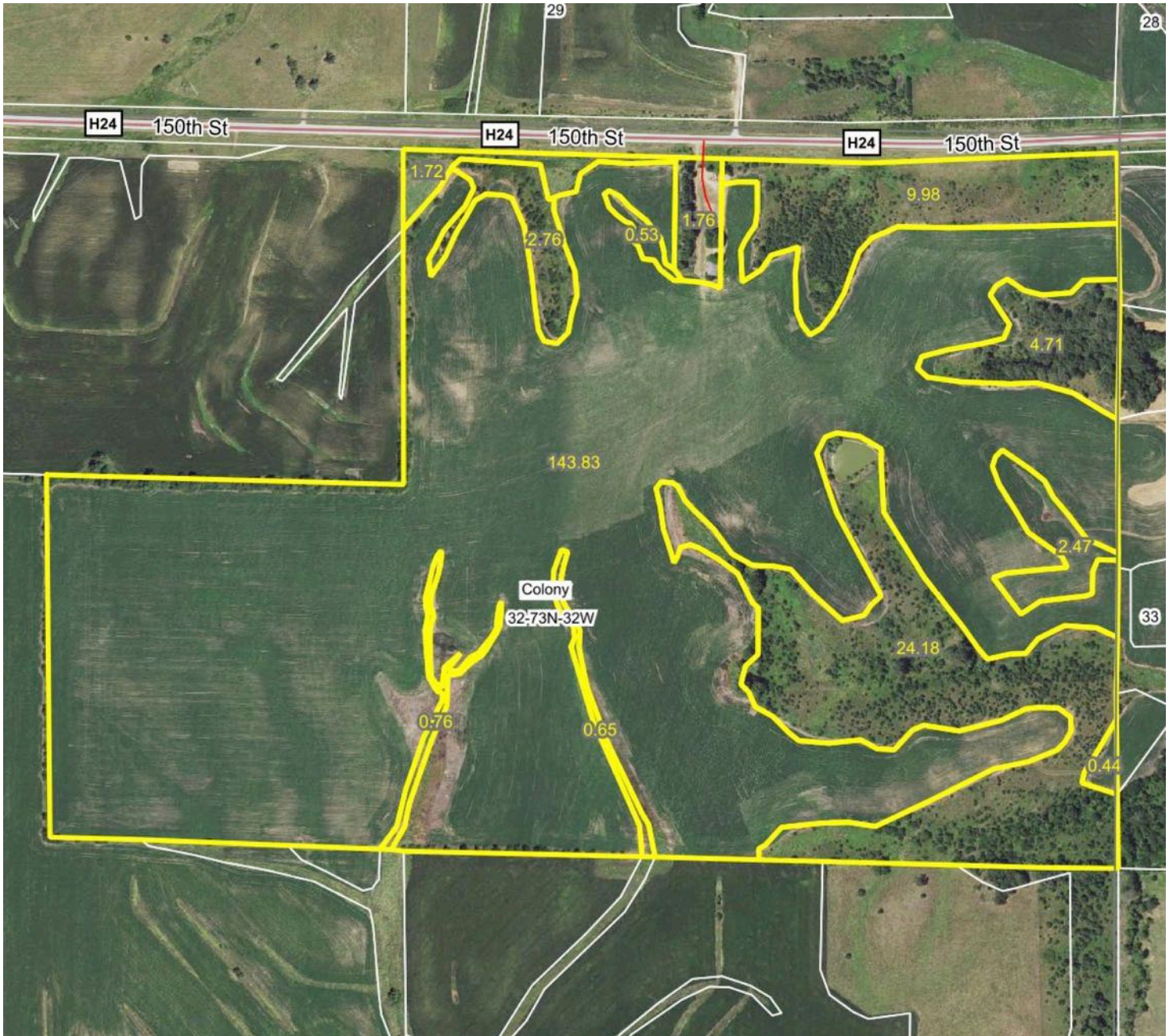
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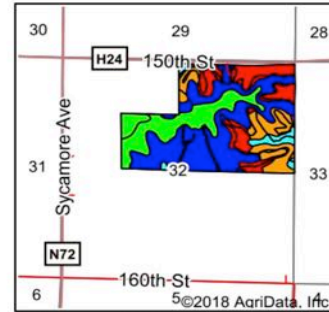
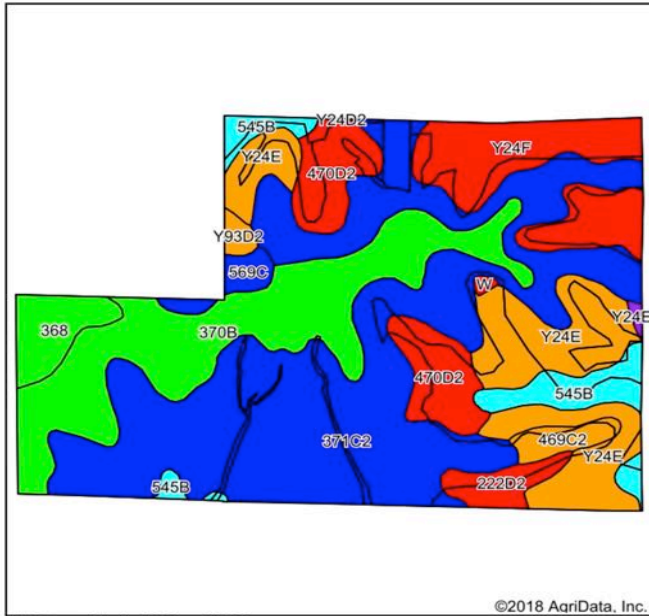
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Kosar Farm 193.07 Taxable Acres M/L – Adams County, IA Soils Map



State: **Iowa**
 County: **Adams**
 Location: **32-73N-32W**
 Township: **Colony**
 Acres: **193.79**
 Date: **8/22/2018**



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

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Area Symbol: IA003, Soil Area Version: 29															
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	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	79.32	40.9%		Ille	168	4.7	48.7	3	5	79	64	74	74	45
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	34.55	17.8%		Ile	225.6	6.3	65.4	4.1	6.8	90	87	93	93	65
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	24.31	12.5%		IVe	0	0	0	0	0	41		77	77	52
Y24F	Shelby loam, dissected till plain, 18 to 25 percent slopes	17.46	9.0%		Vle	0	0	0	0	0	27		63	63	32
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	13.25	6.8%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	8.82	4.6%		Ile	177.6	3.7	51.5	3.2	5.3	63	52	27	7	0
368	Macksburg silty clay loam, 0 to 2 percent slopes	5.60	2.9%		Iw	230.4	6	66.8	4.1	6.9	93	95	85	85	32
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.67	1.9%		IVe	112	2.4	32.5	2	3.4	17	10	44	44	29
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	2.68	1.4%		Ille	160	3.4	46.4	2.9	4.8	46	30	56	56	35
569C	Nira-Clearfield complex, 5 to 9 percent slopes	2.40	1.2%		Ille	168	3.5	48.7	3	5	76	60	92	92	37
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	1.09	0.6%		Ille	0	0	0	0	0	41		60	60	37
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.33	0.2%		IVe	0	0	0	0	0	35		64	64	41
W	Water	0.31	0.2%			0	0	0	0	0	0	0		0	0
Weighted Average						139.3	3.8	40.4	2.5	4.2	65.5	^.	73.2	72.3	44.7

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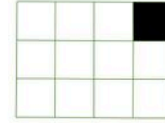
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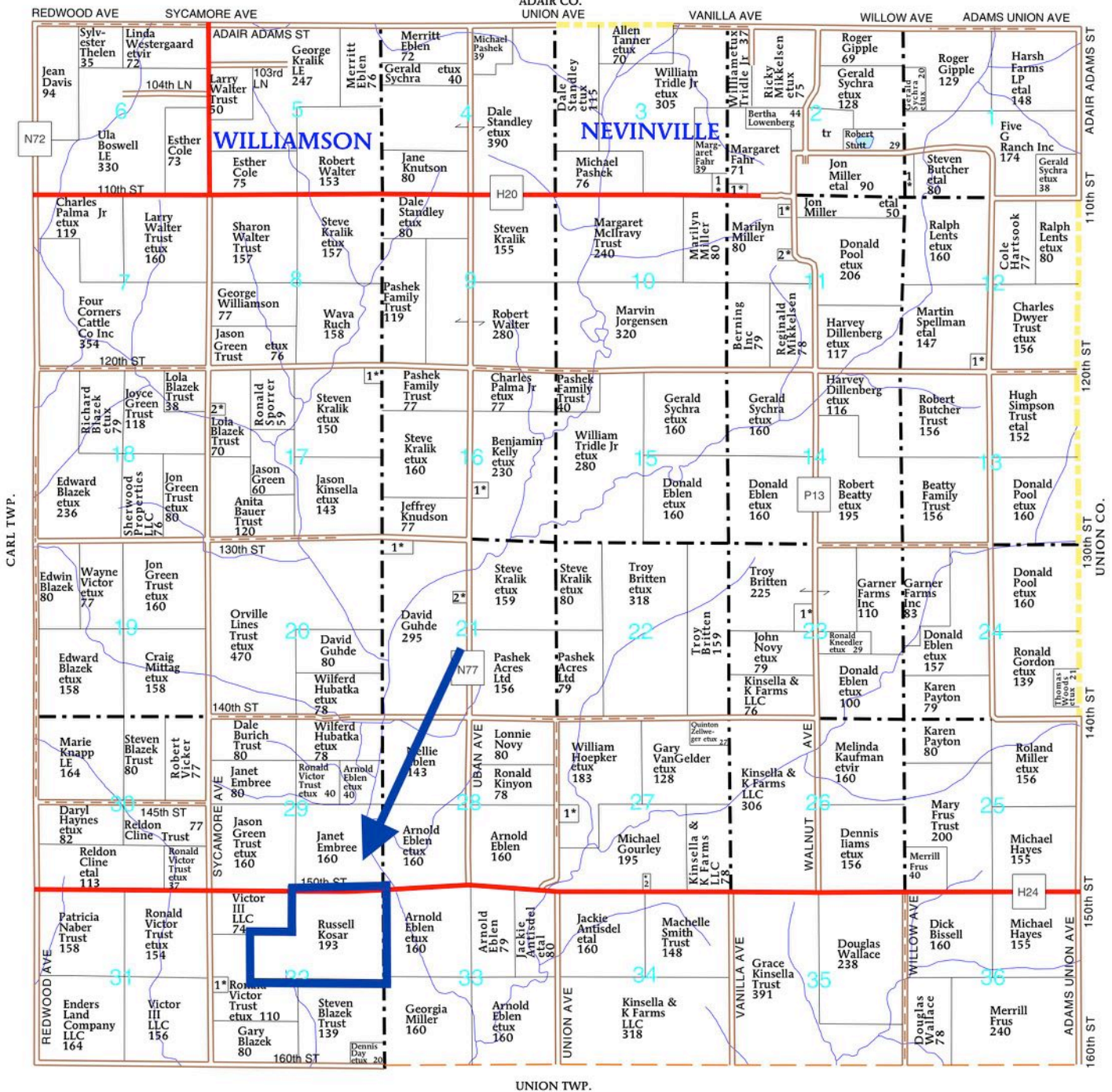
T-73-N

COLONY PLAT

(Landowners)



R-32-W



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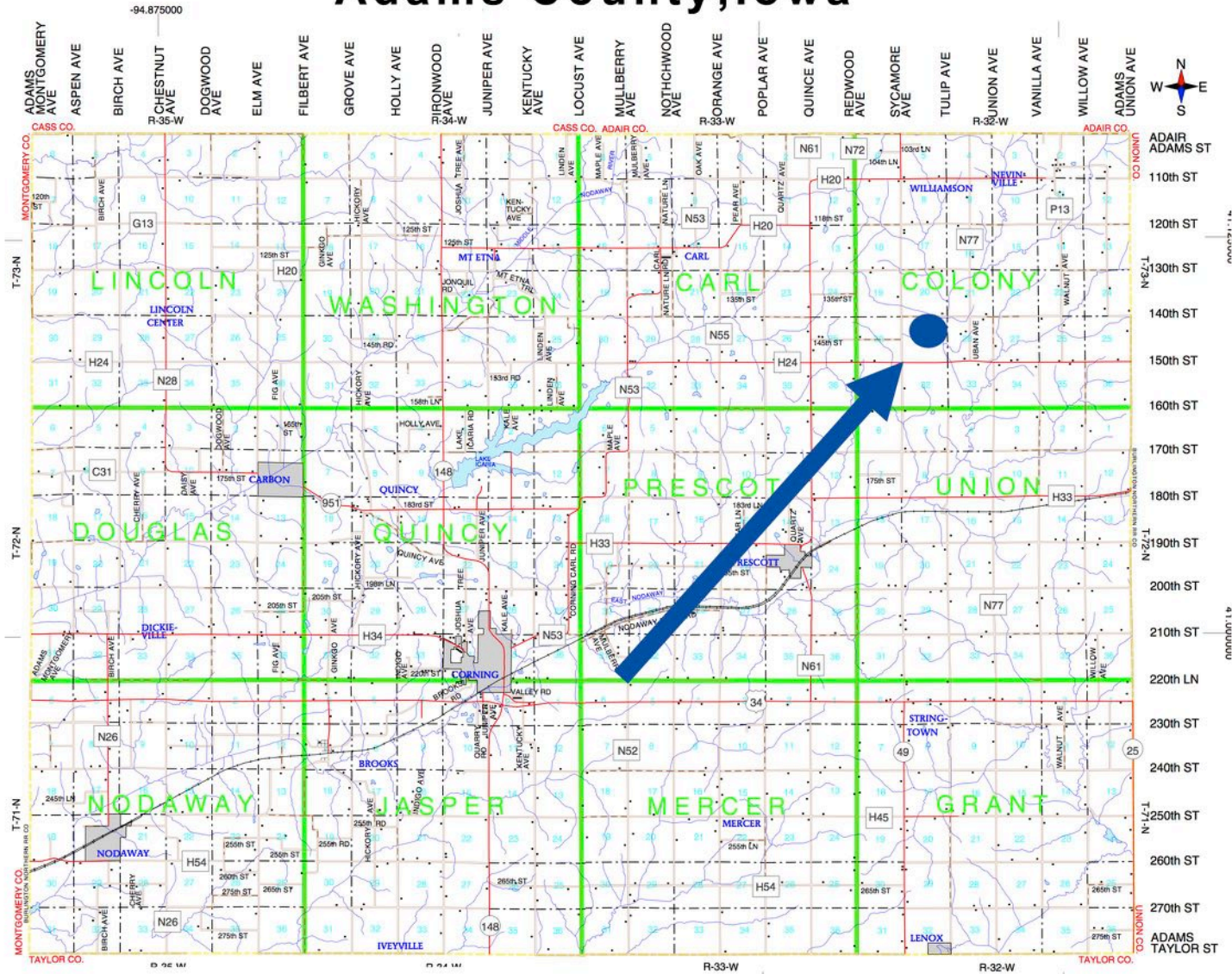
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