

# ***Prospectus***

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

<Photos Coming Soon!>

### **Ricker Farm**

### **77 Taxable Acres, More or Less**

### **Holt 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:

**Brennan Kester**  
515-450-6030

**Maury Moore**  
712-621-1455

**Cole Winther**  
712-621-0966

**Mark Pearson**  
641-344-2555

**Curtis Kinker**  
641-344-6329

**Ryan Frederick**  
641-745-7769

**Chad Bals**  
641-745-9587

**Ed Drake**  
641-322-5145

**Fletcher Sunderman**  
712-370-5241

**Adalina Morales**  
712-621-1822

**Ronald Holland**  
402-209-1097



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

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# Prospectus

## Ricker Farm

77 Taxable Acres M/L – Taylor County, IA

PROPERTY DETAILS		
<b>PRICE:</b>	\$238,700	
<b>TAXES:</b>	\$936/year	<i>Taylor Co. Treasurer</i>
<b>LAND USE:</b>	The vast majority of this farm is in timber.	
<b>CSR DATA:</b>	CSR- 58.4 CSR2- 60.3	<i>Surety Maps</i>
<b>POSSESSION:</b>	Upon Closing, subject to farm lease agreement	
<b>TERMS:</b>	Cash, payable at closing	
<b>LOCATION:</b>	Southwest of Hillcrest Avenue & 150 <sup>th</sup> Street intersection in Holt Township of Taylor County	
<b>LEGAL DESCRIPTION:</b>	<i>The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Thirty-two (32), Township Seventy (70) North, Range Thirty-four (34) West of the 5<sup>th</sup> P.M., Taylor County, Iowa.</i>	
<b>AGENT:</b>	Tom Miller	(712) 621-1281
COMMENTS		
<p>Presenting the Ricker Farm. You truly can't find a better hunting property than this fantastic farm! Turkey &amp; deer potential galore exist on this property, along with great area genetics! This property would truly make an heirloom for making memories of a lifetime with the whole family. See this gem for yourself!</p> <p>Give Listing Agent Tom Miller a call to schedule your private showing today at 712-621-1281.</p>		

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Aerial Map



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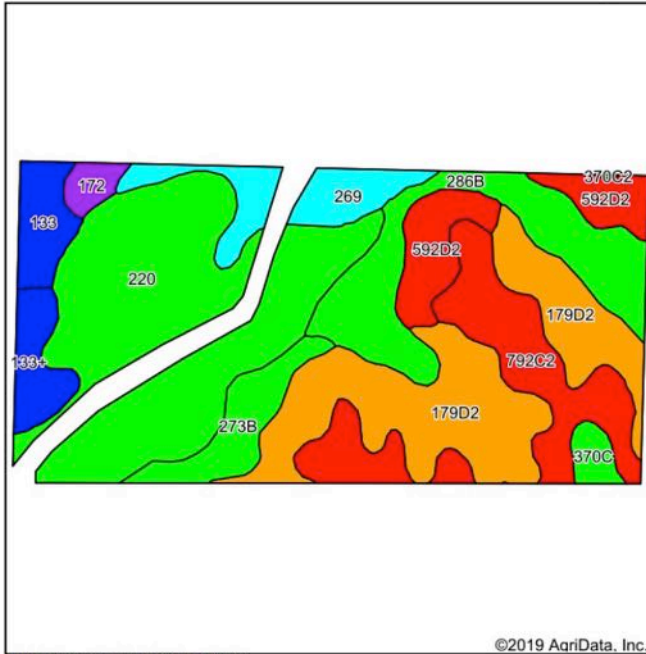


# Prospectus

## Ricker Farm

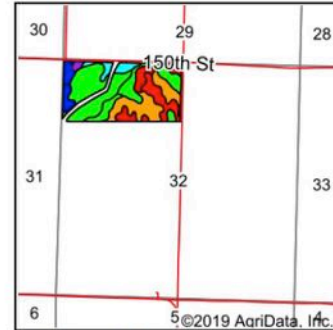
77 Taxable Acres M/L – Taylor County, IA

### Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: Iowa  
County: Taylor  
Location: 32-70N-34W  
Township: Holt  
Acres: 74.07  
Date: 2/28/2019



Maps Provided By:



Area Symbol: IA173, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	21.57	29.1%		IIw	211.2	5.9	61.2	3.8	6.3	82	85	96	96	59
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	15.25	20.6%		IVe	163.2	4.6	47.3	2.9	4.9	43	43	68	68	43
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	9.63	13.0%		IIle	123.2	3.2	35.7	2.2	3.7	24	27	55	55	39
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	8.87	12.0%		IIw	216	4.5	62.6	3.9	6.5	80	65	93	93	41
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	4.72	6.4%		IVe	88	2.3	25.5	1.6	2.6	9	5	49	49	30
269	Humeston silty clay loam, 0 to 2 percent slopes	4.10	5.5%		IIIw	80	1.7	23.2	1.4	2.4	68	58	76	76	56
273B	Olmitz loam, 2 to 5 percent slopes	3.34	4.5%		IIe	224	6.3	65	4	6.7	89	72	98	98	60
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.37	3.2%		IIw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	13
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	2.34	3.2%		IIw	204.8	4.3	59.4	3.7	6.1	78	85	95	95	13
172	Wabash silty clay, 0 to 1 percent slopes	0.94	1.3%		IIIw	177.6	3.7	51.5	3.2	5.3	39	45	60	60	16
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.94	1.3%		IIle	209.6	5.9	60.8	3.8	6.3	81	72	92	92	66
Weighted Average						175.1	4.5	50.7	3.1	5.2	60.3	58.4	*n 80	*n 80	*n 45.6

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

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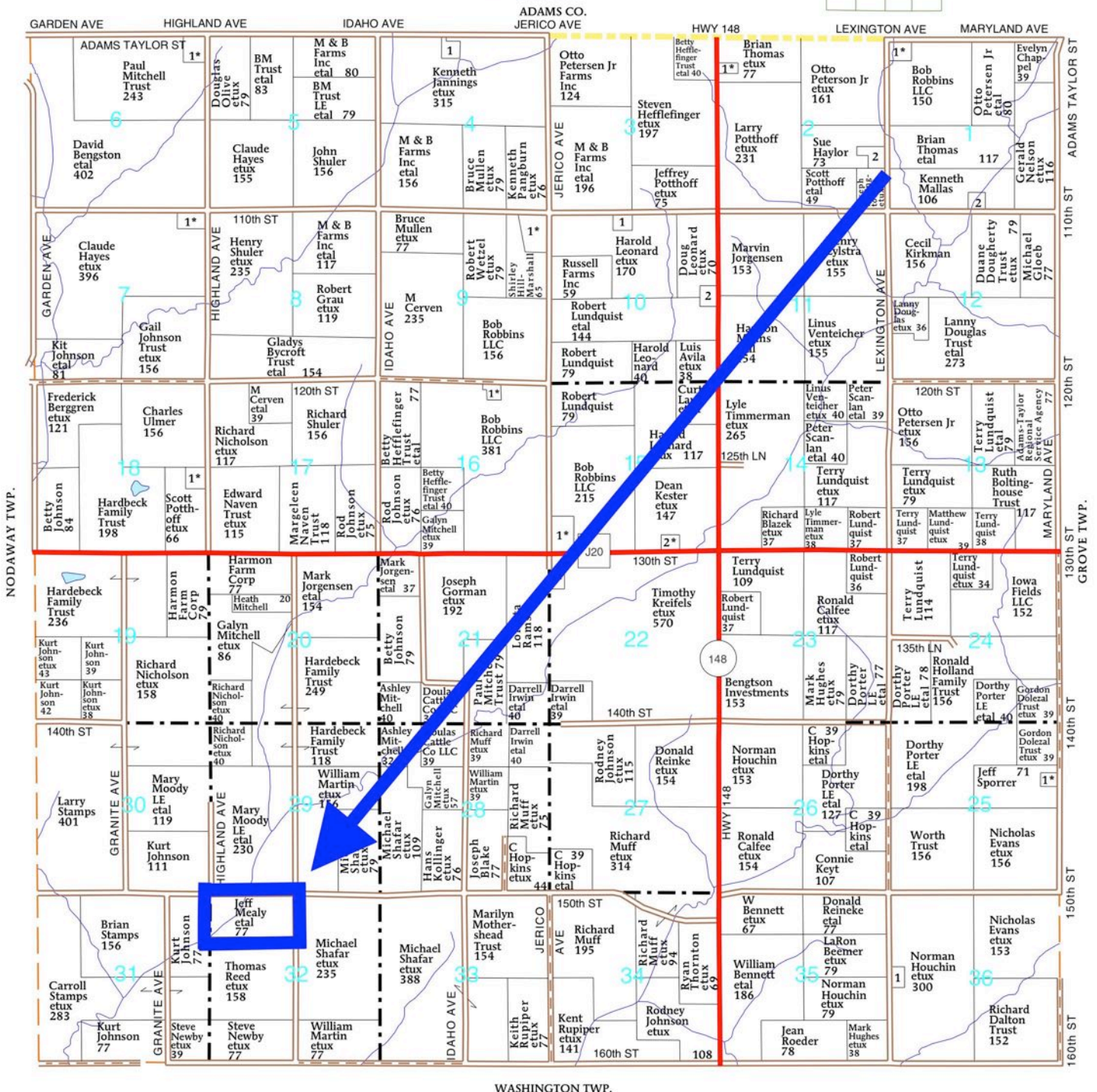
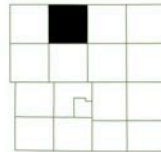
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T-70-N

HOLT PLAT

(Landowners)

R-34-W



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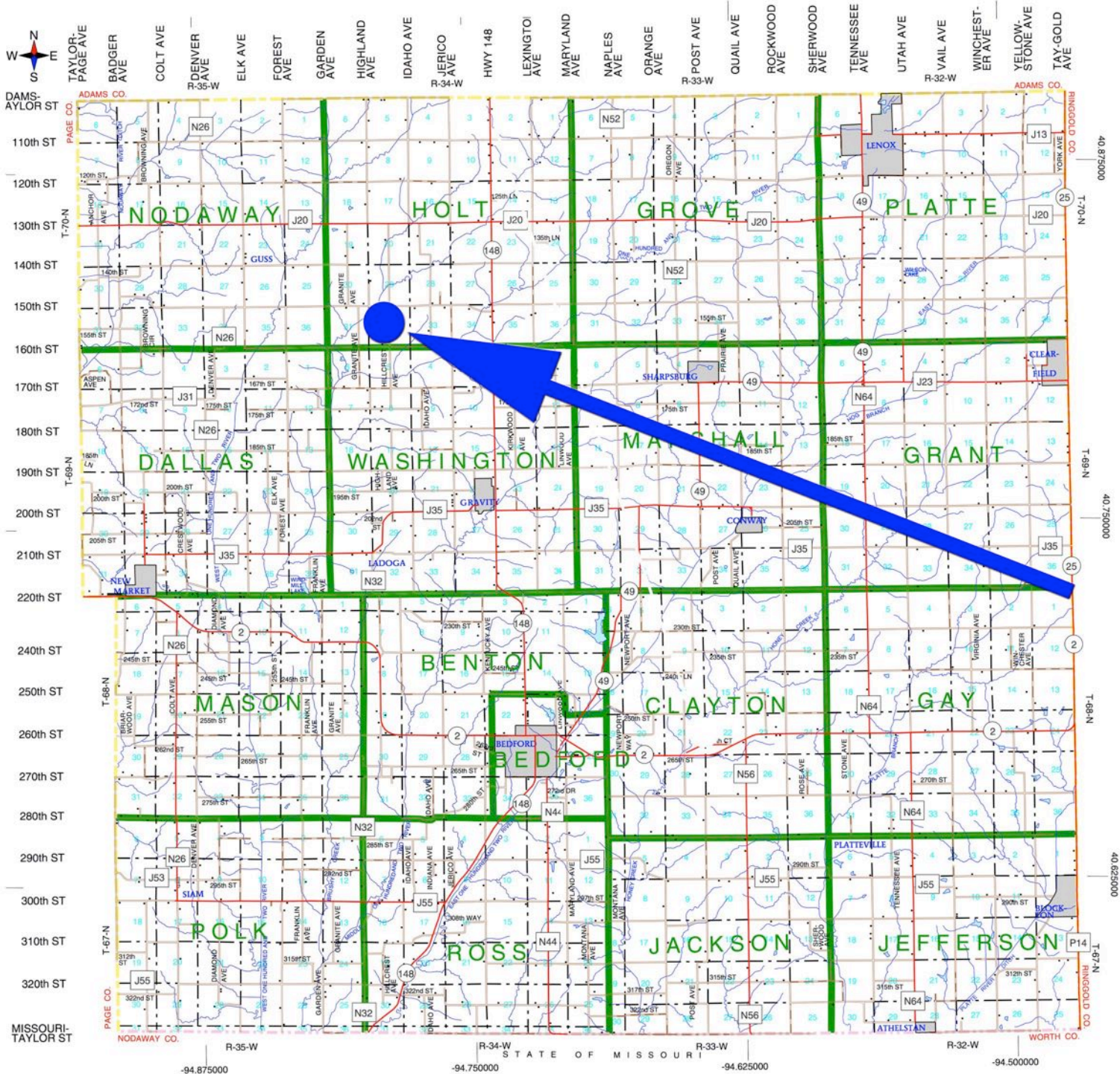


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