

Prospectus

Preferred Properties of Iowa, Inc.

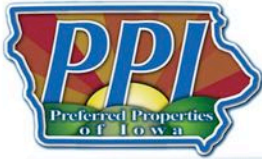


Kerrigan 156 Farm **156 Taxable Acres, More or Less** **Grant Twp.** **Union County, Iowa**

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 US:	641-333-2705	Sales Agents:	Mark Pearson	Ed Drake
	Broker/Owner	Brennan Kester	641-344-2555	641-322-5145
	Dan Zech	515-450-6030	Curtis Kinker	Fletcher Sunderman
	712-303-7085	Maury Moore	641-344-6329	712-370-5241
	Agent/Owner	712-621-1455	Ryan Frederick	Adalina Morales
Tom Miller	Cole Winther	641-745-7769	712-621-1822	
712-621-1281	712-621-0966	Chad Bals	Ronald Holland	
		641-745-9587	402-209-1097	



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Kerrigan 156 Farm 156 Taxable Acres M/L – Union County, IA

PROPERTY DETAILS																					
PRICE:	\$728,000																				
TAXES:	\$2,886/year <i>Union Co. Treasurer</i>																				
LAND USE:	FSA shows 155.30 farmland acres, with 113.48 cropland acres, all of which are in CRP. <i>Ringgold Co. FSA</i>																				
FSA DATA:	<table border="1"> <thead> <tr> <th>Crop</th> <th>Base Ac</th> <th>CRP Red Ac</th> <th>PLCYield</th> </tr> </thead> <tbody> <tr> <td>Oats</td> <td>0</td> <td>0.91</td> <td>0</td> </tr> <tr> <td>Corn</td> <td>0</td> <td>37.30</td> <td>0</td> </tr> <tr> <td>Sorghum</td> <td>0</td> <td>0.70</td> <td>0</td> </tr> <tr> <td>Soybeans</td> <td>0</td> <td>38.60</td> <td>0</td> </tr> </tbody> </table> <i>Ringgold Co. FSA</i>	Crop	Base Ac	CRP Red Ac	PLCYield	Oats	0	0.91	0	Corn	0	37.30	0	Sorghum	0	0.70	0	Soybeans	0	38.60	0
Crop	Base Ac	CRP Red Ac	PLCYield																		
Oats	0	0.91	0																		
Corn	0	37.30	0																		
Sorghum	0	0.70	0																		
Soybeans	0	38.60	0																		
CRP DATA:	<p>\$25,954 in annual CRP income, as follows:</p> <ul style="list-style-type: none"> • 93.70 acres x \$214.56/acre = \$20,104, expiring in 2025; • 19.78 acres x \$293.02/acre = \$5,796, expiring in 2026; • 1.36 acres MPL x \$40/acre = \$54, expiring in 2032 <i>Ringgold Co. FSA</i>																				
CSR DATA:	CSR2- 67.4 <i>Surety Maps</i>																				
POSSESSION:	Upon Closing, subject to farm lease agreement																				
TERMS:	Cash, payable at closing																				
LOCATION:	Northeast of 260 th St. & Jaguar Avenue intersection in Grant Township of Union County																				
LEGAL DESCRIPTION:	<i>See Addendum</i>																				
AGENT:	Tom Miller (712) 621-1281																				
COMMENTS																					
<p>Presenting the Kerrigan 156 Farm.</p> <p>Call Tom today at 712-621-1281 to schedule an appointment to view this parcel and discuss the possibilities for this fine farm in southwest Iowa.</p>																					



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Aerial Map



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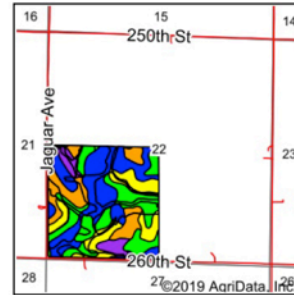
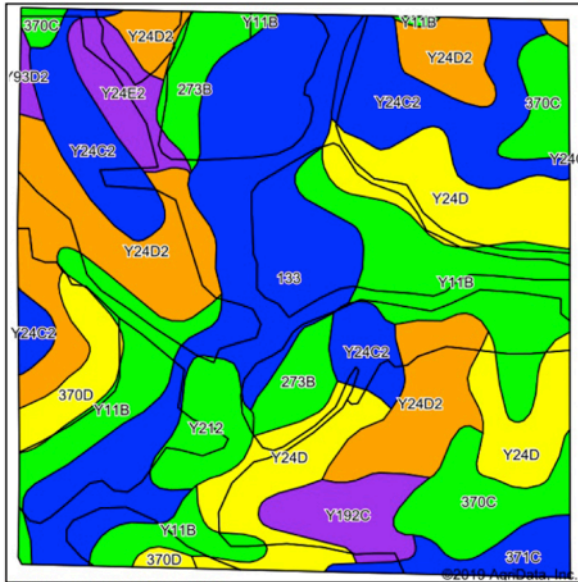
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Kerrigan 156 Farm 156 Taxable Acres M/L – Union County, IA

Soils Map



State: Iowa
 County: Union
 Location: 22-71N-30W
 Township: Grant
 Acres: 155.28
 Date: 1/31/2019



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

Area Symbol: IA175, Soil Area Version: 20															
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
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	29.63	19.1%		ilw	204.8	4.3	59.4	3.7	6.1	78	80	95	95	13
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	24.74	15.9%		ille	0	0	0	0	0	49		68	68	43
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	22.59	14.5%		ilw	0	0	0	0	0	80		96	96	19
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	20.84	13.4%		ille	0	0	0	0	0	52		84	84	56
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	19.66	12.7%		ille	0	0	0	0	0	73		70	70	46
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	9.61	6.2%		ille	209.6	5.9	60.8	3.8	6.3	81	72	92	92	66
273B	Olmitz loam, 2 to 5 percent slopes	6.34	4.1%		ile	224	6.3	65	4	6.7	89	72	98	98	60
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	4.80	3.1%		ille	0	0	0	0	0	36		71	71	42
Y212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	4.49	2.9%		lw	0	0	0	0	0	91		95	95	56
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	4.43	2.9%		IVe	0	0	0	0	0	35		64	64	40
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	4.13	2.7%		ille	177.6	5	51.5	3.2	5.3	59	62	86	86	58
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	3.46	2.2%		ille	209.6	5.9	60.8	3.8	6.3	79	69	94	94	58
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.56	0.4%		ille	0	0	0	0	0	35		60	60	37
Weighted Average						70.6	1.7	20.5	1.3	2.1	67.4	*	*n 84.1	*n 84.1	*n 39.3

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

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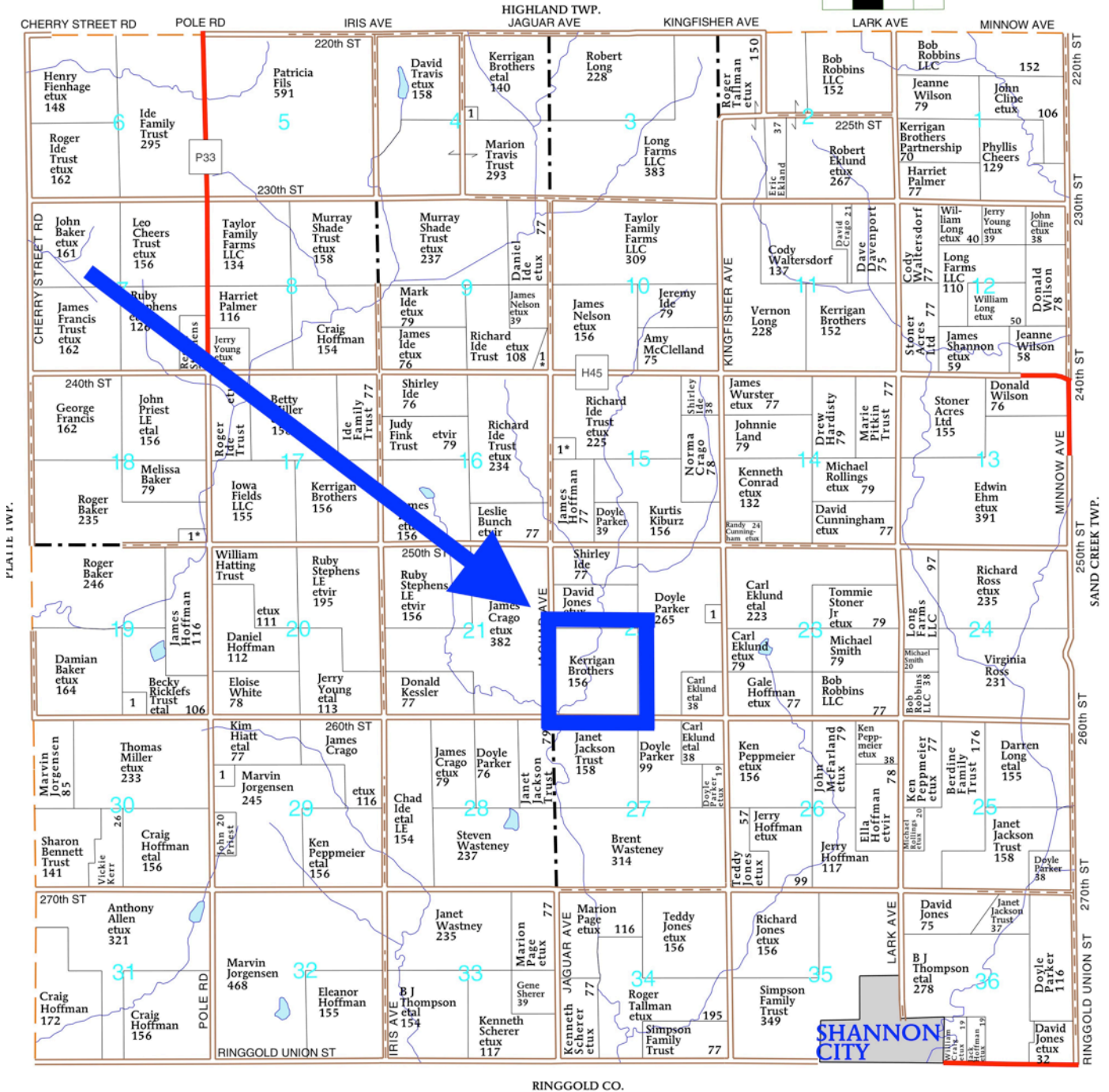
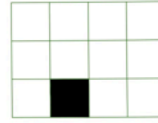
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T-71-N

GRANT PLAT

(Landowners)

R-30-W



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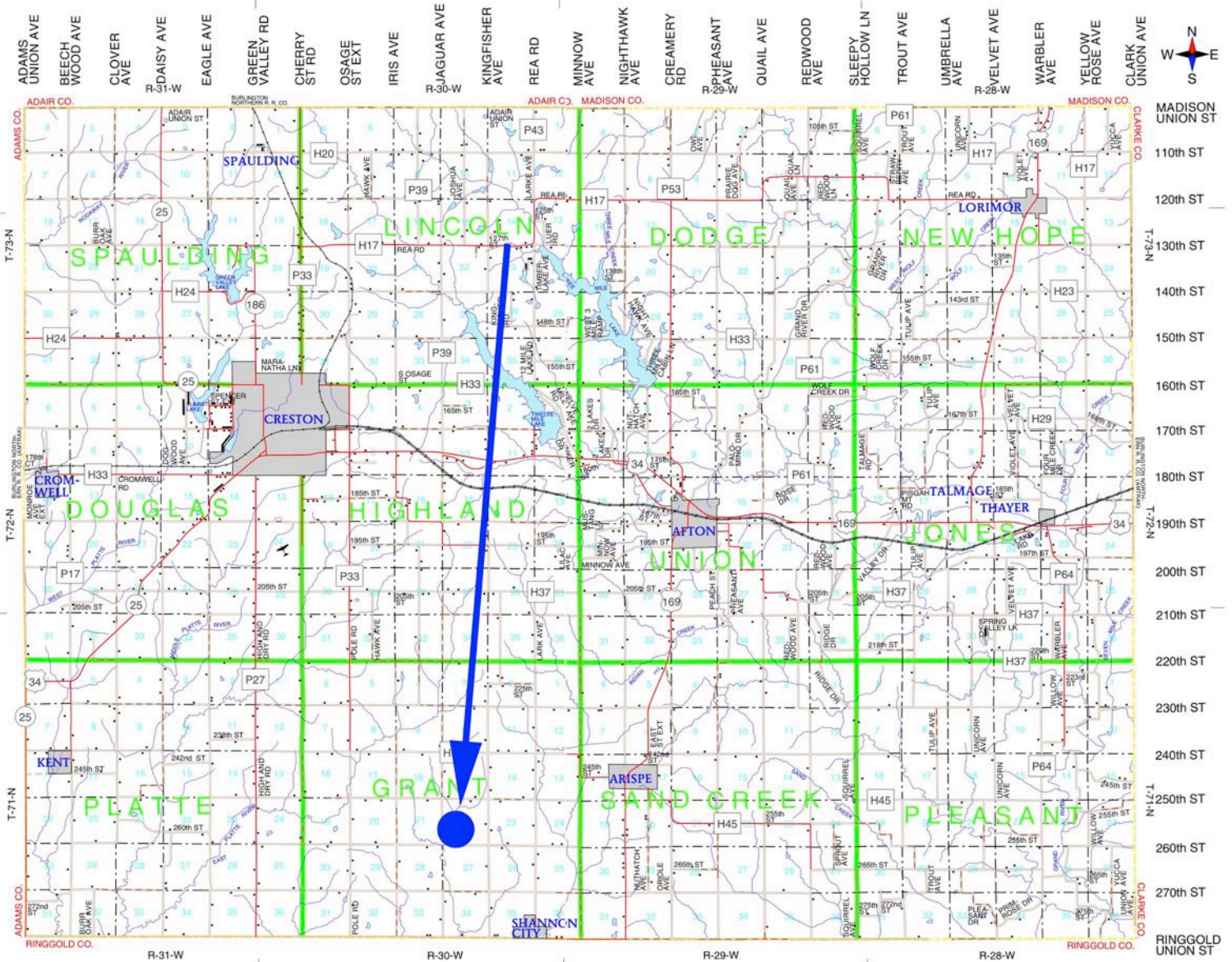
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UNION COUNTY



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