

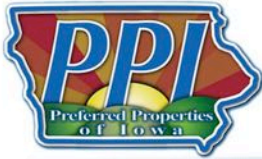


Hopkins 39 Farm **39 Taxable Acres, More or Less** **Middle Fork Twp.** **Ringgold County, Iowa**

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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500 W. Temple Street Lenox, IA 50851

Prospectus

Hopkins 39 Farm 39 Taxable Acres M/L – Ringgold County, IA

PROPERTY DETAILS																
PRICE:	\$200,000															
TAXES:	\$828/year <i>Ringgold Co. Treasurer</i>															
LAND USE:	FSA shows 37.58 farmland acres, with 34.6 effective cropland acres. <i>Taylor Co. FSA</i>															
FSA DATA:	<table border="1"> <thead> <tr> <th>Crop</th> <th>Base Ac</th> <th>PLC Yield</th> </tr> </thead> <tbody> <tr> <td>Wheat</td> <td>0.9</td> <td>32</td> </tr> <tr> <td>Corn</td> <td>14.9</td> <td>91</td> </tr> <tr> <td>Soybeans</td> <td>16.0</td> <td>30</td> </tr> <tr> <td colspan="2">Total Base Acres 31.8</td> <td></td> </tr> </tbody> </table> <i>Taylor Co. FSA</i>	Crop	Base Ac	PLC Yield	Wheat	0.9	32	Corn	14.9	91	Soybeans	16.0	30	Total Base Acres 31.8		
Crop	Base Ac	PLC Yield														
Wheat	0.9	32														
Corn	14.9	91														
Soybeans	16.0	30														
Total Base Acres 31.8																
CSR DATA:	CSR2- 68.8 <i>Surety Maps</i>															
POSSESSION:	Upon Closing, subject to farm lease agreement															
TERMS:	Cash, payable at closing															
LOCATION:	West side of 170 th Avenue, 2 miles South of Hwy 169 in Ringgold County															
LEGAL DESCRIPTION:	<i>See Addendum</i>															
AGENT:	Tom Miller (712) 621-1281															
COMMENTS																
<p>Presenting the Hopkins 39 Farm.</p> <p>Call Tom today at 712-621-1281 to schedule an appointment to view this parcel.</p>																



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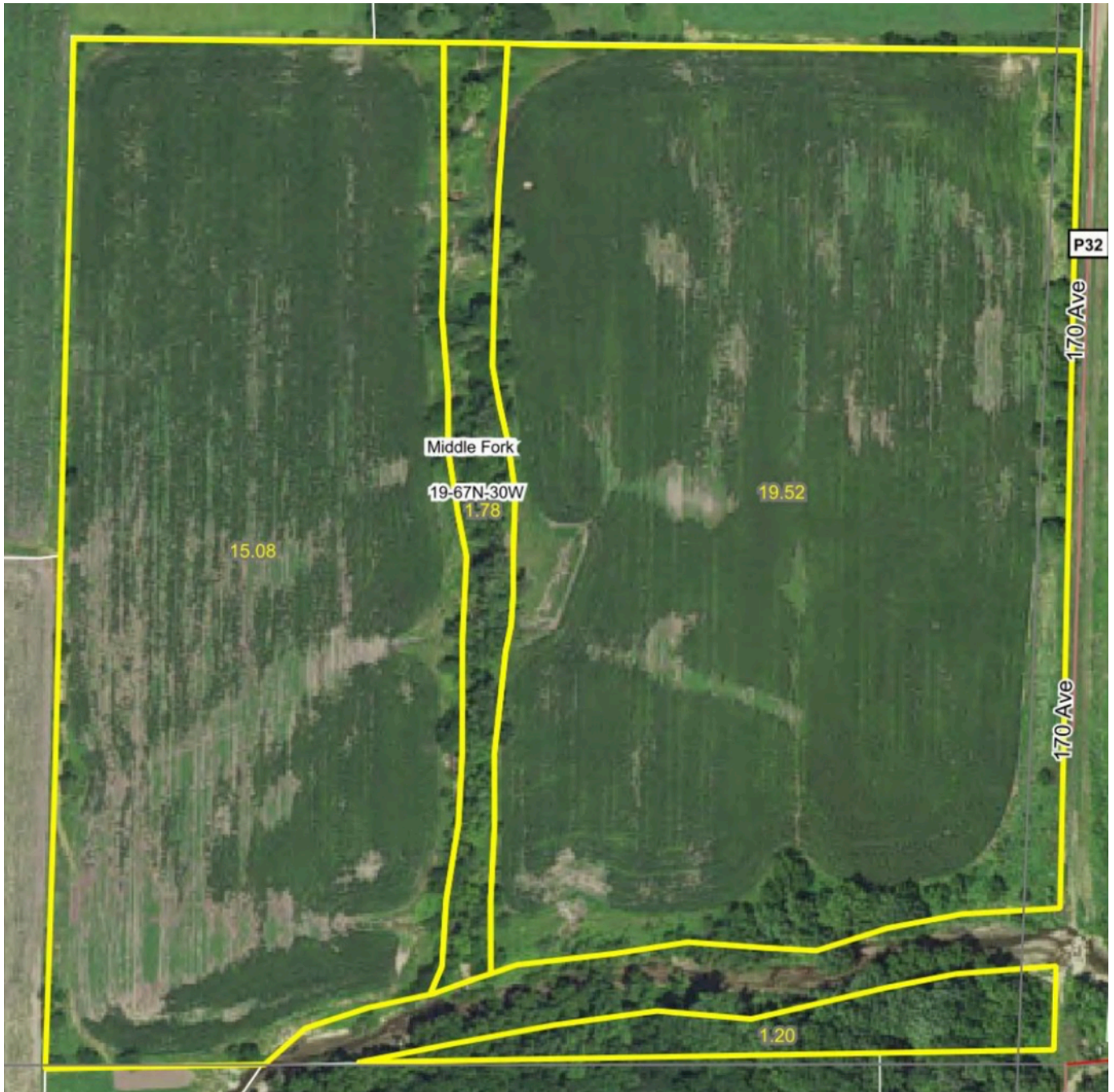
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Aerial Map



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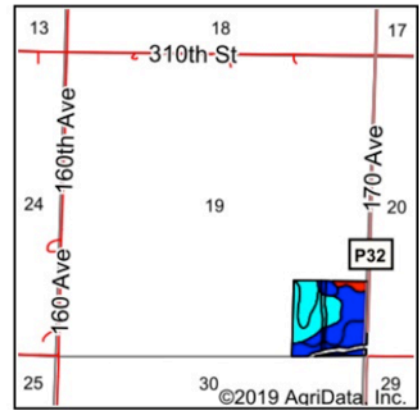
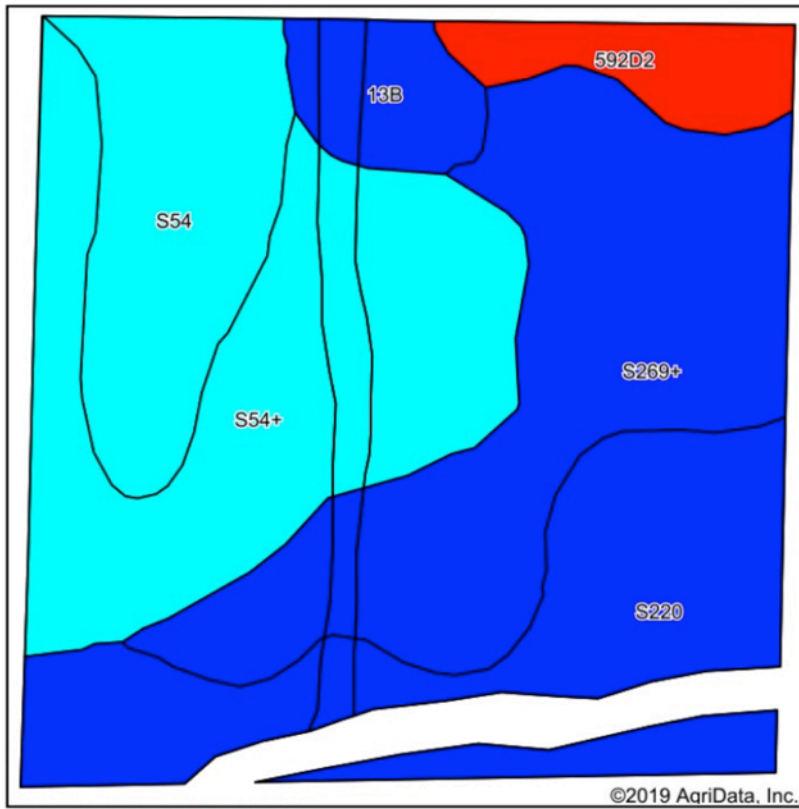
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Soils Map



State: **Iowa**
 County: **Ringgold**
 Location: **19-67N-30W**
 Township: **Middle Fork**
 Acres: **37.58**
 Date: **4/11/2019**



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

Area Symbol: IA159, Soil Area Version: 24

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
S269+	Humeston silt loam, 0 to 2 percent slopes, overwash, occasionally flooded	10.67	28.4%	Blue	IIw						72		80	80	15
S54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	10.05	26.7%	Cyan	IIw	0	0	0	0	0	68		82	82	14
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	8.11	21.6%	Blue	IIw	0	0	0	0	0	77		83	83	63
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.20	13.8%	Cyan	IIw	0	0	0	0	0	68		73	73	14
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.80	4.8%	Red	Ive	88	2.3	25.5	1.6	2.6	10	5	56	56	34
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	1.75	4.7%	Blue	IIw	80	1.7	23.2	1.4	2.4	78	59	81	81	58
Weighted Average						7.9	0.2	2.3	0.1	0.2	68.8	*	*n 79.1	*n 79.1	*n 27.9

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

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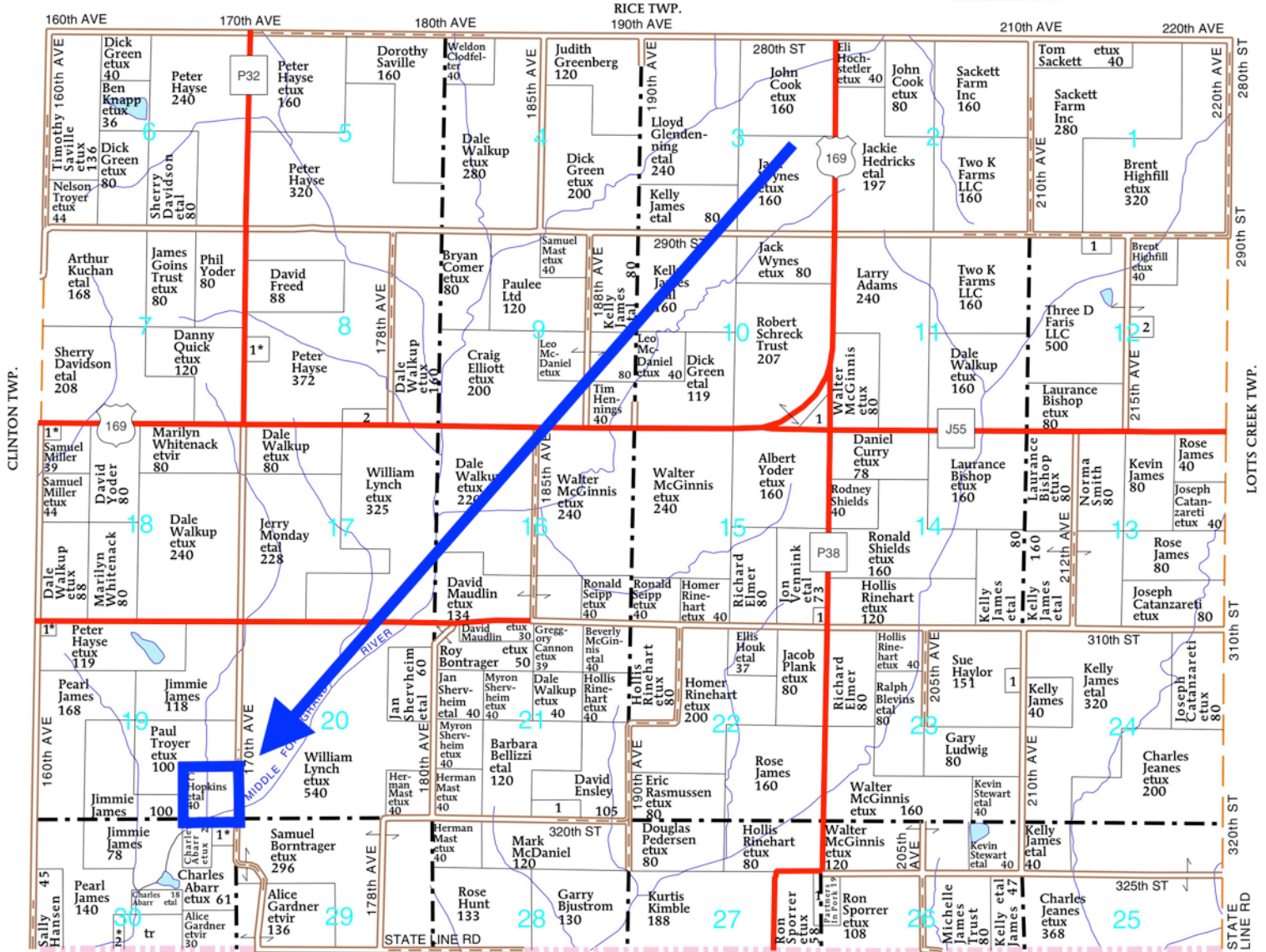
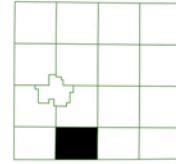
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T-67-N

MIDDLE FORK PLAT
(Landowners)

R-30-W



WORTH CO., MO

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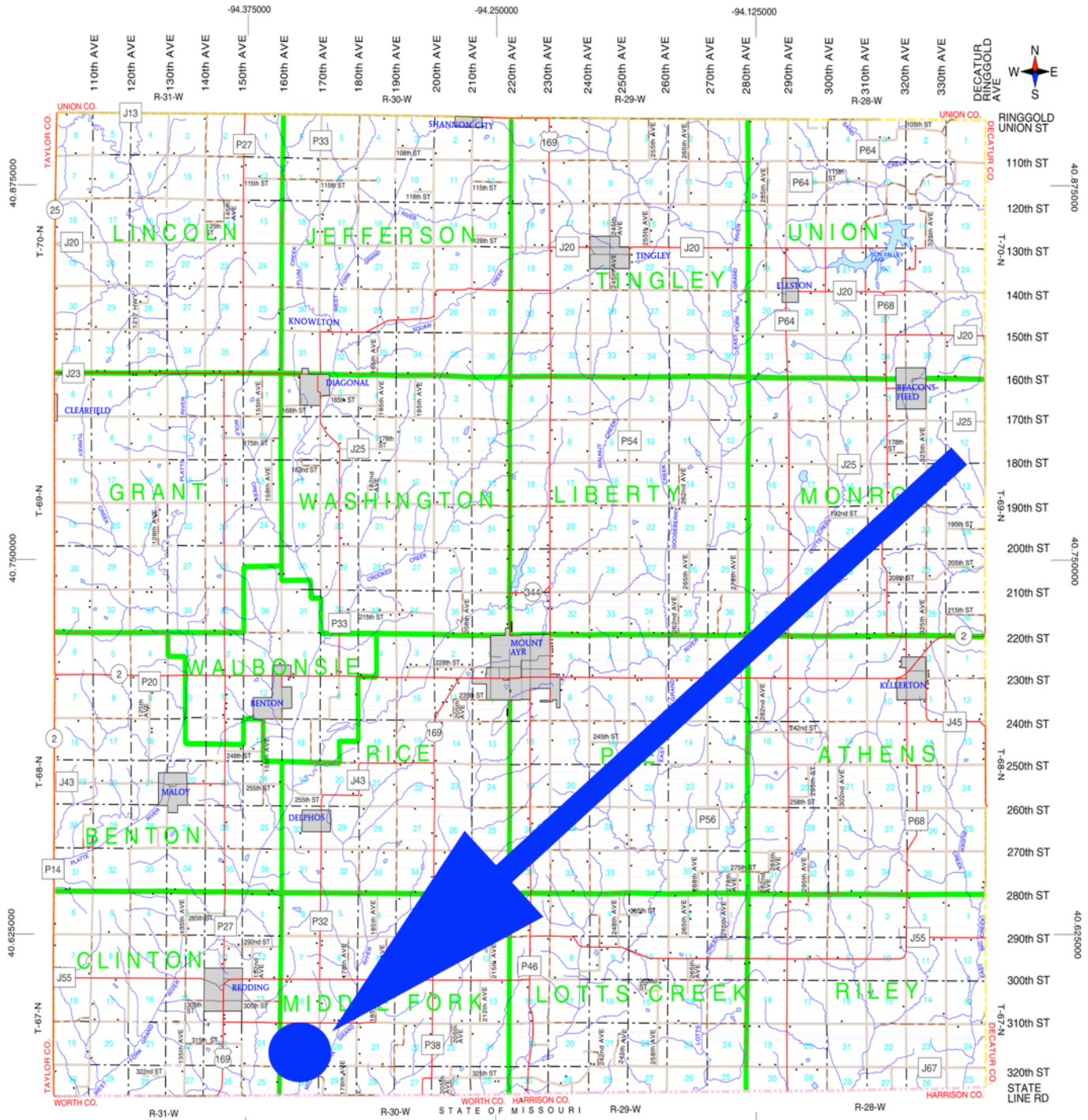
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Ringgold County



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