

Prospectus

Preferred Properties of Iowa, Inc.



“Big Buck Paradise”

With Lodging

94.04 Taxable Acres, More or Less

Amity Twp.

Page 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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“Big Buck Paradise”

94.04 Taxable Acres M/L – Page County, IA

PROPERTY DETAILS	
PRICE:	\$425,000
TAXES:	\$950/year Page Co. Treasurer
LAND USE:	FSA shows 98.37 farmland acres, with 14.45 effective cropland acres, 12 acres in hay and the remainder in quality timber. Page Co. FSA
CSR DATA:	CSR2- 70.1 Surety Maps
POSSESSION:	Upon Closing, subject to farm lease agreement
TERMS:	Cash, payable at closing
LOCATION:	3193 Nutmeg Avenue, Braddyville, in Amity Township of Page County
LEGAL DESCRIPTION:	See Addendum
AGENT:	Cole Winther (712) 621-0966
COMMENTS	
<p>If you are looking for a turn-key, dream farm that offers excellent hunting look no further. This property has everything you need! The property offers excellent deer and turkey hunting and comes complete with a pole building with electricity that includes a living quarters and space to store your tractor and ATVs. The tree stands and elevated blind are already in place in the best spots and are ready for you to hunt and enjoy. This farm has been managed very well for wildlife for nearly 15 years, with the largest buck taken of 205 inches with a bow! This farm is phenomenal for hunting during the rut and the deer hold on this farm through the late seasons. There are currently 6 food plot locations in place to help feed and hold deer on the property. The timber has value from walnut and white oaks, and offers heavy bedding cover to beautiful open areas. Let the crop and hay feed the deer and turkey while it pays the taxes. Come unlock the gate, stay for a while and enjoy the recreation that this property has to offer! Call Cole for a showing today at 712-621-0966.</p>	



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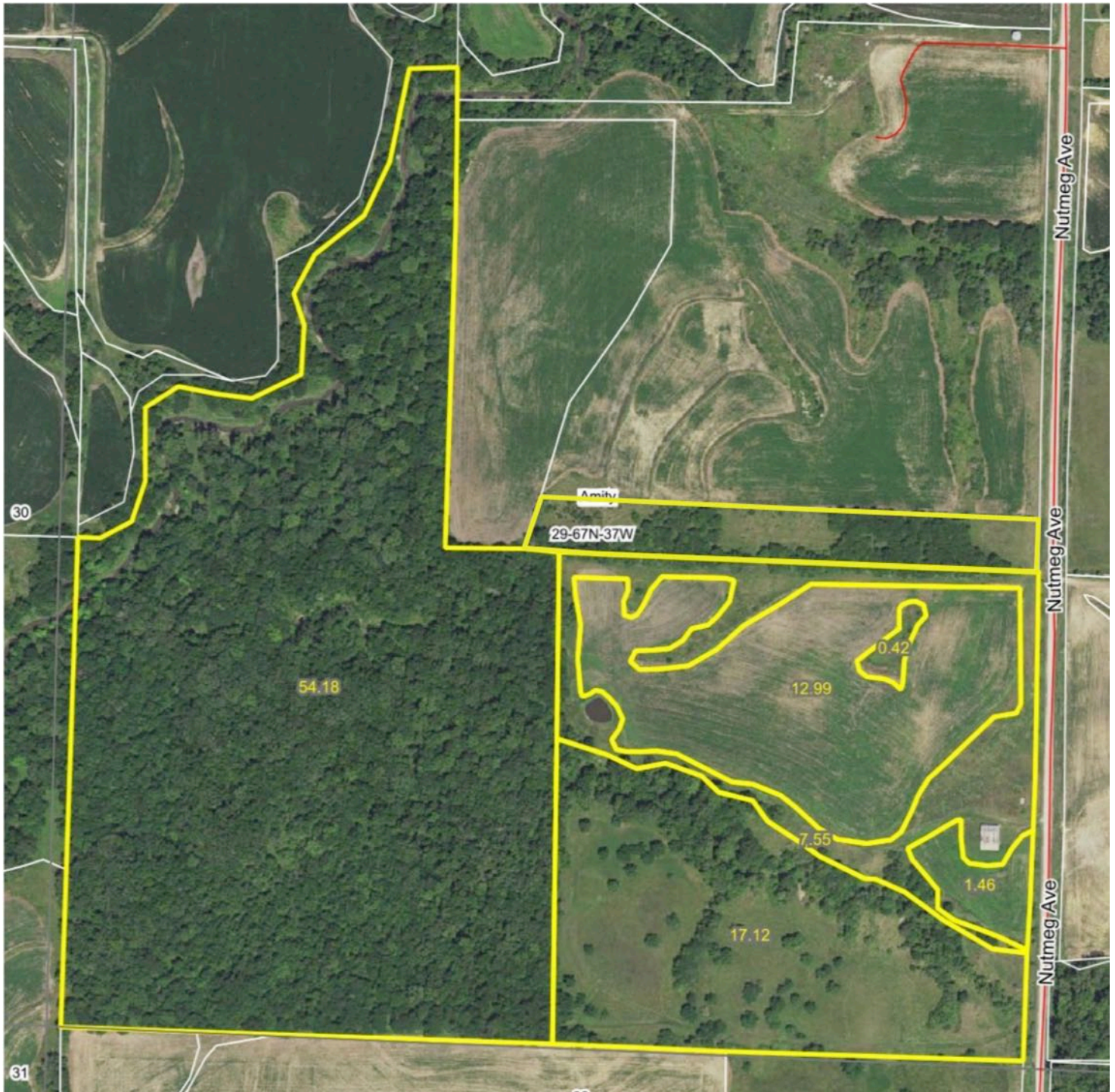
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Aerial Map



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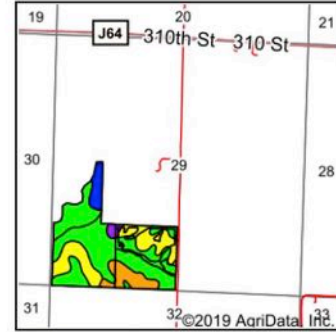
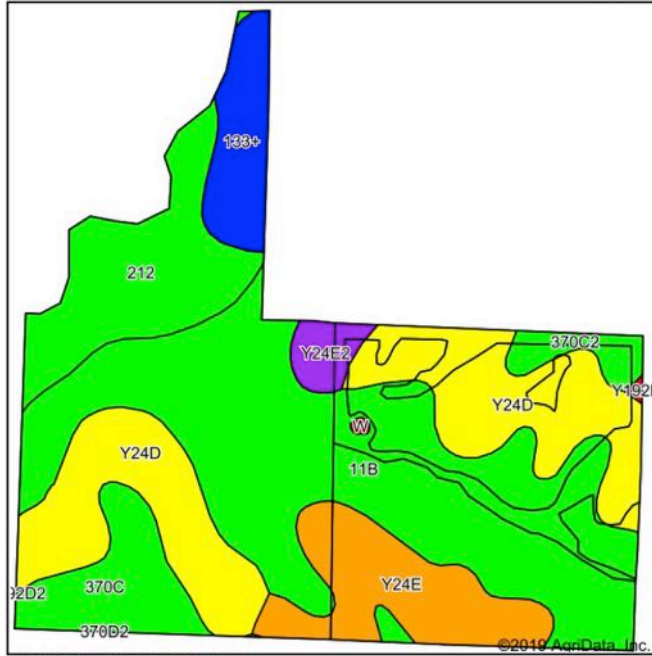
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94.04 Taxable Acres M/L – Page County, IA

Soils Map



State: Iowa
 County: Page
 Location: 29-67N-37W
 Township: Amity
 Acres: 93.72
 Date: 4/17/2019



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

Area Symbol: IA145, Soil Area Version: 21

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
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	36.82	39.3%	Green	IIw	216	4.5	62.6	3.9	6.5	80	65	95	95	28
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	21.49	22.9%	Yellow	IIIe	0	0	0	0	0	52		84	84	58
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	11.28	12.0%	Green	Iw	228.8	6.4	66.4	4.1	6.9	91	91	95	95	56
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	9.07	9.7%	Orange	IVe	0	0	0	0	0	41		77	77	52
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.40	6.8%	Green	IIIe	209.6	5.9	60.8	3.8	6.3	81	70	92	92	66
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	4.81	5.1%	Blue	IIw	204.8	4.3	59.4	3.7	6.1	78	85	95	95	13
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	1.92	2.0%	Green	IIIe	204.8	5.7	59.4	3.7	6.1	80	65	71	71	48
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.73	1.8%	Purple	IVe	0	0	0	0	0	35		64	64	40
W	Water	0.10	0.1%			0	0	0	0	0	0	0		0	0
Y192D	Adair clay loam, dissected till plain, 9 to 14 percent slopes	0.10	0.1%	Red	IVe	0	0	0	0	0	14		69	69	39
Weighted Average						141.4	3.3	41	2.6	4.3	70.1	*	*n 89.3	*n 89.3	*n 43

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

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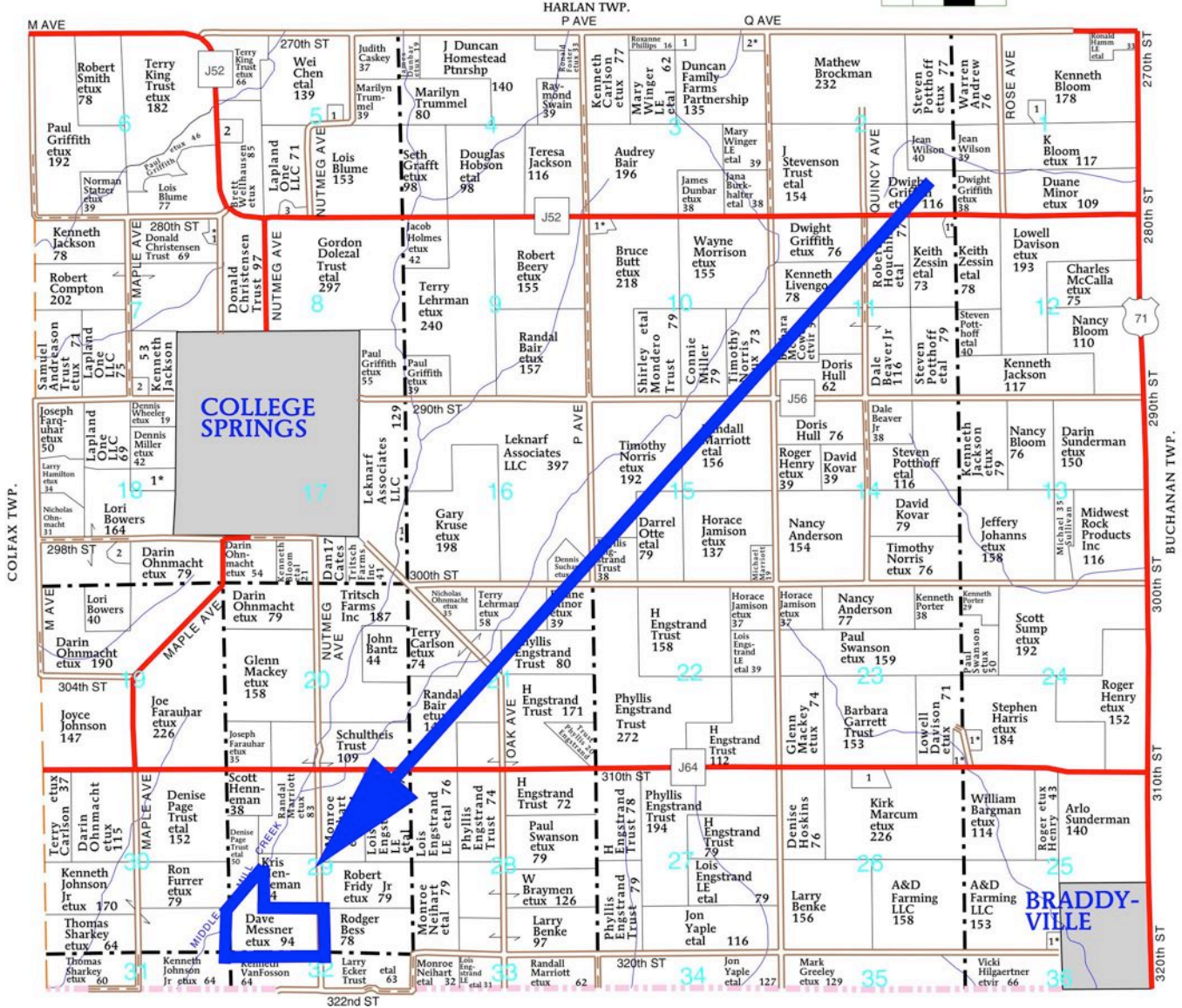
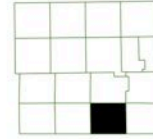
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T-67-N

AMITY PLAT
(Landowners)

R-37-W



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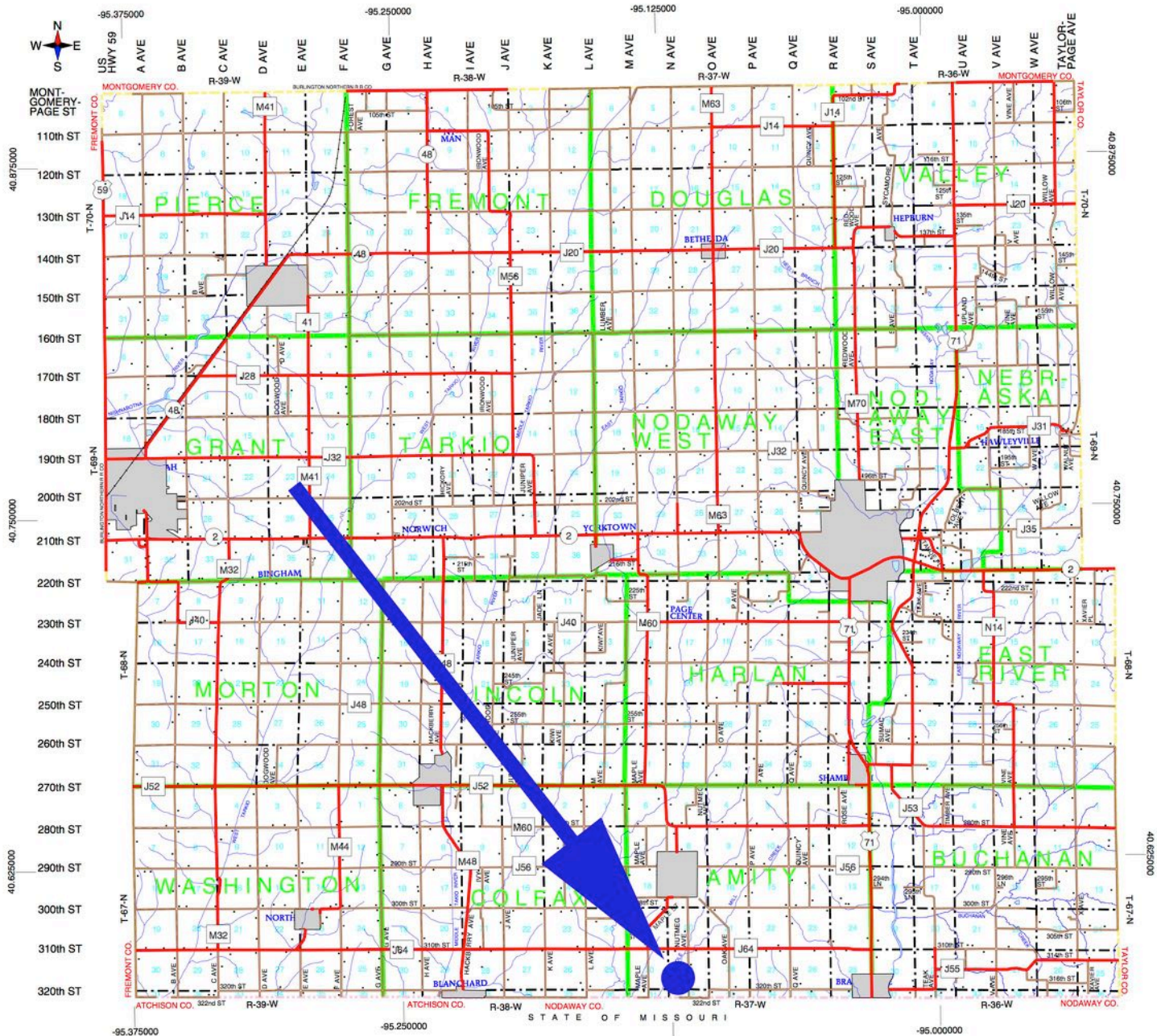
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