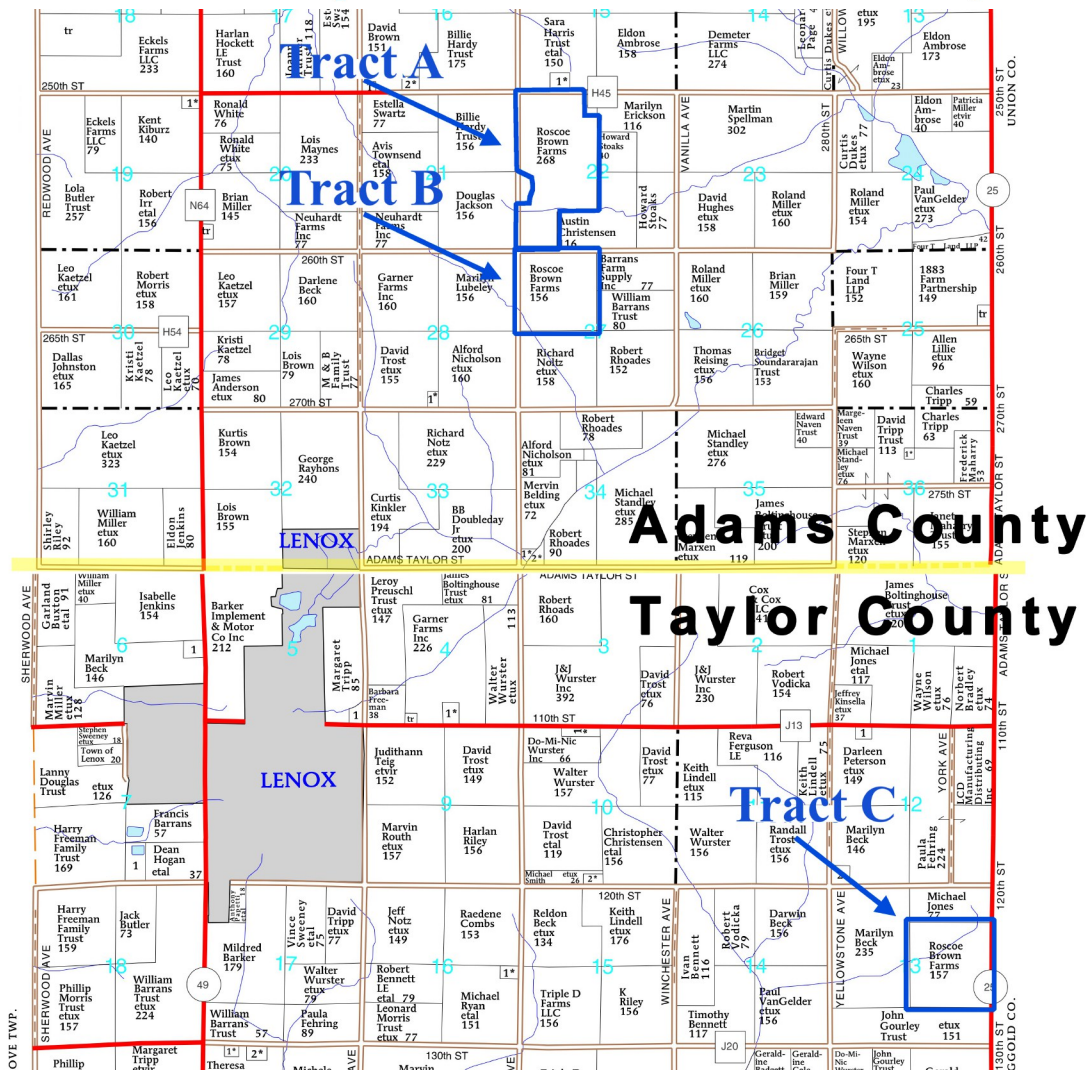


Prospectus

Preferred Properties of Iowa, Inc.



Adams County

Taylor County

Roscoe Brown Farms, LLC

558.91 Taxable Acres, ML - Offered in 3 Tracts

Adams & 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 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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Prospectus

Roscoe Brown Farms, LLC

558.91 Taxable Acres M/L – Adams & Taylor Counties, IA

PROPERTY DETAILS										
PRICE:	\$3,912,370.00									
PROPERTY TAX INFO:	\$17,428.00 Tract A: \$8,326.00 for 245.81 taxable acres Tract B: \$4,368.00 for 156.0 taxable acres Tract C: \$4,464.00 for 157.1 taxable acres <i>Adams & Taylor Co. Treasurers</i>									
LAND USE:	FSA is reporting 586.72 total farmland acres and 564.75 (pre-survey) effective tillable acres. Tract A (pre-survey): 254.18 tillable (we are estimating approx. 16.3 tillable acres, ml, will be removed after survey) Tract B: 154.21 tillable Tract C: 156.36 tillable <i>Adams Co. FSA</i>									
FSA DATA:	<i>(Pre-Survey Info)</i> <table border="1"> <thead> <tr> <th>Crop</th> <th>Base Acres</th> <th>PLC Yield</th> </tr> </thead> <tbody> <tr> <td>Corn</td> <td>273.77</td> <td>125</td> </tr> <tr> <td>Beans</td> <td>273.23</td> <td>39</td> </tr> </tbody> </table> <i>Adams Co. FSA</i>	Crop	Base Acres	PLC Yield	Corn	273.77	125	Beans	273.23	39
Crop	Base Acres	PLC Yield								
Corn	273.77	125								
Beans	273.23	39								
CSR2 DATA:	Tract A- 72.3 Tract B- 74.4 Tract C- 67.9 <i>Surety Maps</i>									
POSSESSION:	Subject to 2019 farm lease									
TERMS:	Cash, payable at closing									
OUT-BUILDINGS:	Tract A: 4 Grain Bins, Metal Machine Shed - contact PPI									
AGENT:	Dan Zech (712) 303-7085									
COMMENTS										
Presenting the Roscoe Brown Farms, LLC-- The opportunity to own high quality row crop acres in the strong agricultural area North and East of Lenox has historically been a rare event. Don't miss out on the possibility of owning such a productive and well-cared for farm that features quality conservation work in addition to productive soils and a fantastic location. This farm has excellent potential to remain in demand for years to come – Call Dan Zech today at 712-303-7085 to schedule an appointment to view these parcels.										



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Prospectus

Roscoe Brown Farms, LLC

558.91 Taxable Acres M/L – Adams & Taylor Counties, IA
Tract A - Adams County



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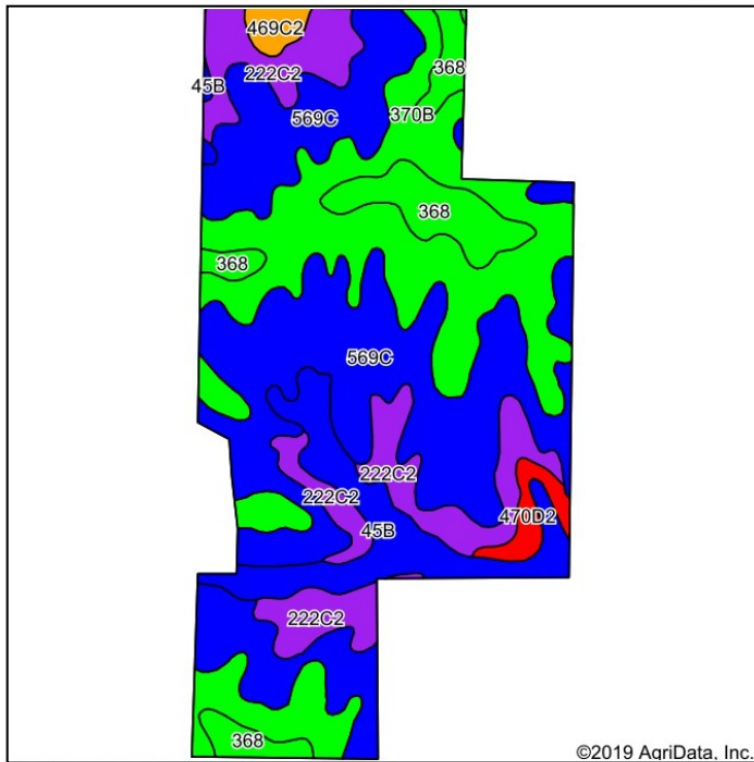
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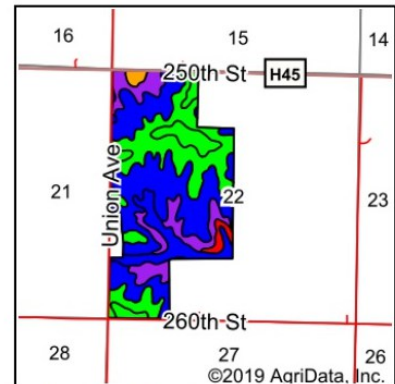
Prospectus

Roscoe Brown Farms, LLC 558.91 Taxable Acres M/L – Adams & Taylor Counties, IA Tract A- Adams County Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: Iowa
County: Adams
Location: 22-71N-32W
Township: Grant
Acres: 248.5
Date: 1/17/2019



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA003. Soil Area Version: 30															
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
569C	Nira-Clearfield complex, 5 to 9 percent slopes	101.13	40.7%	[Blue]	Ille	168	3.5	48.7	3	5	71	60	86	86	42
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	65.78	26.5%	[Green]	Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	34.00	13.7%	[Purple]	IVw	140.8	3	40.8	2.5	4.2	36	25	46	46	30
45B	Zook-Ely complex, 2 to 5 percent slopes	22.30	9.0%	[Blue]	Ilw	184	3.9	53.4	3.3	5.5	73	65	75	75	65
368	Macksburg silty clay loam, 0 to 2 percent slopes	18.62	7.5%	[Green]	Iw	230.4	6	66.8	4.1	6.9	93	95	85	85	32
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.98	1.6%	[Red]	IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	2.69	1.1%	[Orange]	Ille	160	3.4	46.4	2.9	4.8	44	30	56	56	35
Weighted Average						185	4.4	53.6	3.3	5.5	72.3	64.5	*n 80.6	*n 80.6	*n 47.6

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

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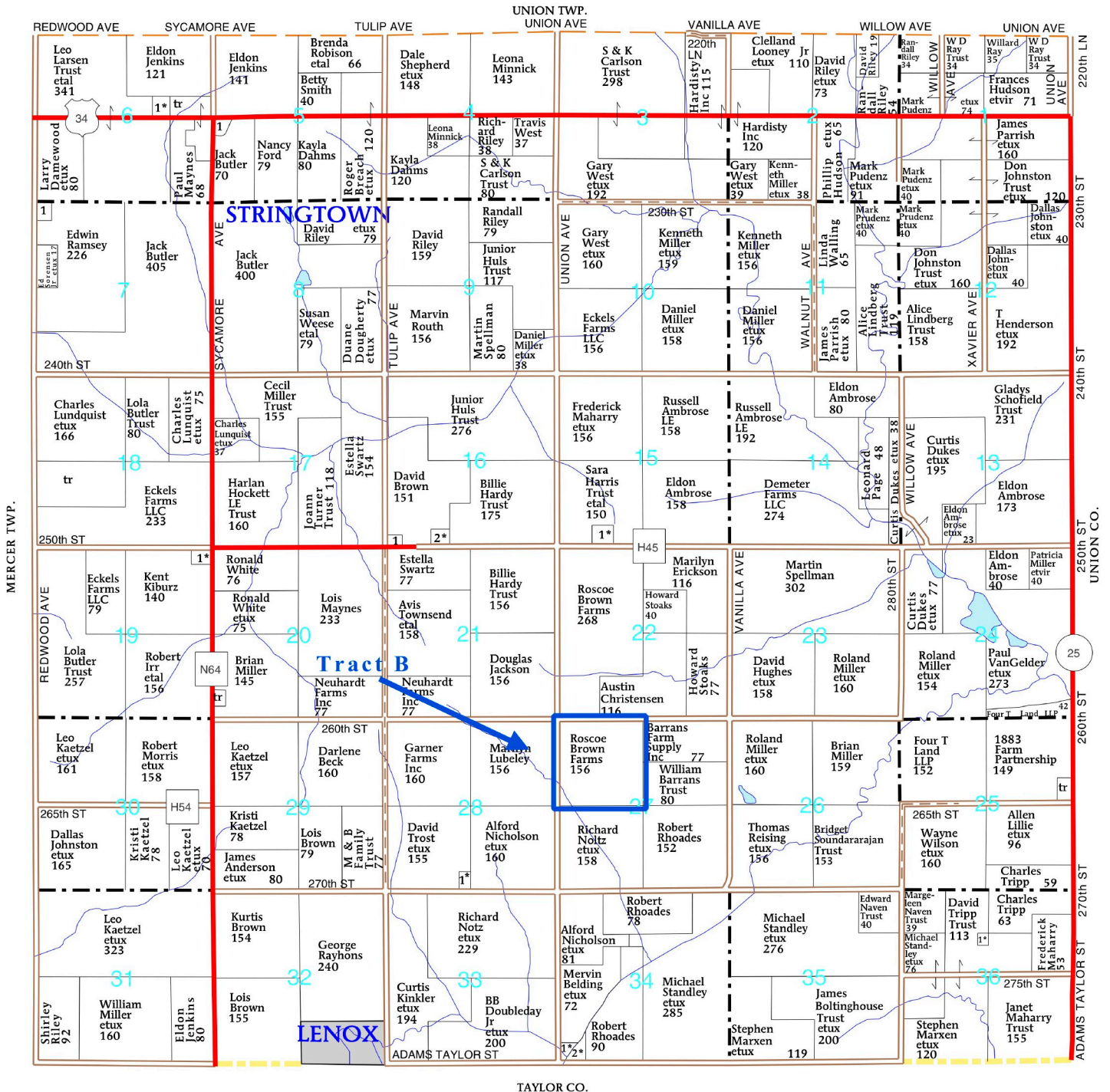
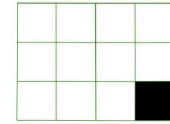
Roscoe Brown Farms, LLC
558.91 Taxable Acres M/L – Adams & Taylor Counties, IA
Tract B – Adams County

T-71-N

GRANT PLAT

R-32-W

(Landowners)

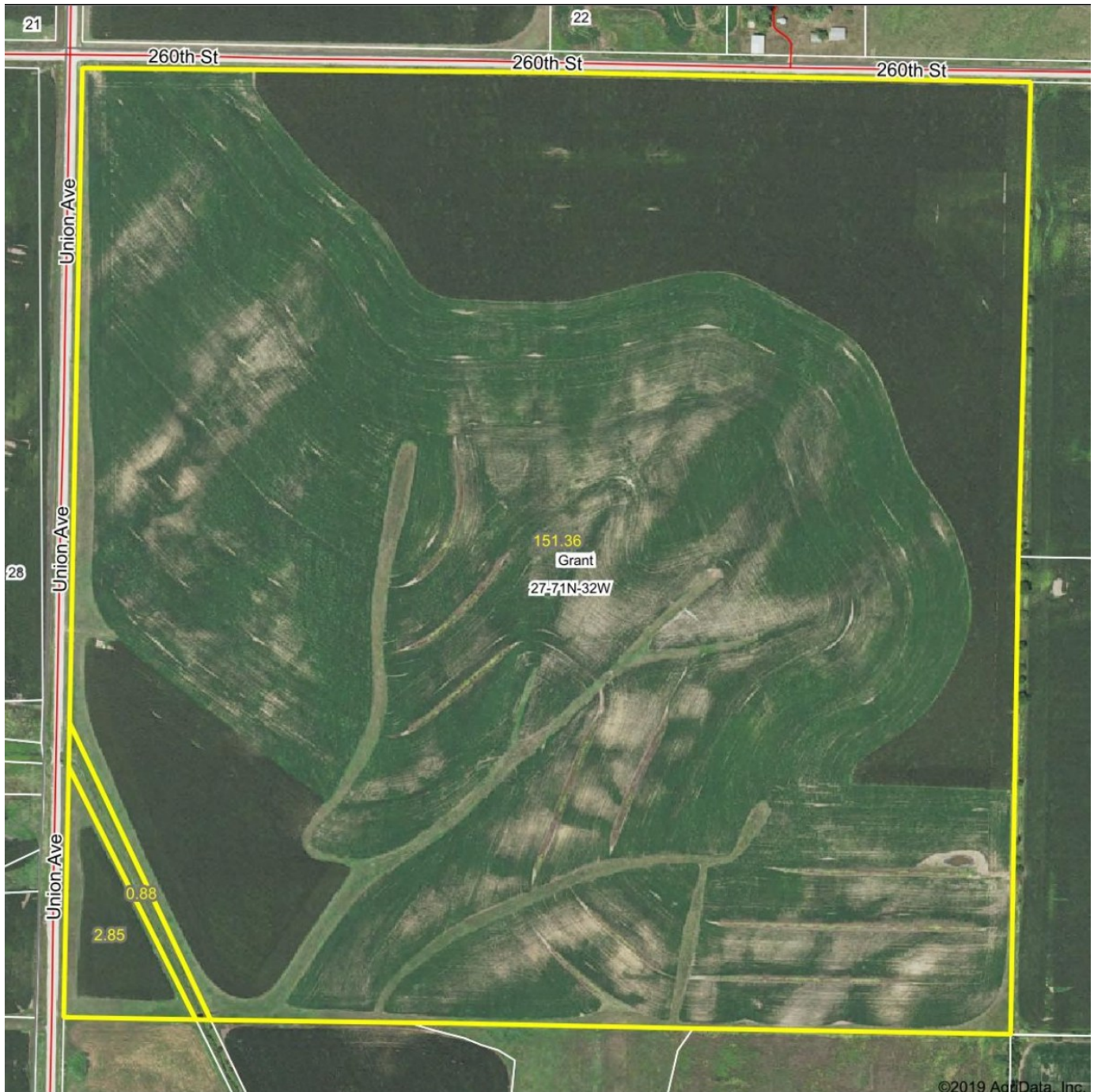


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Roscoe Brown Farms, LLC

558.91 Taxable Acres M/L – Adams & Taylor Counties, IA
Tract B- Adams County



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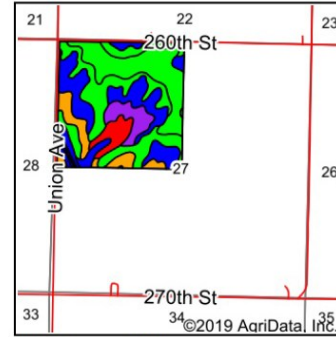
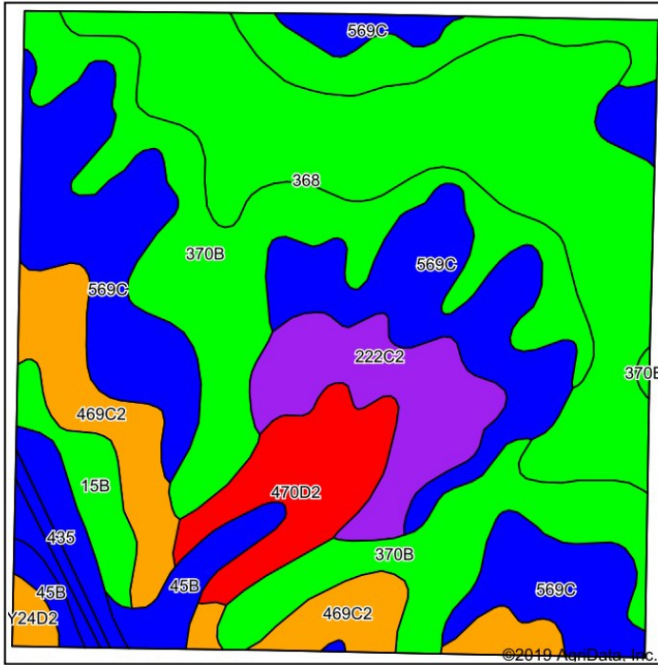
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Prospectus

Roscoe Brown Farms, LLC
558.91 Taxable Acres M/L – Adams & Taylor Counties, IA
Tract B- Adams County
Soils Map



State: **Iowa**
 County: **Adams**
 Location: **27-71N-32W**
 Township: **Grant**
 Acres: **155.09**
 Date: **1/17/2019**



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

Area Symbol: IA003, Soil Area Version: 30															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn	*1 Alfalfa	*1 Soybeans	*1 Bluegrass	*1 Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	40.16	25.9%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
569C	Nira-Clearfield complex, 5 to 9 percent slopes	35.85	23.1%		IIle	168	3.5	48.7	3	5	71	60	86	86	42
368	Macksburg silty clay loam, 0 to 2 percent slopes	34.69	22.4%		Iw	230.4	6	66.8	4.1	6.9	93	95	85	85	32
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	12.64	8.2%		IIle	160	3.4	46.4	2.9	4.8	44	30	56	56	35
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.22	6.6%		IVw	140.8	3	40.8	2.5	4.2	36	25	46	46	30
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	8.51	5.5%		IVe	134.4	3.5	39	2.4	4	26	25	60	60	38
435	Zook-Mt. Sterling complex, 0 to 2 percent slopes, occasionally flooded	4.19	2.7%		IIw	187.2	3.9	54.3	3.4	5.6	73	75	74	74	56
45B	Zook-Ely complex, 2 to 5 percent slopes	4.14	2.7%		IIw	184	3.9	53.4	3.3	5.5	73	65	75	75	65
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	3.75	2.4%		Ile	184	3.9	53.4	3.3	5.5	82	64	87	87	38
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.94	0.6%		IIle	0	0	0	0	0	49		68	68	43
Weighted Average						192.9	4.8	55.9	3.5	5.8	74.4	*	*n 80.4	*n 80.4	*n 45

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

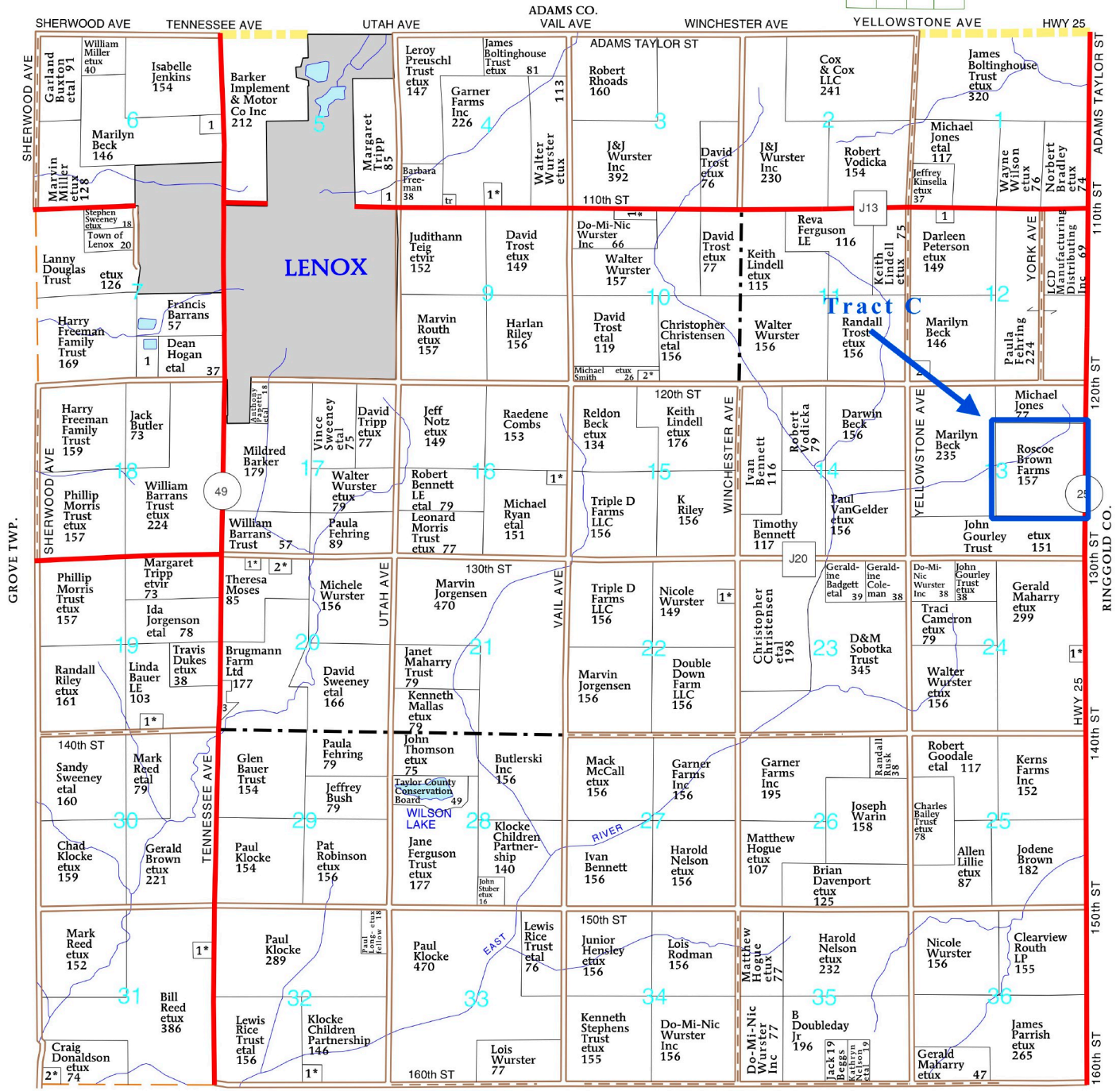
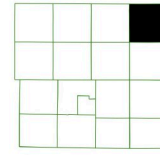
Prospectus

Roscoe Brown Farms, LLC
558.91 Taxable Acres M/L – Adams & Taylor Counties, IA
Tract C – Taylor County

T-70-N

PLATTE PLAT

R-32-W



GRANT TWP.

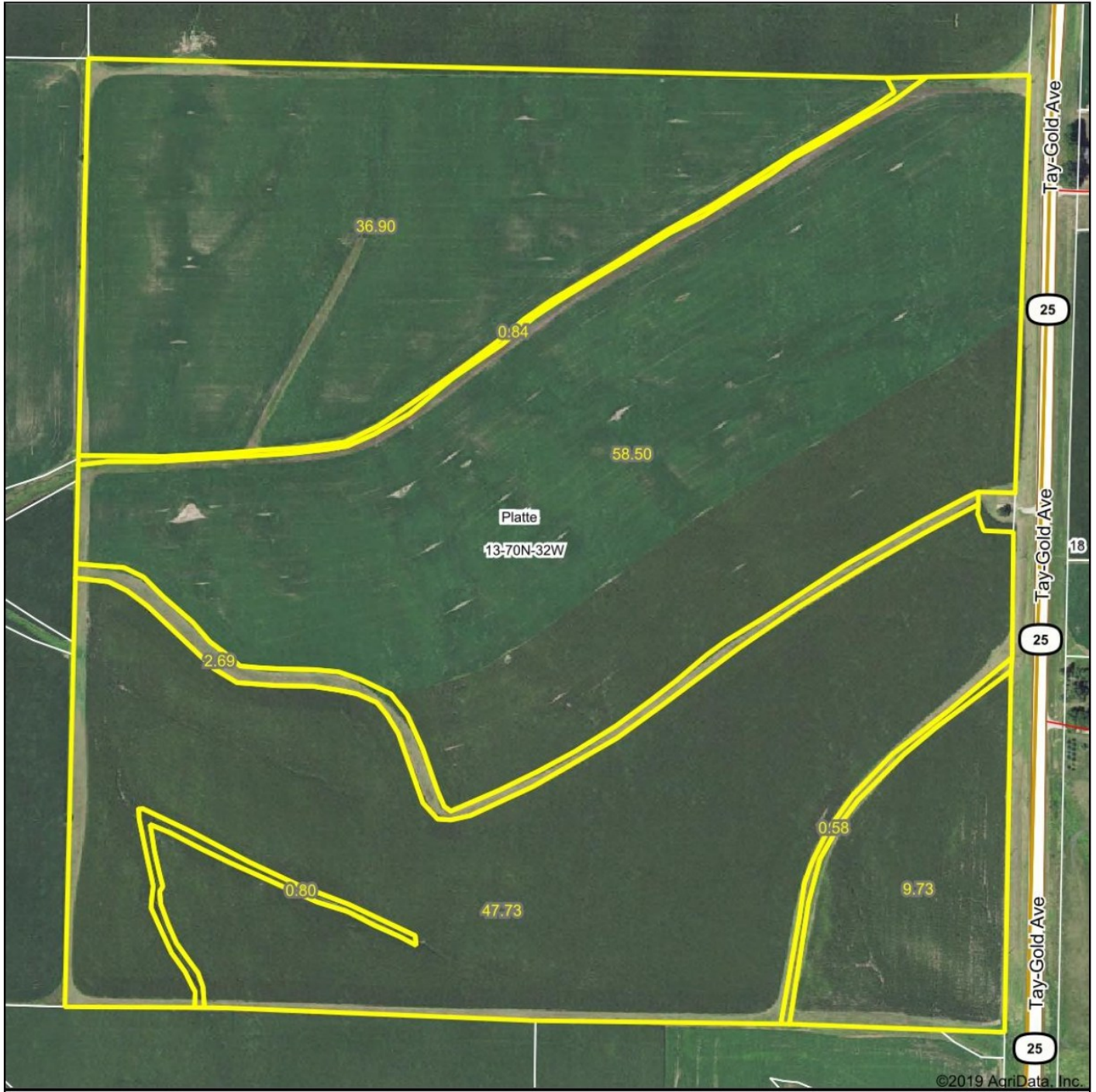
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558.91 Taxable Acres M/L – Adams & Taylor Counties, IA
Tract C- Taylor County



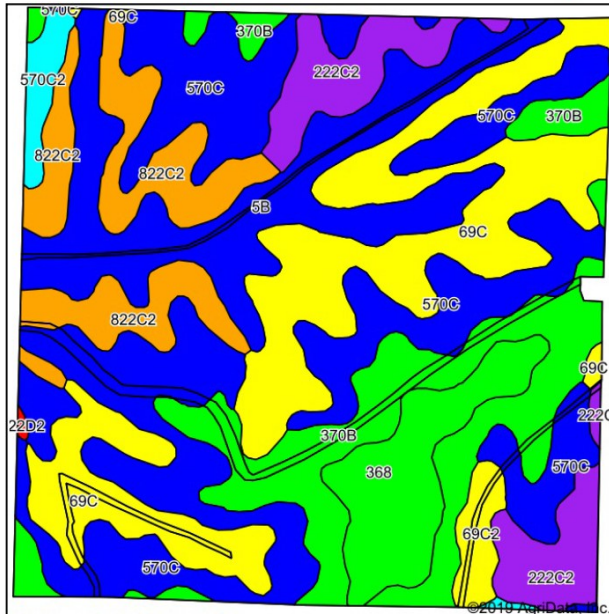
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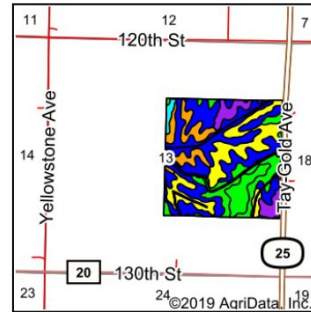
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Prospectus

Roscoe Brown Farms, LLC 558.91 Taxable Acres M/L – Adams & Taylor Counties, IA Tract C- Taylor County Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Taylor
Location: 13-70N-32W
Township: Platte
Acres: 157.77
Date: 1/16/2019



Maps Provided By:



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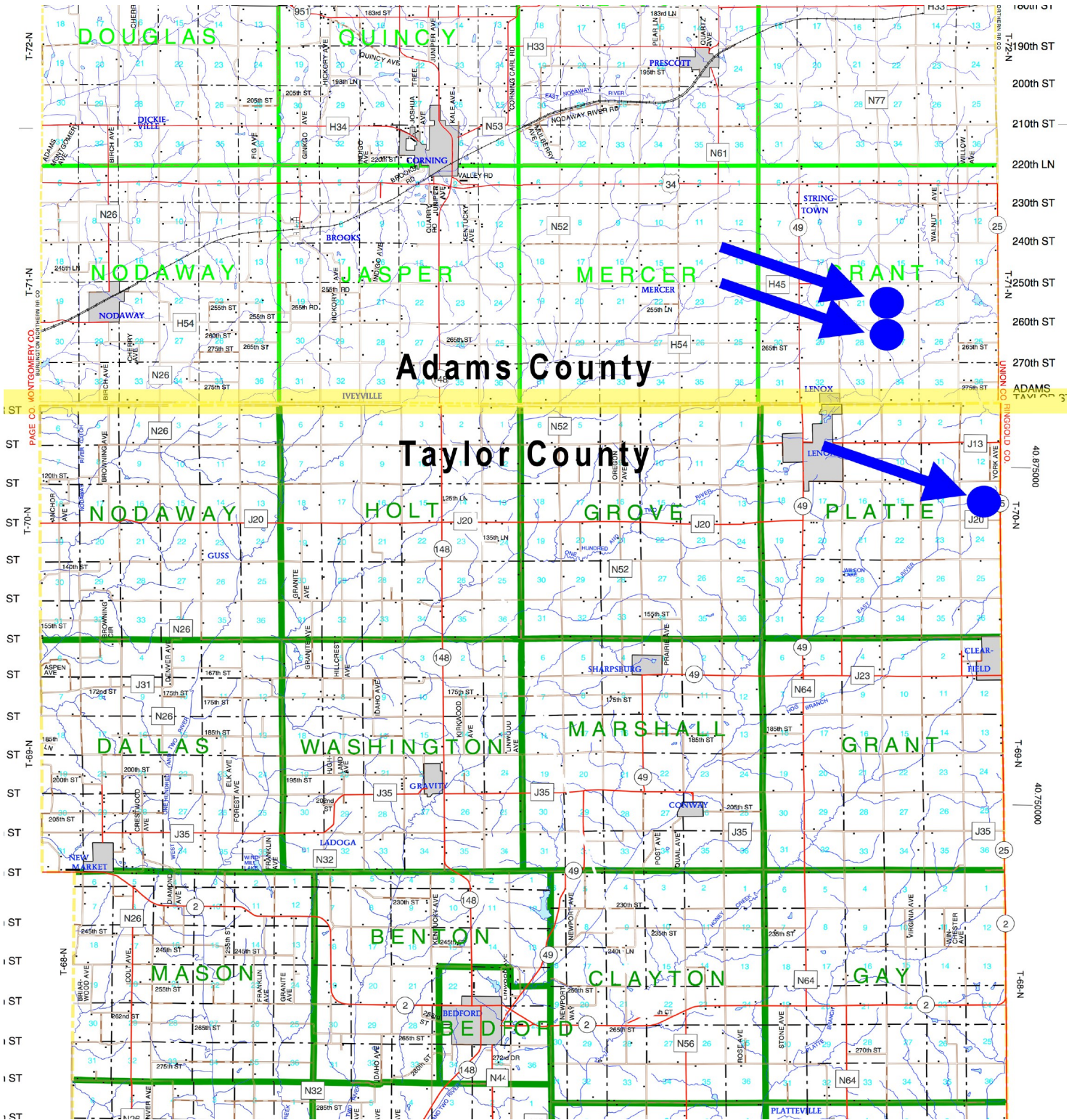


Area Symbol: IA173, Soil Area Version: 29															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Alfalfa	*j Soybeans	*j Bluegrass	*j Tall Grasses	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	42.29	26.8%		IIIe	192	5.4	55.7	3.5	5.8	71	69	97	97	64
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	30.70	19.5%		IIW	168	3.5	48.7	3	5	59	50	78	78	15
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	23.18	14.7%		Ile	225.6	6.3	65.4	4.1	6.8	91	87	93	93	65
5B	Colo-Ackmore complex, 0 to 5 percent slopes	22.65	14.4%		IIw	196.8	4.1	57.1	3.5	5.9	75	63	93	93	60
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	13.88	8.8%		IIIe	129.6	3.4	37.6	2.3	3.9	40	30	56	56	39
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.30	6.5%		IVw	140.8	3	40.8	2.5	4.2	33	25	54	54	35
368	Macksburg silty clay loam, 0 to 2 percent slopes	9.71	6.2%		Iw	230.4	6	66.8	4.1	6.9	93	95	85	85	32
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.41	1.5%		IIW	163.2	3.4	47.3	2.9	4.9	56	45	61	61	11
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.26	1.4%		IIIe	187.2	5.2	54.3	3.4	5.6	68	64	80	80	49
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.27	0.2%		IVw	145.6	3.1	42.2	2.6	4.4	36	30	69	69	46
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	0.12	0.1%		IVe	100.8	2.6	29.2	1.8	3	10	15	53	53	30
Weighted Average						185.8	4.6	53.9	3.3	5.6	67.9	61.8	*n 84.1	*n 84.1	*n 46.9

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

Prospectus

Roscoe Brown Farms, LLC
558.91 Taxable Acres M/L – Adams & Taylor Counties, IA



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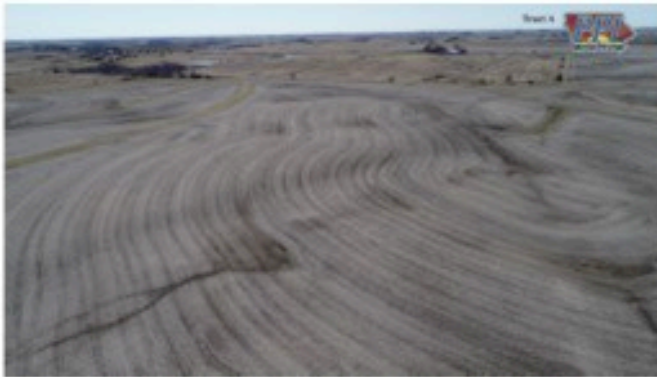
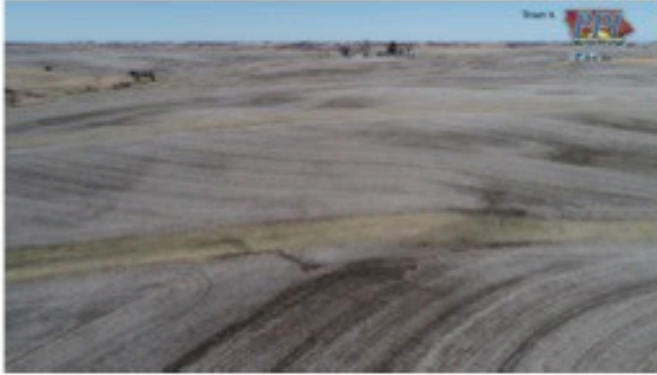
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Roscoe Brown Farms, LLC

558.91 Taxable Acres M/L – Adams & Taylor Counties, IA



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