

# LAND FOR SALE



## 84.65 ACRES M/L RINGGOLD COUNTY, IOWA



### LISTING #13627

**PRICE:** \$228,555 (\$2,700/Acre)

**DESCRIPTION:** 84.65 Acres M/L in 2 tracts located in Ringgold County. Here is a hard to find combination farm that has everything, hunting, fishing, income, easy access and great fences. Located just off highway 2 between Kellerton and Mount Ayr. This location allows for easy access to restaurants, hotels, and I-35 for the out of town hunter and a great building site if you want to build your dream home or cabin just above the two ponds. The property is loaded with pheasants, quail, prairie chickens, turkeys and whitetail deer. I have yet to walk the property with out hearing pheasants and quail or kicking up a deer. It is near the Kellerton Grassland recreation area that has been stocked with prairie chickens. The timber is an oasis for deer with thick cedar thickets to surrounding a nice secluded bottom field that sets next to the creek. The farm currently has \$2500 in cash rent and \$1,797 in CRP payments. Farm will demand more cash rent when cleanup is done. You have to walk this property to appreciate it.

**DIRECTIONS:** From Mount Ayr: Go East on Highway 2 for 4 miles. Take 270th Ave South 2 miles to 250th Street. Take 250th St east 1/2 mile to the property. Second tract is approx. 1/4 mile further east.

**TAXES:** \$1352 Annually

**FARM PROGRAM INFORMATION:** 22.18 acres in CRP until 2018 at \$76.97 an acre for a total payment of \$1707.00. .43 acres in CRP until 2022 at \$209.00 an acre for a \$90.00 annual payment. 15.1 acres corn base signed up for Arc County with a 79 bushel yield.

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