



46.01 Acres, m/l, Ringgold County, IA

Located 4 miles S of Diagonal or 5 miles NW of Mt. Ayr

Property Information

Location

From Diagonal: Go south 4 miles on Co. Rd. P33/170th St. Property is on the west side of 170th St.

From Mt. Ayr: Go west on Hwy. 2 to Co. Rd. P33, then turn north. At 210th St., turn west for ½ mile. After road turns north (170th St.), property is on the west side of the road.

Legal Description

S. 20 ac. of NE¼ SE¼ and NW¼ SE¼ lying E of Drainage Ditch, all in Sec. 30, T69N, R30W of the 5th p.m. (Washington Twp.)

Possession

As agreed.

Price & Terms

Price Reduced!

- ~~\$172,500~~ \$168,250
- ~~\$3749.18/acre~~ \$3656.81/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2017-2018: \$484.00
Net Taxable Acres: 39.01
Tax per Net Taxable Acre: \$12.41

FSA Data

Farm Number 3181, Tract 6441
Crop Acres: 36.36
Corn Base: 16.5 Ac.
Corn PLC Yield: 98 Bu.
Bean Base: 10.8 Ac.
Bean PLC Yield: 32 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Wabash, Humeston and Mystic. See soil map for detail.

- **CSR2:** 45.63 per Hertz GIS based on FSA crop acres.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Natural drainage

Lease

Strong 2018 lease.

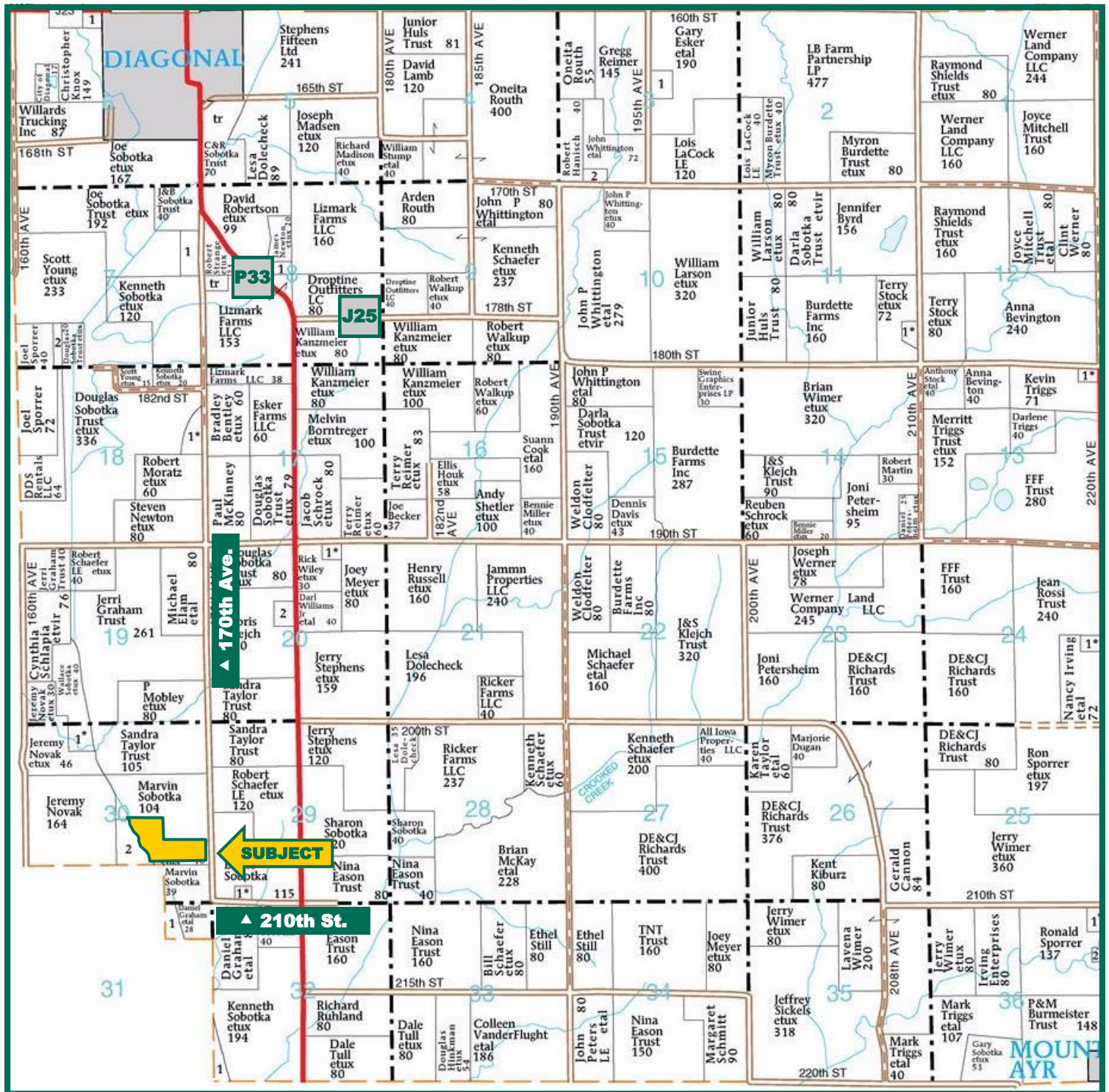
Comments

Nice lying farm in Ringgold County.

Kyle J. Hansen, ALC
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800-593-5263/515-382-1500
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Plat Map: Washington Twp.



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Aerial Photo



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Soil Map



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
172	Wabash silty clay, 0 to 2 percent slopes	24.52	67.39	3	37	
269+	Humeston silt loam, overwash, 0 to 2 percent slopes	3.69	10.13	3	72	
269	Humeston silty clay loam, 0 to 2 percent slopes	3.04	8.36	3	72	
269B	Humeston silty clay loam, 2 to 5 percent slopes	2.84	7.80	3	71	
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.81	4.99	4	24	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.35	0.96	4	38	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	0.13	0.37	2	78	

Measured Tillable Acres: 36.38

Average CSR2: 45.63

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