



# For Sale: 154 Taxable Acres, ML, Ringgold Co., near Sun Valley Lake



The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***





# Esker Farm – Ringgold Co., IA

## 154 Taxable Acres, ML

**Asking Price:** \$736,000.00

**Town:** Ellston

**County:** Ringgold

**State:** IA

**Taxes:** \$2,912

**Terms:** Cash, payable at closing

**Land Use:** 152.72 farmland acres, 128.64 effective crop acres (FSA)

**Possession:** At Closing, may subject to farm lease agreement

**FSA Description:** Corn Base Acres 21.4, 95 PLC Yield; Bean Base Acres 18, 36 PLC Yield (FSA)

**CSR Description:** CSR2- 52.5 (Surety Maps)

**Comments:** Brand new listing! Please check back soon for updated comments! Give Tom a call, 712-621-1281, on this quality investment.



**Listing Agent:**  
**Tom Miller**  
**712-621-1281**

**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**

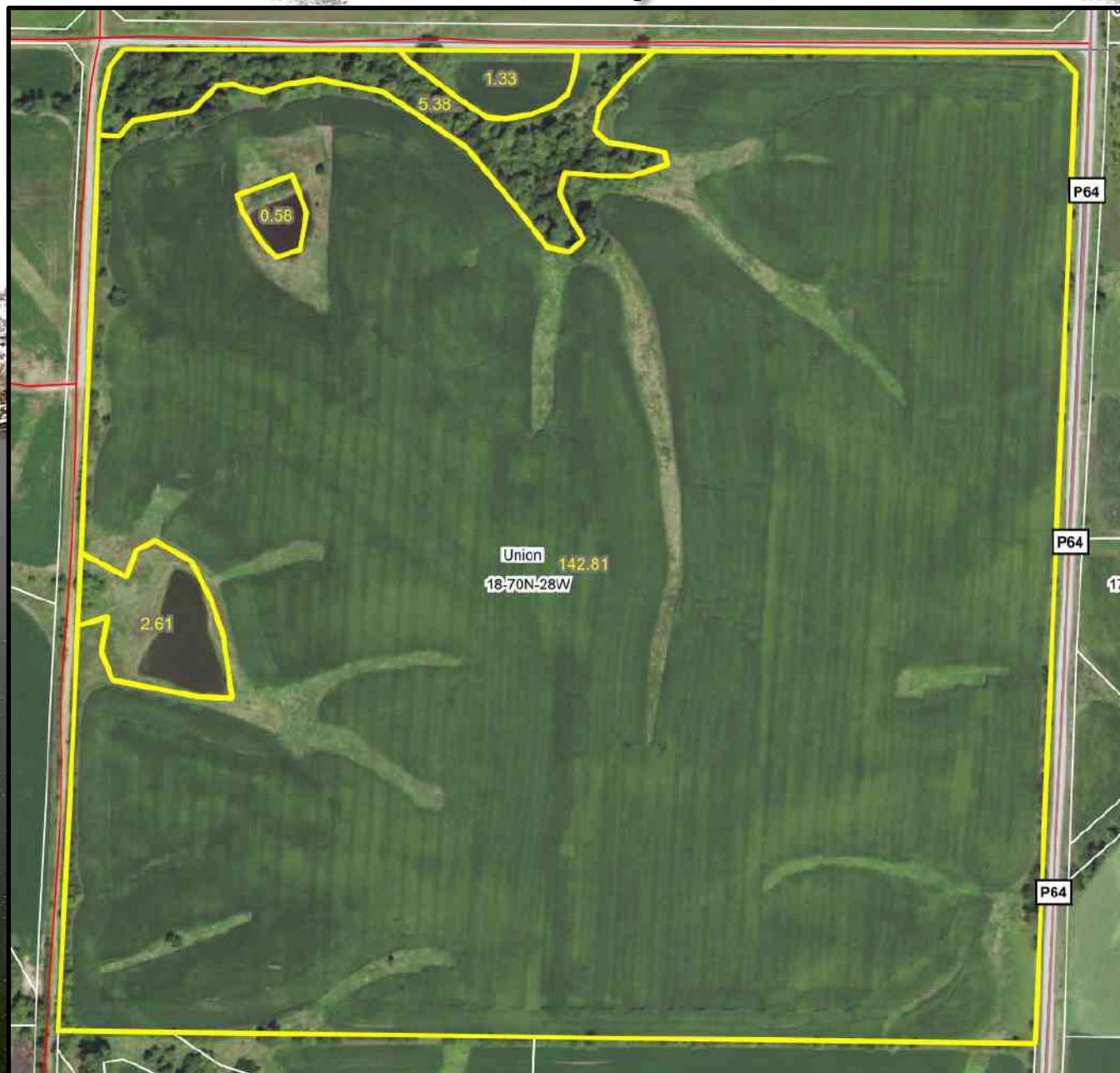
**Dan Zech, Broker/Owner**  
**Brennan Kester, Broker Assoc./Owner**  
**Mark Pearson, Agent/owner**





# Esker Farm – Ringgold Co., IA

## 154 Taxable Acres, ML

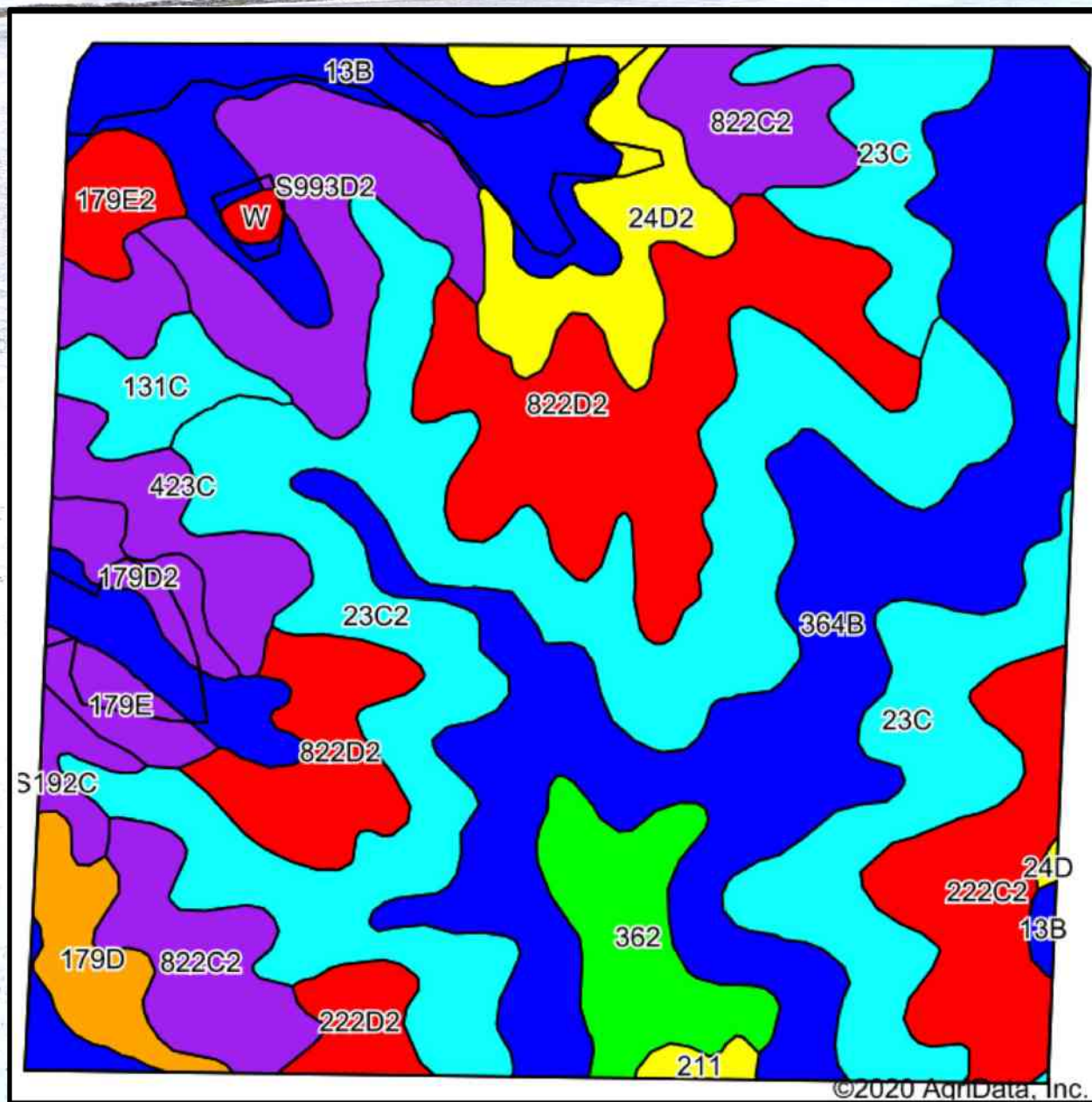






# Esker Farm – Ringgold Co., IA

## 154 Taxable Acres, ML







# Esker Farm – Ringgold Co., IA

## 154 Taxable Acres, ML

### Soils Data

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
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	28.72	18.8%		Ille	80	2.1	23.2	1.4	2.4	62	50
364B	Grundy silty clay loam, 2 to 5 percent slopes	28.15	18.4%		Ile	80	2.1	23.2	1.4	2.4	72	75
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	16.88	11.1%		IVe	100.8	2.6	29.2	1.8	3	10	15
23C	Arispe silty clay loam, 5 to 9 percent slopes	14.44	9.5%		Ille	80	2.1	23.2	1.4	2.4	66	55
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	12.83	8.4%		Ilw	80	1.7	23.2	1.4	2.4	78	59
S993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	7.71	5.0%		IVe	0	0	0	0	0	32	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	7.52	4.9%		Ille	129.6	3.4	37.6	2.3	3.9	31	30
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.45	4.2%		IVw	140.8	3	40.8	2.5	4.2	28	25
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	5.66	3.7%		Ille	168	4.7	48.7	3	5	51	48

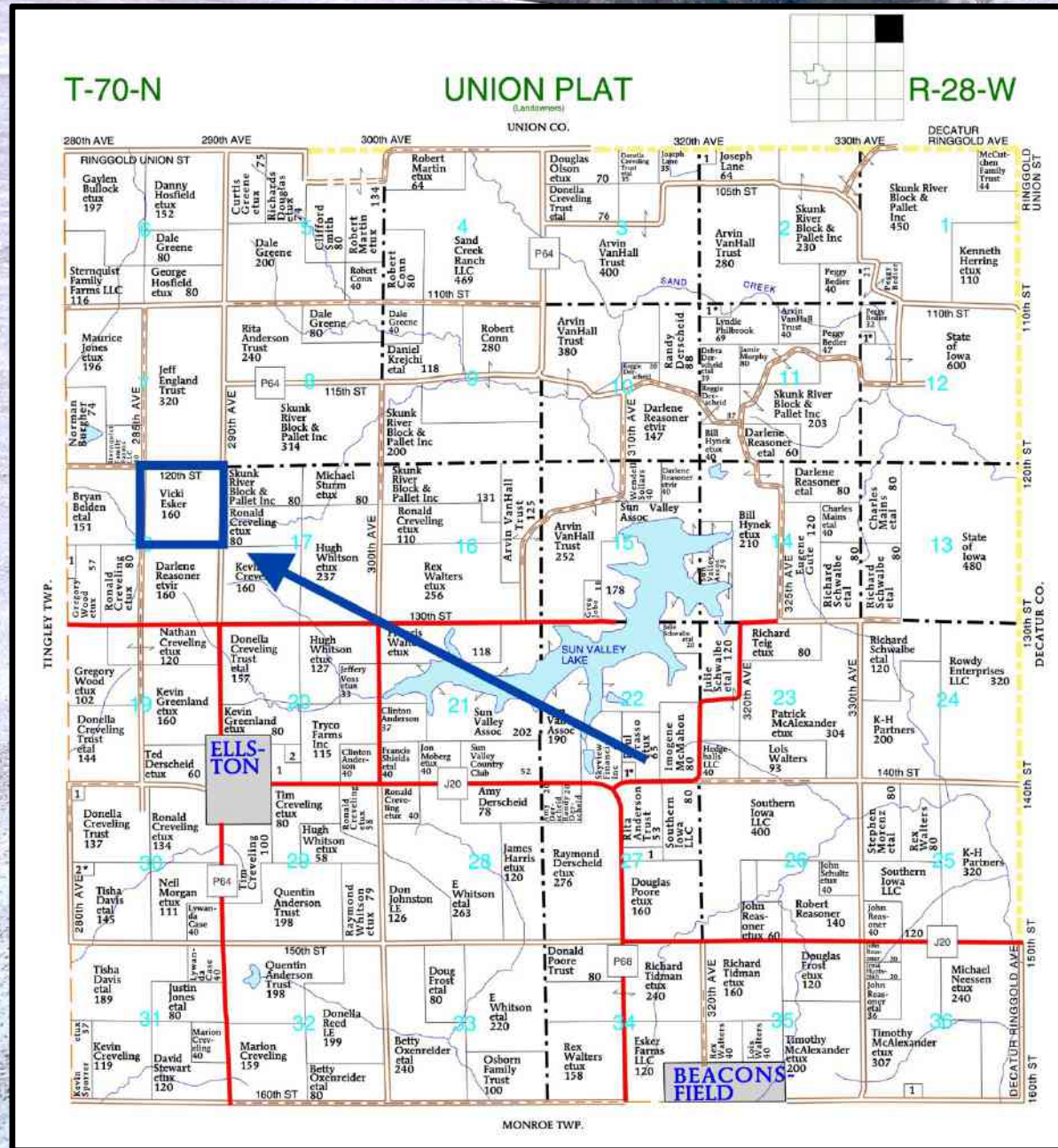
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
362	Haig silty clay loam, 0 to 2 percent slopes	5.20	3.4%		Ilw	80	1.7	23.2	1.4	2.4	83	70
423C	Bucknell silty clay loam, 5 to 9 percent slopes	4.85	3.2%		Ille	131.2	3.4	38	2.4	3.9	36	31
179D	Gara loam, 9 to 14 percent slopes	2.80	1.8%		IVe	168	4.7	48.7	3	5	42	45
131C	Pershing silt loam, 5 to 9 percent slopes	2.44	1.6%		Ille	80	2.1	23.2	1.4	2.4	65	49
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.82	1.2%		Vle	139.2	3.9	40.4	2.5	4.2	24	33
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.75	1.1%		IVe	163.2	4.6	47.3	2.9	4.9	38	43
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1.71	1.1%		IVe	112	2.4	32.5	2	3.4	8	10
179E	Gara loam, 14 to 18 percent slopes	1.65	1.1%		Vle	144	4	41.8	2.6	4.3	30	35
S192C	Adair clay loam, heavy till, 5 to 9 percent slopes	1.12	0.7%		Ille	0	0	0	0	0	39	
211	Edina silt loam, 0 to 1 percent slopes	0.53	0.3%		Illw	164.8	3.5	47.8	3	4.9	59	60
W	Water	0.38	0.2%			0	0	0	0	0	0	0
24D	Shelby clay loam, 9 to 14 percent slopes	0.10	0.1%		Ille	172.8	4.8	50.1	3.1	5.2	52	50
Weighted Average						92	2.3	26.7	1.6	2.8	52.5	*-





# Esker Farm – Ringgold Co., IA

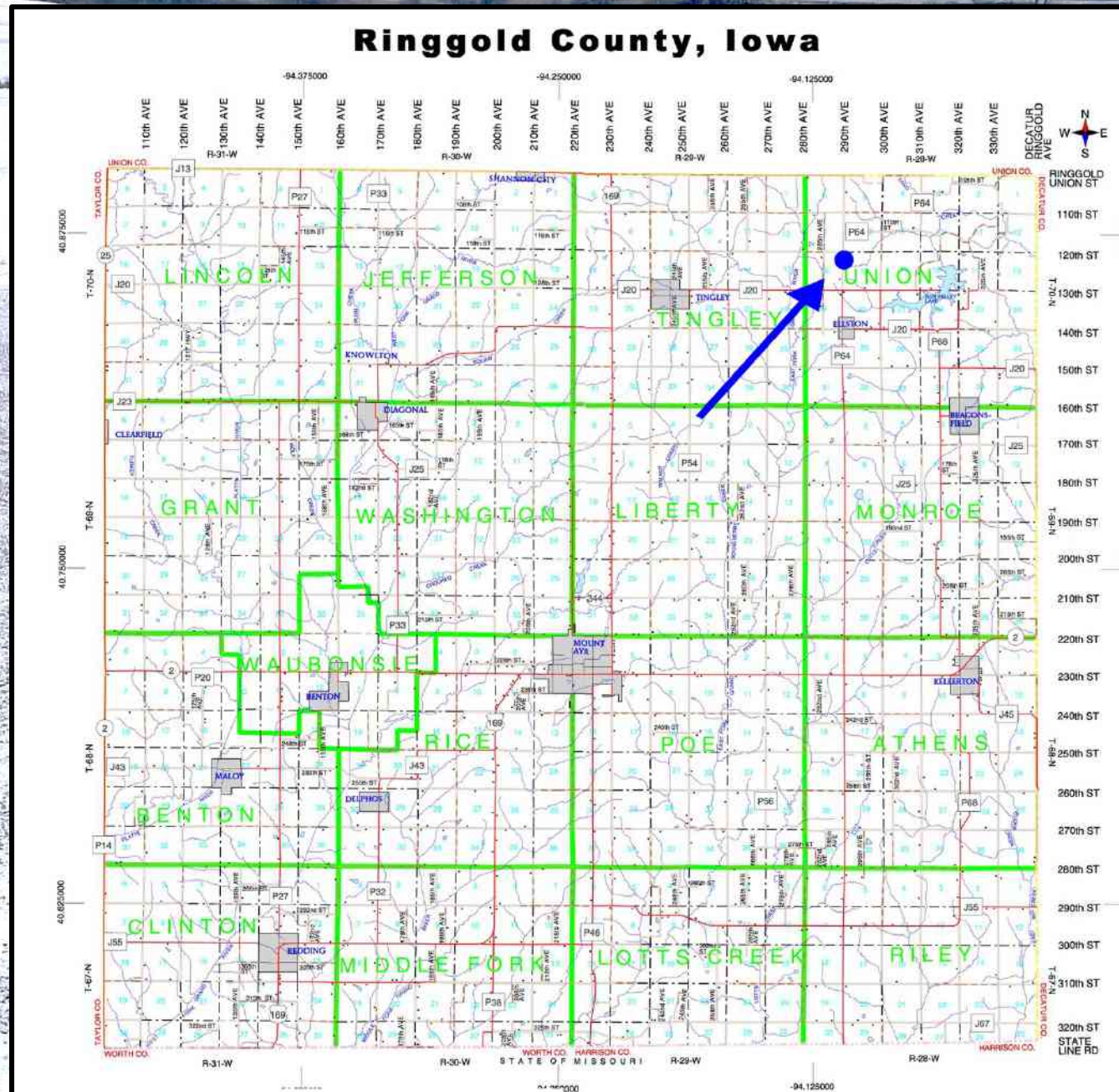
## 154 Taxable Acres, ML







# Esker Farm – Ringgold Co., IA 154 Taxable Acres, ML







# Esker Farm – Ringgold Co., IA

## 154 Taxable Acres, ML

