



**For Sale: 75.22 Taxable Acres, ML
Ringgold Co., near Blockton, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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.



Stevenson Rec Farm – Ringgold Co., IA

75.22 Taxable Acres, ML

Asking Price: \$345,000.00

Town: Blockton

County: Ringgold

State: IA

Taxes: \$1,352 Annually (Ringgold Co. Treasurer)

Terms: Cash, payable at closing

Land Use: 75.92 farmland acres, 51.49 acres enrolled in the Conservation Reserve Program (CRP), 3.01 effective cropland acres, remainder in timber (FSA)

CRP Description: 51.49 acres enrolled at \$205.74 per acre for an annual payment of \$10,594.00, with an expiration date of 9/2026 (FSA)

Possession: At Closing

FSA Description: Corn Base Acres 0.00, 0.00 PLC Yield; Oat Base Acres 0.00, 0.00 PLC Yield (FSA)

CSR Description: CSR2- 52.4 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Brennan a call, 515-450-6030, on this quality investment.

Listing Agent:
Brennan Kester
515-450-6030

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



Stevenson Rec Farm – Ringgold Co., IA

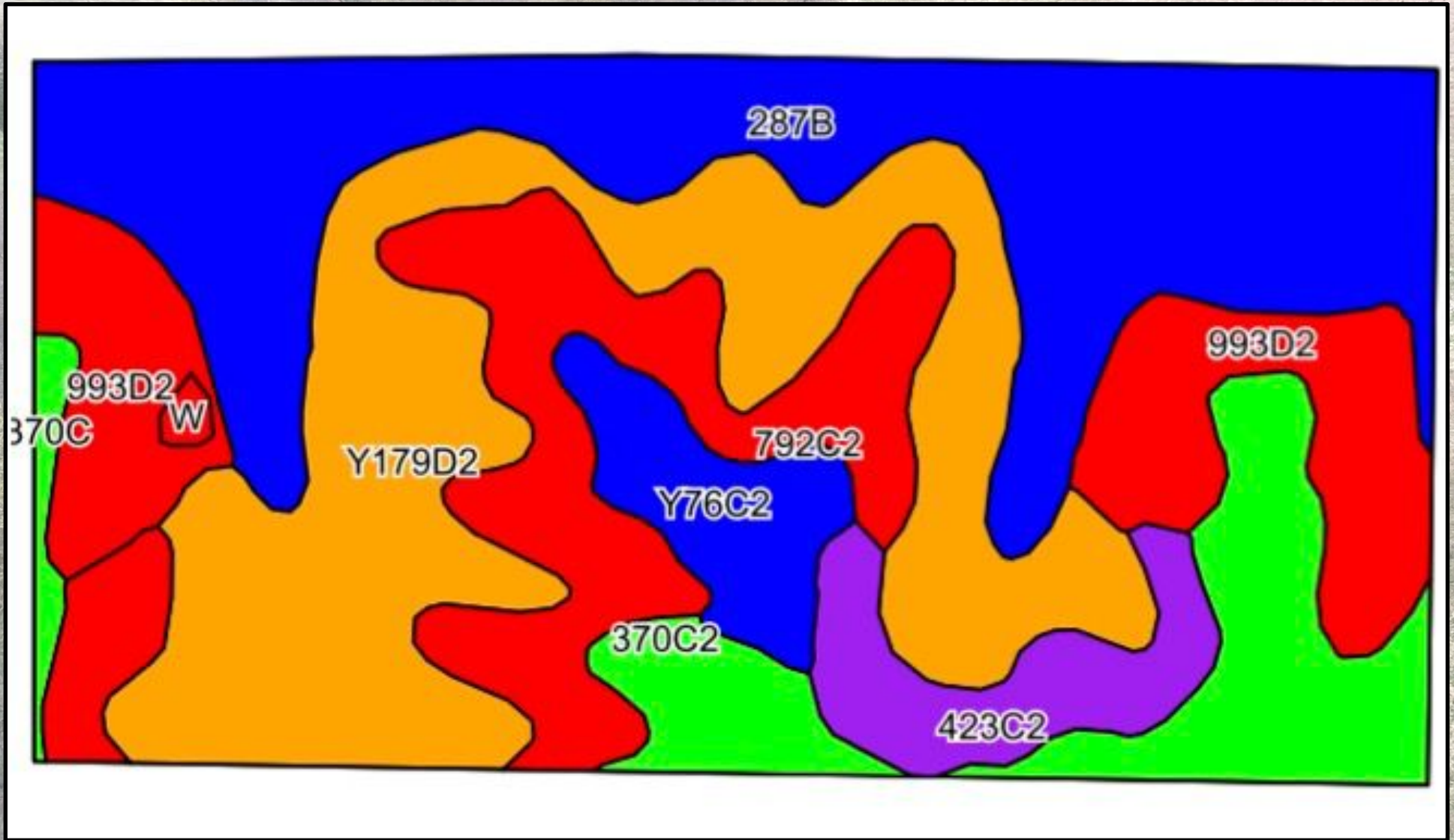
75.22 Taxable Acres, ML





Stevenson Rec Farm – Ringgold Co., IA

75.22 Taxable Acres, ML

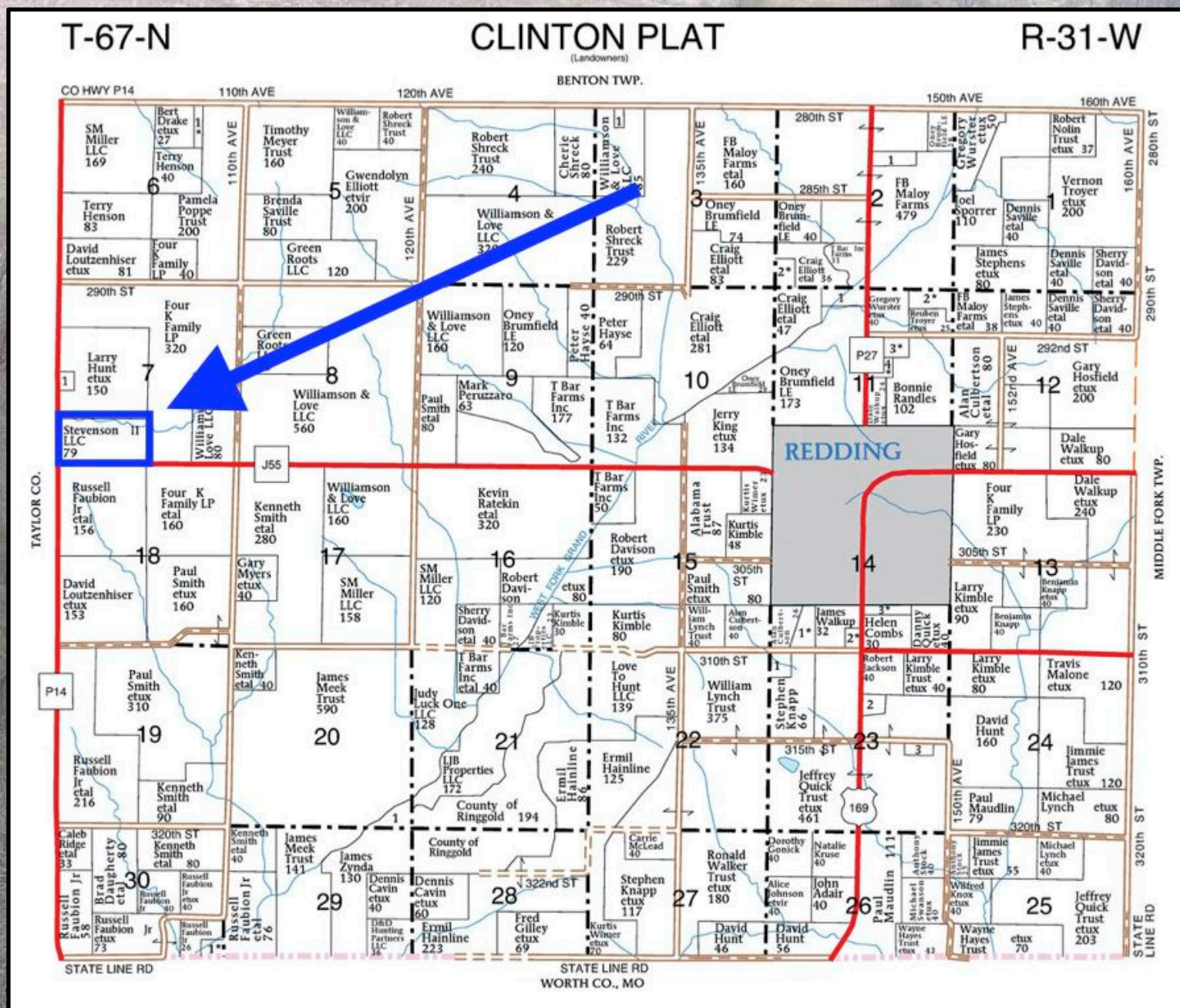
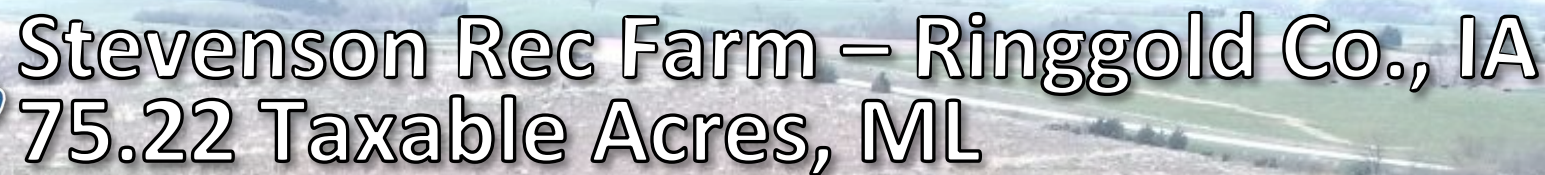




Stevenson Rec Farm – Ringgold Co., IA

75.22 Taxable Acres, ML

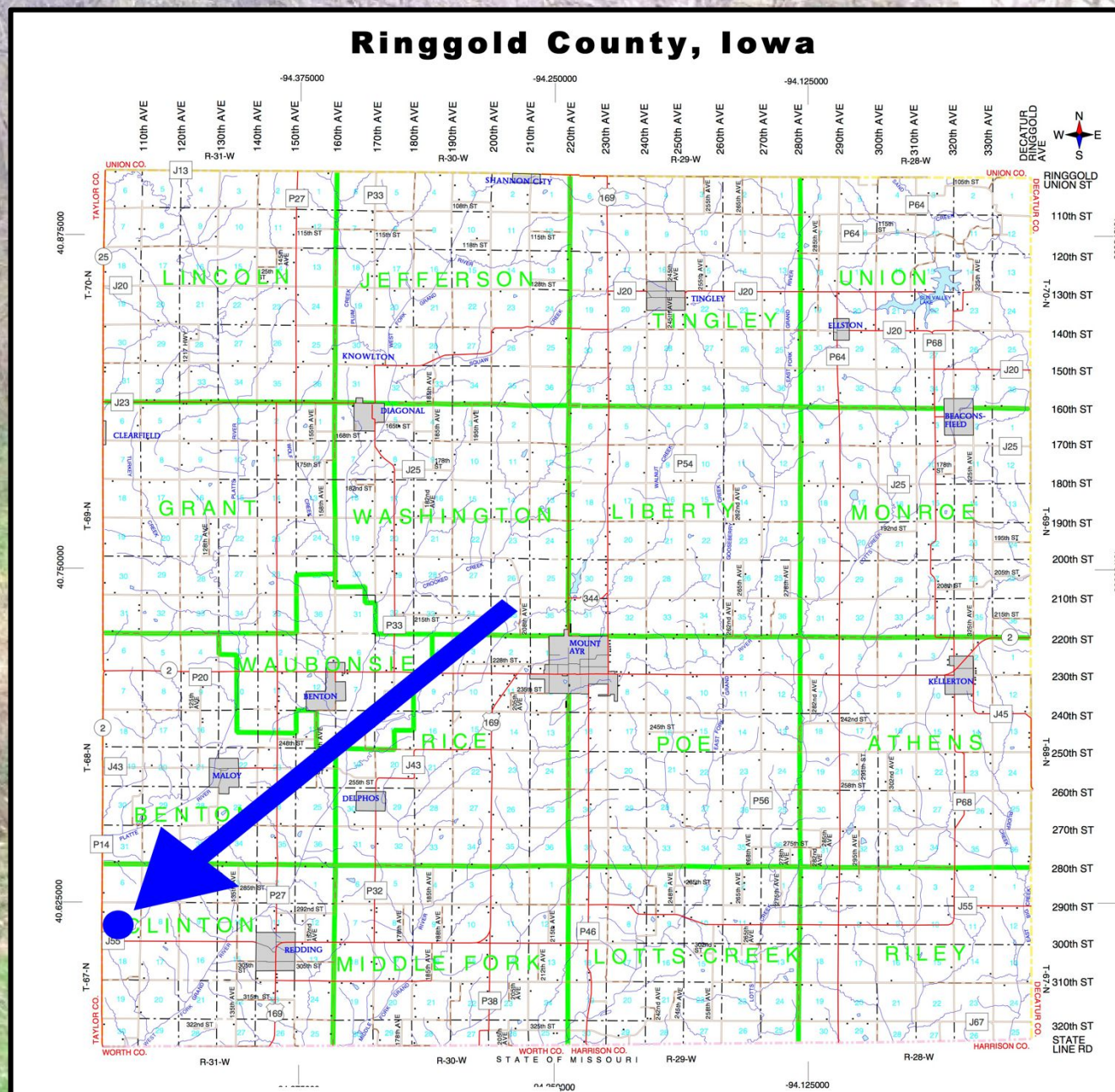
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	20.97	27.7%		IIw	184	3.9	53.4	3.3	5.5	75	60
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	19.74	26.1%		IVe						43	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	10.70	14.1%		IIle	123.2	3.4	35.7	2.2	3.7	24	27
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	8.62	11.4%		IVe	123.2	3.4	35.7	2.2	3.7	28	30
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.60	10.0%		IIle	204.8	5.7	59.4	3.7	6.1	80	67
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	3.76	5.0%		IIle	126.4	3.3	36.7	2.3	3.8	34	29
Y76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.31	4.4%		IIle						75	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.74	1.0%		IIle	209.6	5.9	60.8	3.8	6.3	81	72
W	Water	0.21	0.3%			0	0	0	0	0	0	0
Weighted Average						111.4	2.7	32.3	2	3.3	52.4	*-





Stevenson Rec Farm – Ringgold Co., IA

75.22 Taxable Acres, ML





Stevenson Rec Farm – Ringgold Co., IA

75.22 Taxable Acres, ML

