



**For Sale: 200 Taxable Acres, ML  
Ringgold Co., near Mount Ayr, Iowa**



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

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# Fell Farm – Ringgold Co., IA

## 200 Taxable Acres, ML

**Asking Price:** \$1,000,000.00

**Town:** Mount Ayr

**County:** Ringgold

**State:** IA

**Taxes:** \$4,634 annually (To be recalculated following survey) (Ringgold County)

**Terms:** Cash, payable at closing

**Land Use:** Estimated 172.39 acres enrolled in the Conservation Reserve Program (CRP)

**CRP Description:** Estimated 130.27 acres enrolled at \$230.86 per acre for an annual payment of \$30,074.00, with an expiration date of 9/2030; estimated 11.44 acres enrolled at \$81.20 per acre for an annual payment of \$928.93, with an expiration of 9/2027; estimated 30.68 acres enrolled at \$40.00 per acre for an annual payment of \$1,227.20, with an expiration of 9/2033. Estimated total annual income: \$32,230.13 (FSA)

**Possession:** At Closing

**FSA Description:** TBD (FSA)

**CSR Description:** CSR2- 50.6 (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**



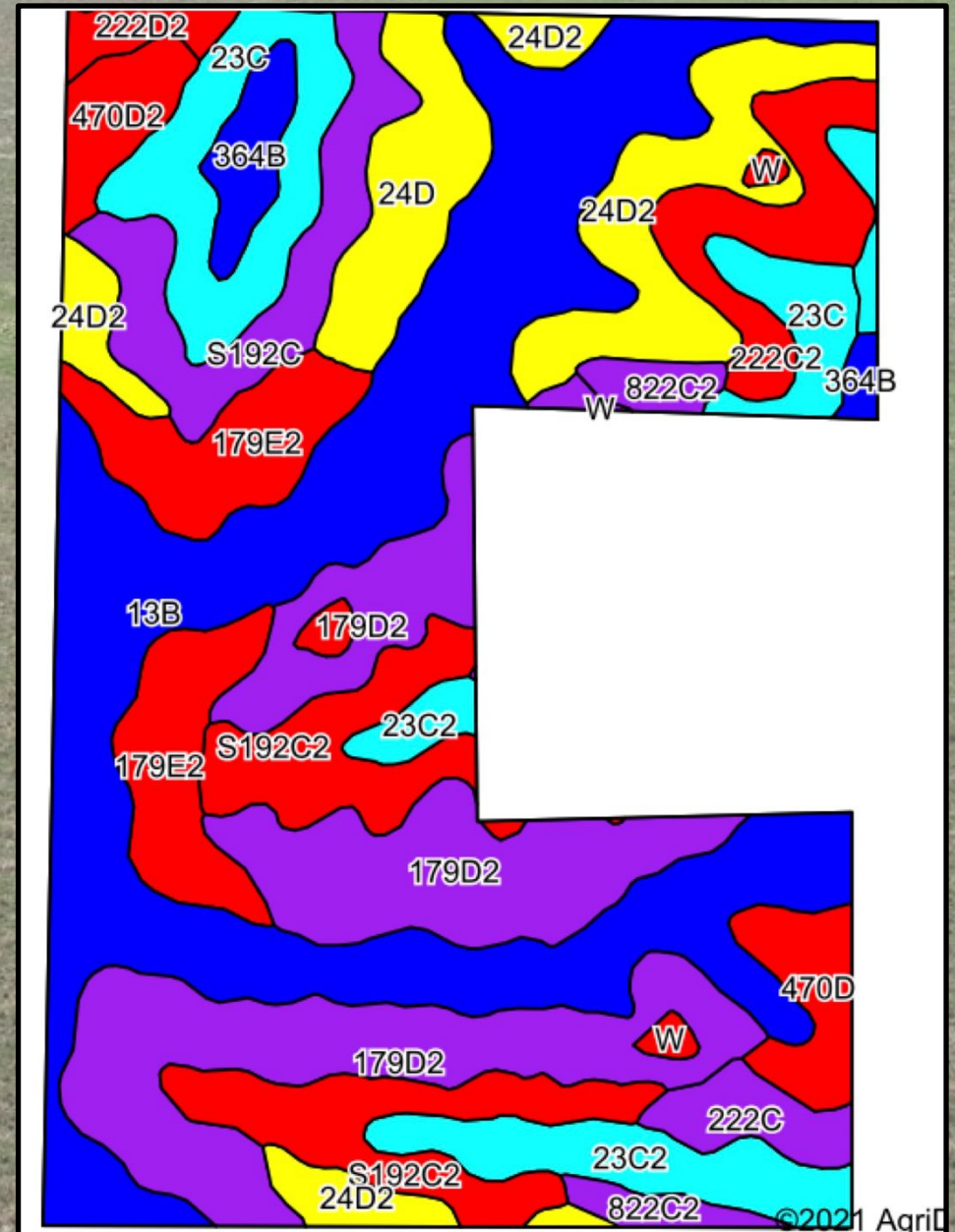
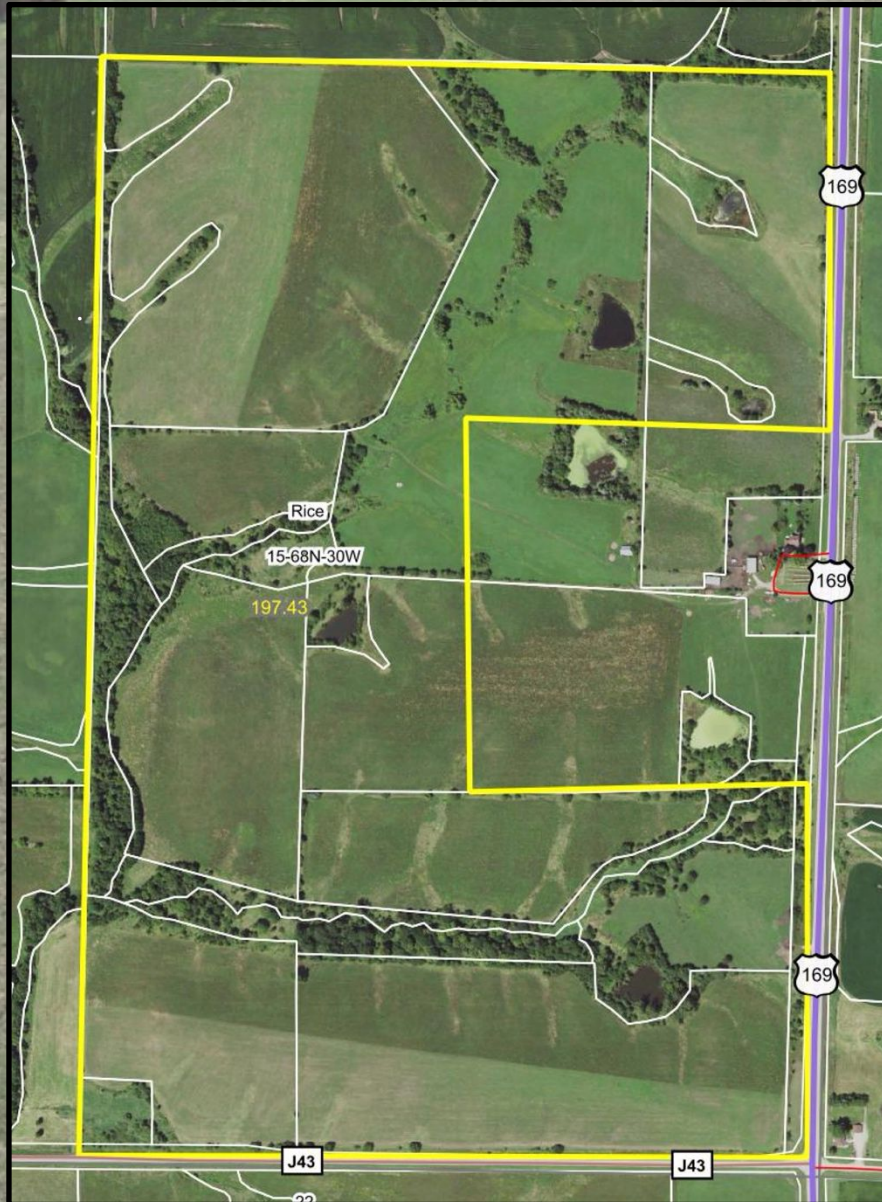
**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**  
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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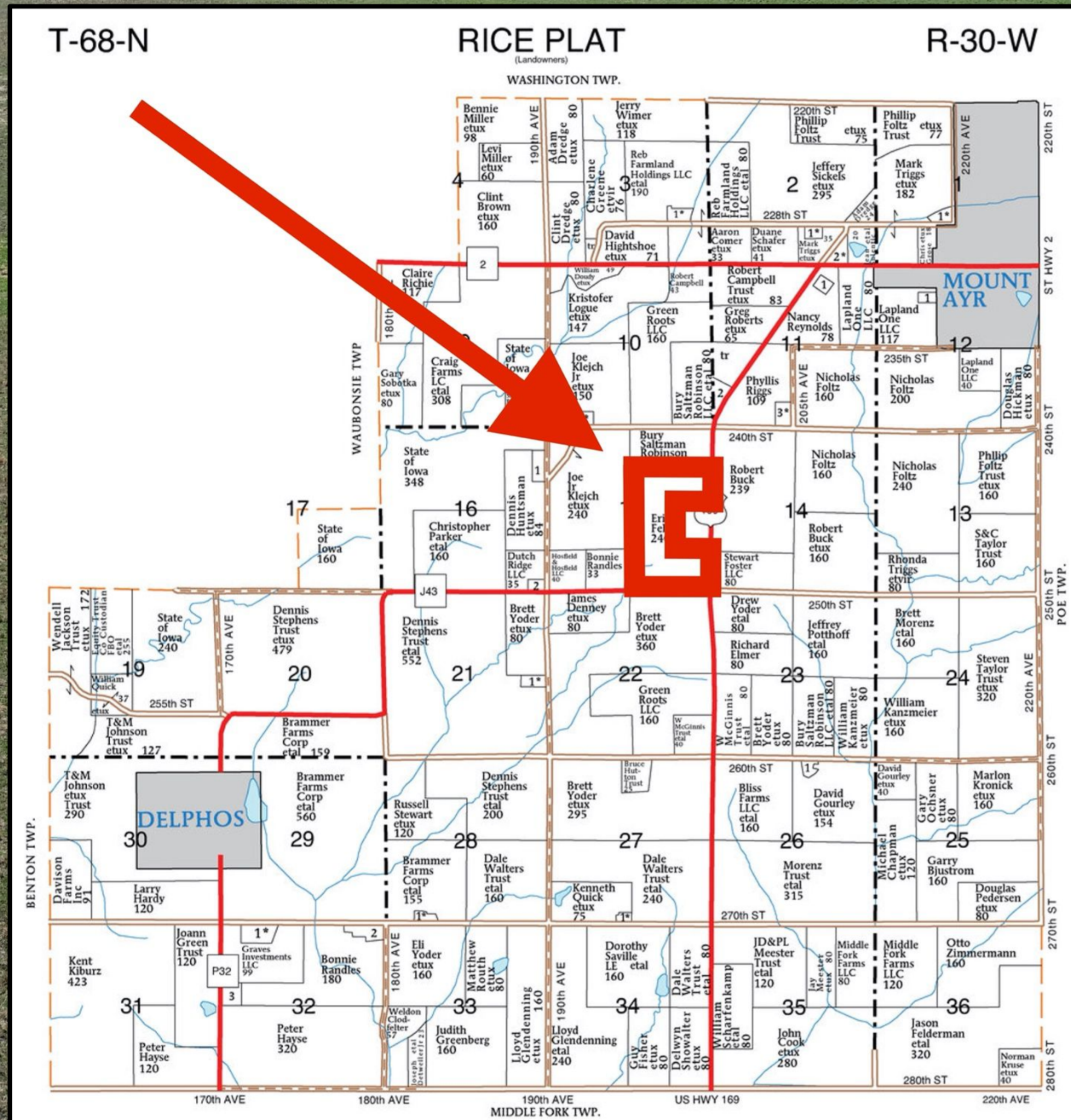
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## 200 Taxable Acres, ML

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
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	53.58	27.1%		Ilw	80	1.7	23.2	1.4	2.4	78	59
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	36.42	18.4%		IVe	163.2	4.6	47.3	2.9	4.9	38	43
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	15.13	7.7%		Ille	0	0	0	0	0	29	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	15.08	7.6%		Ille	168	4.7	48.7	3	5	51	48
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	13.14	6.7%		Vle	139.2	3.9	40.4	2.5	4.2	24	33
23C	Arispe silty clay loam, 5 to 9 percent slopes	12.54	6.4%		Ille	80	2.1	23.2	1.4	2.4	66	55
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	9.12	4.6%		Ille	80	2.1	23.2	1.4	2.4	62	50
S192C	Adair clay loam, heavy till, 5 to 9 percent slopes	8.55	4.3%		Ille	0	0	0	0	0	39	

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
24D	Shelby clay loam, 9 to 14 percent slopes	7.14	3.6%		Ille	172.8	4.8	50.1	3.1	5.2	52	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.02	3.6%		IVw	140.8	3	40.8	2.5	4.2	28	25
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	3.90	2.0%		IVe	139.2	3.6	40.4	2.5	4.2	26	29
364B	Grundy silty clay loam, 2 to 5 percent slopes	3.47	1.8%		Ile	80	2.1	23.2	1.4	2.4	72	75
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.28	1.7%		IVe	134.4	3.5	39	2.4	4	20	27
222C	Clarinda silty clay loam, 5 to 9 percent slopes	3.04	1.5%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	2.98	1.5%		Ille	129.6	3.4	37.6	2.3	3.9	31	30
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1.75	0.9%		IVe	112	2.4	32.5	2	3.4	8	10
W	Water	1.29	0.7%			0	0	0	0	0	0	0
Weighted Average						105.5	2.7	30.6	1.9	3.2	50.6	*-

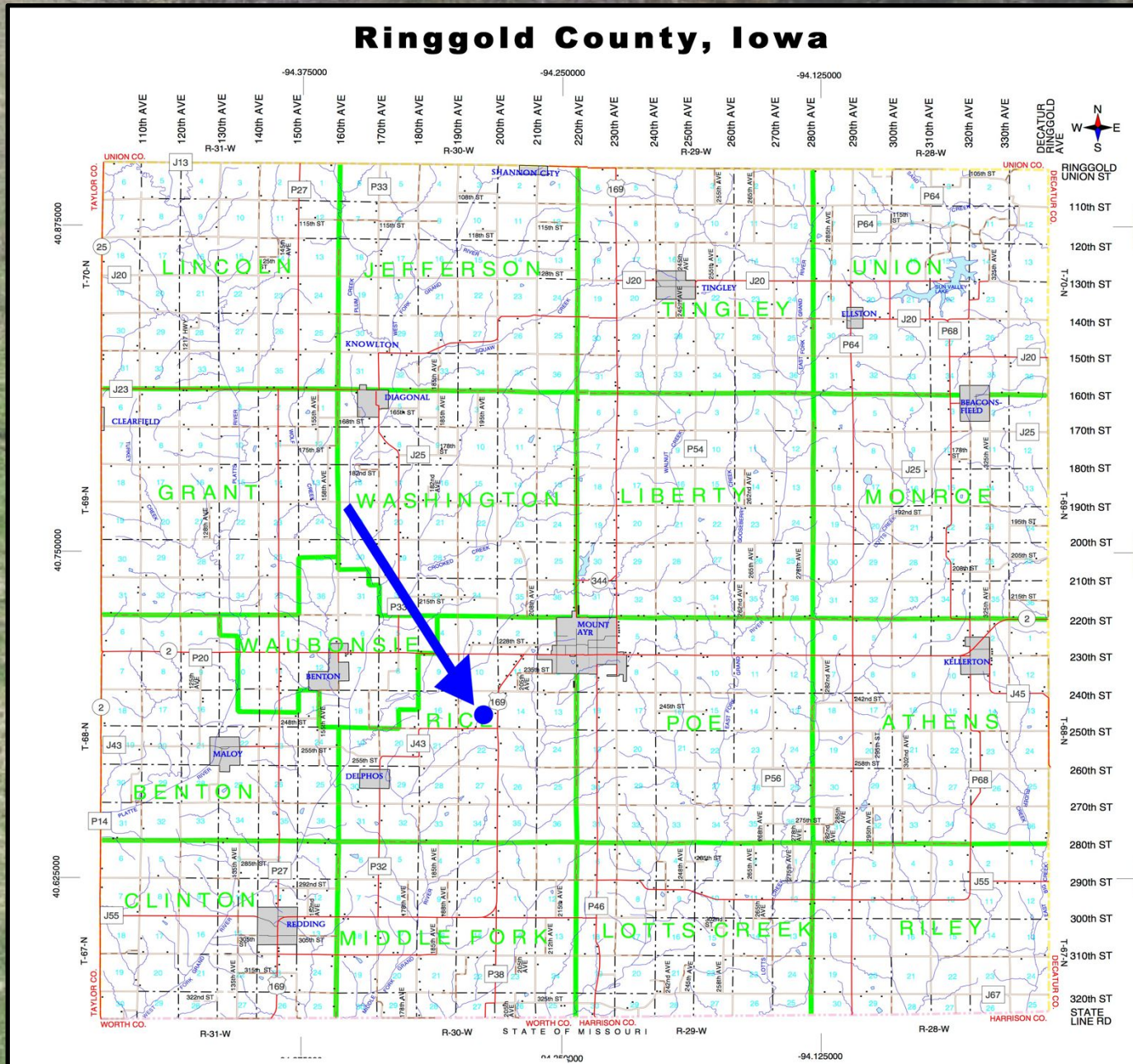








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