

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



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







C	ode	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	C. States	Code	Soil Description	Acres	Percent of field	Legend	Non- Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
1	3B	Olmitz-Zook- Humeston complex, 0 to 5 percent slopes	53.58	27.1%		llw	80	1.7	23.2	1.4	2.4	78	59	「「「	24D	Shelby clay loam, 9 to 14 percent slopes	7.14			llle	172.8	4.8	50.1	3.1	5.2	52	50
1	79D2	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	のないない	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
S	192C2	Adair clay loam, heavy till, 5 to 9 percent slopes,	15.13	7.7%		Ille	0	0	0	0	0	29		「「「「「「「「」」」	470D	Lamoni- Shelby complex, 9 to 14 percent slopes	3.90			IVe		3.6	40.4				29
2	4D2	moderately eroded Shelby clay loam, 9 to 14	15.08	7.6%		llle	168	4.7	48.7	3	5	51	48	AND NO.	364B	Grundy silty clay loam, 2 to 5 percent slopes	3.47	1.8%		lle	80	2.1	23.2	1.4	2.4	72	75
125. 23.4		percent slopes, moderately eroded												State State	470D2	Lamoni- Shelby complex, 9 to 14 percent	3.28	1.7%		IVe	134.4	3.5	39	2.4	4	20	27
1	79E2	Gara loam, 14 to 18 percent	13.14	6.7%		Vle	139.2	3.9	40.4	2.5	4.2	24	33	and the second		slopes, moderately eroded											142.00
「「「「「「」」		slopes, moderately eroded		855 80.955				8. 20			8 0	8,022	90000	STON Y	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
2		Arispe silty clay loam, 5 to 9 percent slopes	12.54	6.4%		llle	80	2.1	23.2	1.4	2.4	66	55	State of	822C2	Lamoni silty clay loam, 5 to 9 percent	2.98	1.5%		Ille	129.6	3.4	37.6	2.3	3.9	31	30
2	3C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	9.12	4.6%		llle	80	2.1	23.2	1.4	2.4	62	50	「大学」		slopes, moderately eroded											1.00
のないです														「日本になって	222D2	Clarinda silty clay loam, 9 to 14 percent slopes,	1.75	0.9%		IVe	112	2.4	32.5	2	3.4	8	10
S	192C	Adair clay loam, heavy till, 5 to 9	8.55	4.3%		Ille	0	0	0	0	0	39		Sale of		moderately eroded											Th
1000		percent slopes												a market	W	Water	1.29	08031 203	eighted A	verage	0	0 2.7	0 30.6	0	0	0 50.6	0
	AND ADD		The state	and Stat	1000	S.J 1	1000	1.029X	and the state	1.500 at 8	And Roberts	182.162	100.54	Sec.	10 Mar 10 Mar 20	12 18 18 - 18 M	13 21	VV	eighteu A	reraye	100.0	2.1	30.0	1.9	3.2	50.0	The second







-94.37500 **I30th AVI** 40th AVE DECATUR 310th A 210th 50th RINGGOLD UNION ST P33 P27 110th ST P64 115th ST 120th ST INCO EN ERSON F.F E 2130th ST 140th ST 150th ST 160th ST 170th ST J25 P54 180th ST .125 SHINGTON N-69-BE MONRO \$ 190th ST 40.750000 200th ST 210th ST 220th ST BO 230th ST 240th ST PO ENS 250th ST 260th ST P56 NI T ΟN 270th ST 280th ST 0.625000 290th ST LINTON 300th ST RIL F D D IN 310th ST 320th ST STATE LINE RD R-28-V R-31-W R-29-V

-94.125000

Ringgold County, Iowa



















