



**For Sale: 78.99 Taxable Acres, ML
Ringgold Co., near Mount Ayr, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Cook Farm – Ringgold County 78.99 Taxable Acres, ML

Asking Price: \$360,000.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$1,074 annual (Ringgold County Treasurer)

Terms: Cash, payable at closing

Land Use: 78.44 farmland acres, 59.38 cropland acres of which 59.38 acres are enrolled in the Conservation Reserve Program (CRP), remainder in timber (FSA)

CRP Description: 59.38 acres enrolled at \$209.02 per acre for an annual payment of \$12,412, with an expiration date of 9/2026 (FSA)

Possession: At Closing

FSA Description: Corn Base Acres 0, 0 PLC Yield; Soybean Base Acres 0, 0 PLC Yield (FSA)

CSR Description: CSR2- 40.8 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Mark a call, 641-344-2555, on this quality investment.

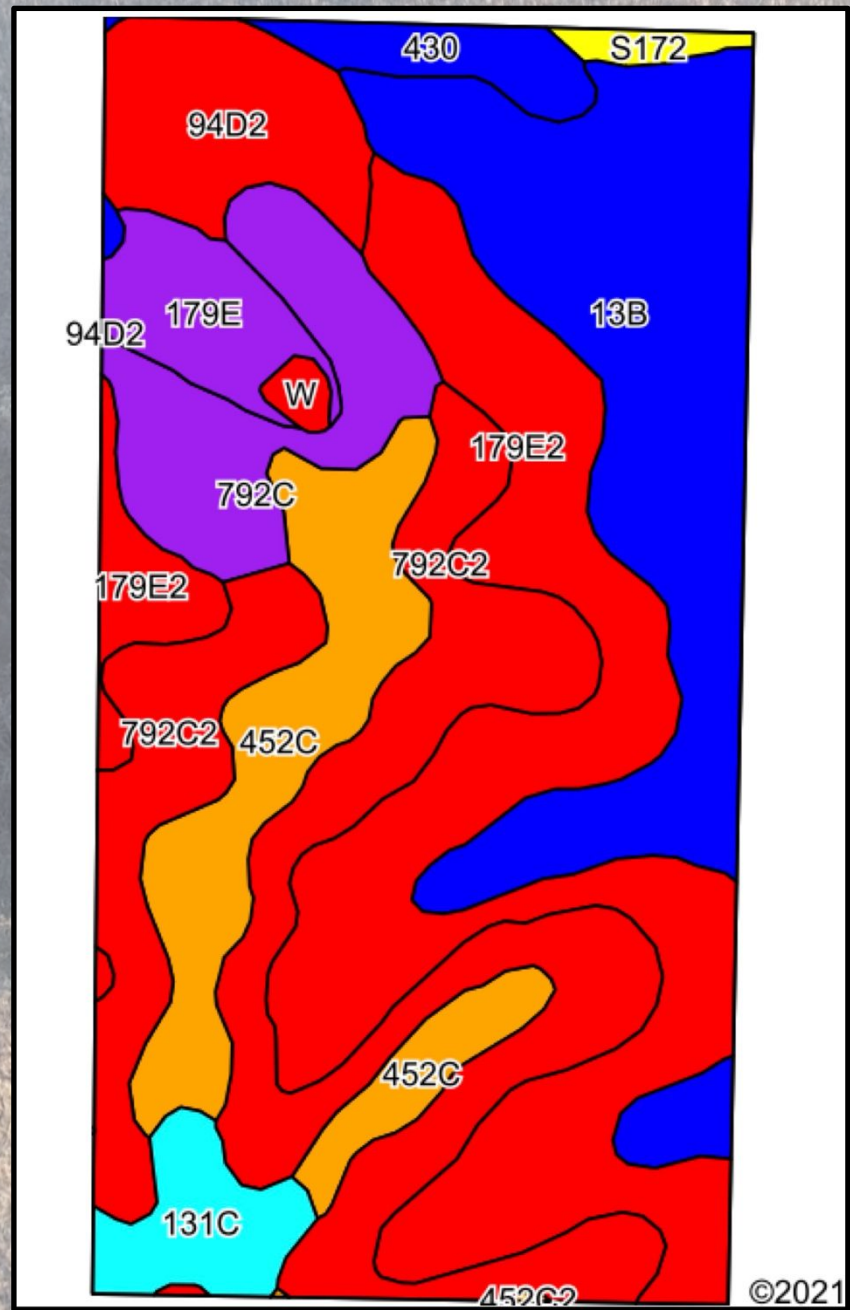
Listing Agent:
Mark Pearson
641-344-2555

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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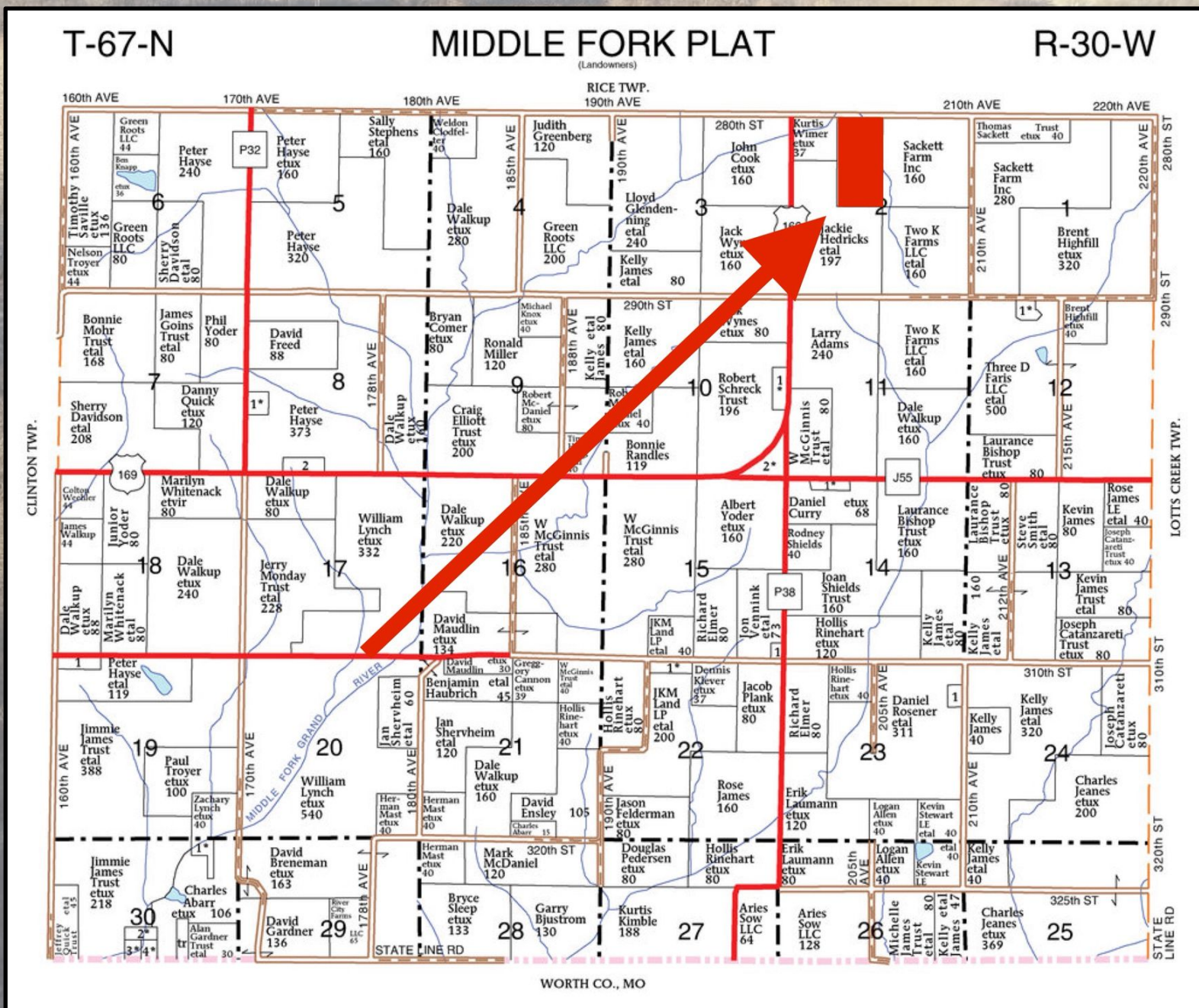
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	19.38	24.9%		Vle	139.2	3.9	40.4	2.5	4.2	24	33
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	17.01	21.9%		Ille	123.2	3.4	35.7	2.2	3.7	24	27
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	15.79	20.3%		Ilw	80	1.7	23.2	1.4	2.4	78	59
452C	Lineville silt loam, 5 to 9 percent slopes	8.08	10.4%		Ille	80	2.1	23.2	1.4	2.4	48	36
792C	Armstrong loam, 5 to 9 percent slopes	5.40	7.0%		Ille	128	3.6	37.1	2.3	3.8	35	31
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	4.40	5.7%		IVe	120	3.1	34.8	2.2	3.6	20	13
179E	Gara loam, 14 to 18 percent slopes	2.55	3.3%		Vle	144	4	41.8	2.6	4.3	30	35
131C	Pershing silt loam, 5 to 9 percent slopes	2.37	3.1%		Ille	80	2.1	23.2	1.4	2.4	65	49
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.81	2.3%		Ilw	203.2	5.3	58.9	3.7	6.1	77	83
S172	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	0.55	0.7%		Illw						57	
W	Water	0.35	0.5%			0	0	0	0	0	0	0
Weighted Average					3.66	113.9	3	33	2	3.4	40.8	*-



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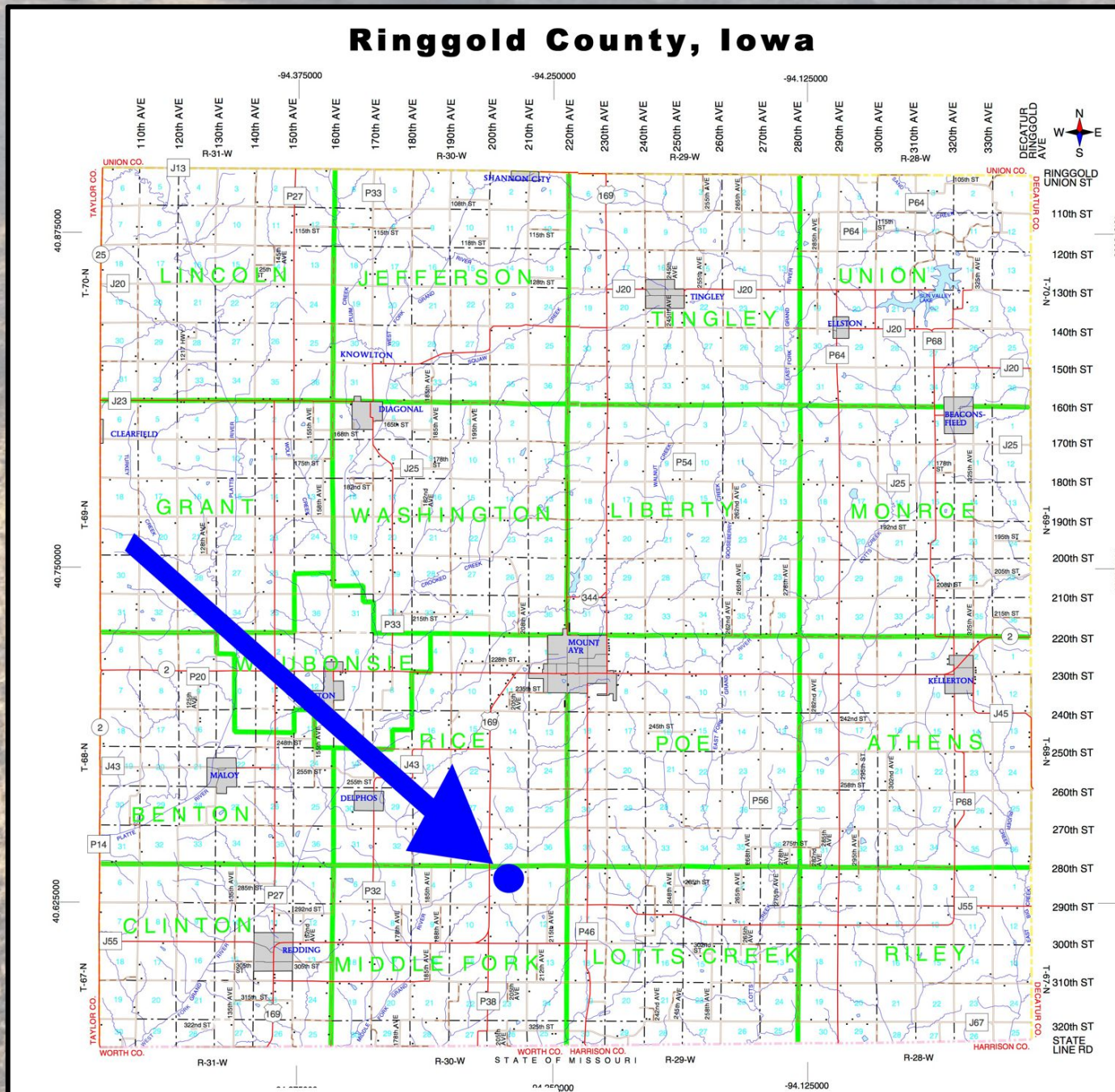
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