



For Sale: 145.05 Taxable Acres, ML
Ringgold Co., near Mount Ayr, Iowa



Call 641-333-2705 or visit southwestiowaland.com

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VWH Farm – Ringgold Co., IA

145.05 Taxable Acres, ML

Asking Price: \$499,500.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$0 (Wetlands Property Tax Exemption – to be filed yearly) (Ringgold County Assessor)

Terms: Cash, payable at closing

Land Use: Estimated 30 solid timber acres with an estimated 75 acres in grass/timber mix and several ponds/wetlands. (Surety Maps)

Possession: At Closing

FSA Description: Information coming soon!

CSR Description: CSR2- 66.9 (Surety Maps)

Comments: Preferred Properties presents a new recreational farm listing! This hunting property has everything you are looking for. It has established food plots and 30 acres (ML) of timber with mature hardwoods. The marshes on this property offer great duck hunting. This WRP farm has a history of trophy whitetail along with an impressive amount of turkeys and pheasants. Give Cole a call, 712-621-0966, on this quality hunting property.

Listing Agent:
Cole Winther
712-621-0966

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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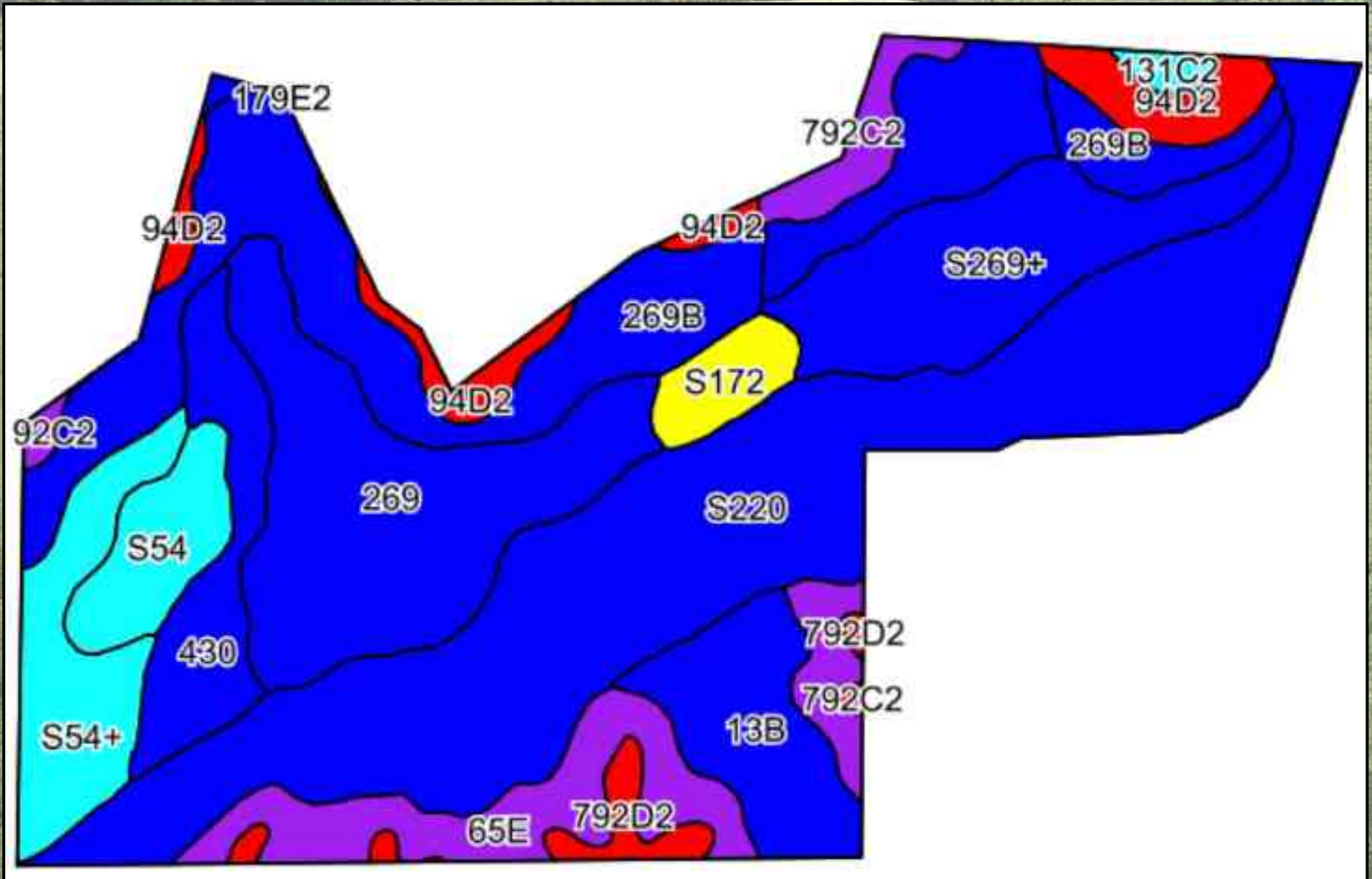
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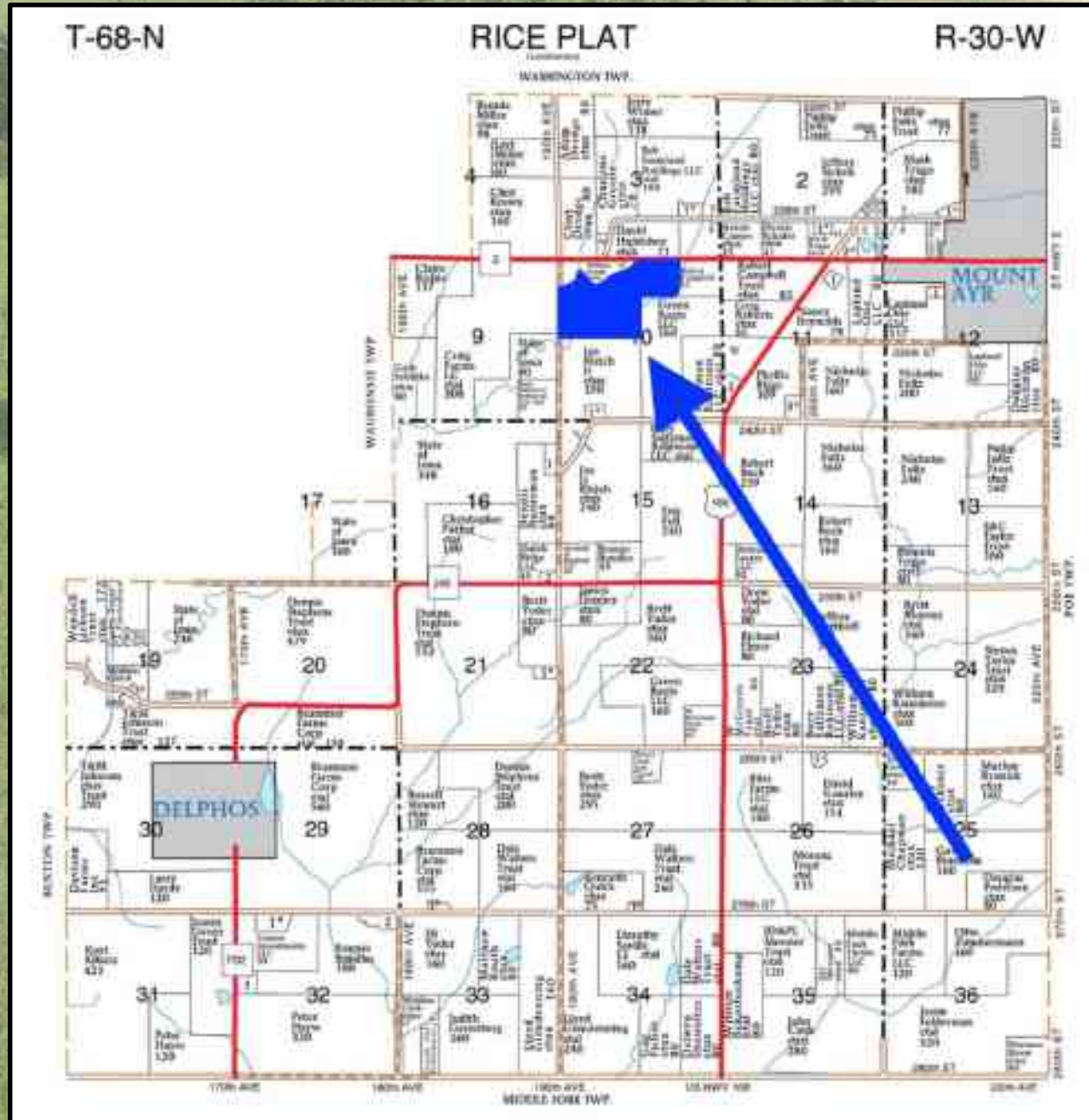
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR
522S	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	41.03	28.6%		Iw	0	0	0	0	0	77	
269B	Humiston silt clay loam, 2 to 5 percent slopes, rarely flooded	18.84	13.1%		Ihw	82	1.7	23.2	1.4	2.4	71	53
26B	Humiston silt clay loam, 0 to 2 percent slopes, occasionally flooded	17.41	12.1%		Ihw	82	1.7	23.2	1.4	2.4	70	58
5269+	Humiston silt loam, 0 to 2 percent slopes, overwash, occasionally flooded	11.80	8.2%		Ihw						72	
65E	Lindley loam, 14 to 18 percent slopes	9.98	7.0%		Ive	139.2	3.9	40.4	2.5	4.2	33	30
554+	Zock silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	7.26	5.1%		Iw	0	0	0	0	0	68	
13B	Olmits-Zock-Humiston complex, 0 to 5 percent slopes	7.23	5.0%		Iw	80	1.7	22.2	1.4	2.4	78	59
43D	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.43	4.5%		Ihw	203.2	0.3	68.8	3.7	8.1	77	83
5273C	Olmits loam, heavy till, 5 to 9 percent slopes	5.51	4.1%		Ihw	0	0	0	0	0	77	

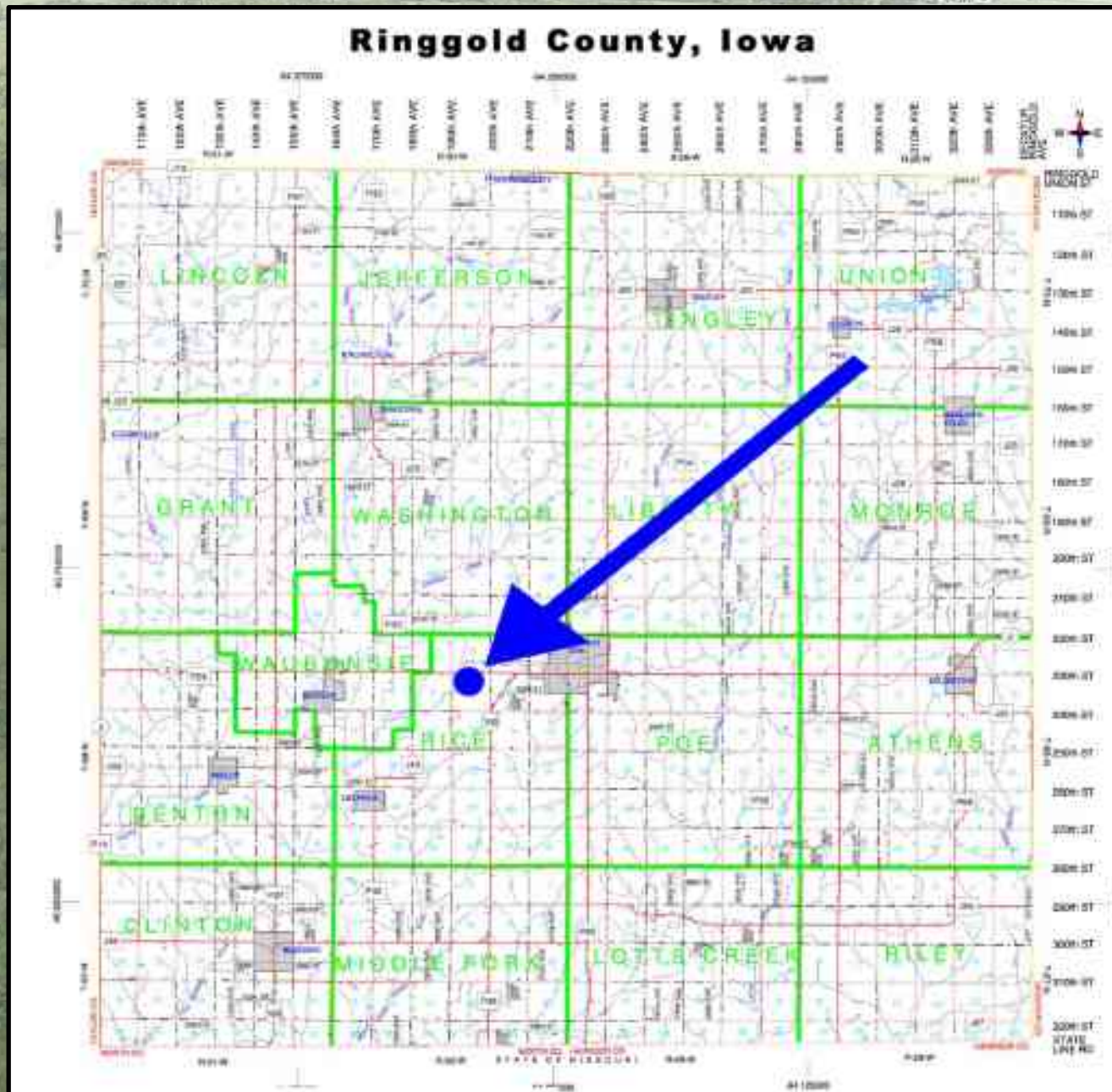
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	% Corn	% Alfalfa	% Soybeans	% Bluegrass	% Tall Grasses	CSR2**	CSR
94D2	Mystic-Caleb complex, 8 to 14 percent slopes, moderately eroded	5.37	3.7%		Ive	120	3.1	34.8	2.2	3.6	20	13
554	Zock silt clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.25	3.0%		Iw	0	0	0	0	0	68	
E172	Watash silt clay, 0 to 2 percent slopes, occasionally flooded	2.45	1.7%		Ihw						57	
175D2	Gale loam, 9 to 14 percent slopes, moderately eroded	2.19	1.5%		Ive	153.2	4.6	47.3	2.9	4.9	38	43
792D2	Armstrong clay loam, 6 to 14 percent slopes, moderately eroded	2.00	1.4%		Ive	88	2.5	25.5	1.8	2.8	7	13
131C2	Pershing silt clay loam, 5 to 9 percent slopes, moderately eroded	0.88	0.6%		Ihw	80	2.1	23.2	1.4	2.4	62	45
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	0.42	0.3%		Ihw	115.2	3	35.4	2.1	3.5	31	20
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.1%		Ihw	123.2	3.4	39.7	2.2	3.7	24	27
Weighted Average						52.1	1.3	18.1	0.9	1.8	86.9	~



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