



For Sale: 297.96 Acres M/L
Ringgold Co., near Mount Ayr, Iowa



EQUAL HOUSING
OPPORTUNITY

Call 641-333-2705 or visit southwestiowaland.com

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Jenkins 297 Farm – Ringgold Co., IA

297.96 Taxable Acres, M/L

Asking Price: \$1,900,000.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$1,794 Annually (Ringgold County Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 299.9 farmland acres with 276.55 effective cropland acres and 45 acres currently enrolled in CRP. (FSA)

CRP Details: 45 acres, more or less, enrolled in the Conservation Reserve Program earning \$167.47 per acre totaling \$7,536.00 annually. The CRP contract expires in September of 2023. (USDA)

Possession: Upon Closing

FSA Description: Corn Base 231.55, 88 PLC Yield. (FSA)

CSR Description: CSR2- 43.2 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Jenkins Farm! This large-contiguous tract consists of 297 net acres and has a large amount of bottom, flat tillable acres. This property also has 45 acres of land enrolled in the Conservation Reserve Program (CRP) earning \$7,536 per year and it expires in September of 2023, so the opportunity to add row crop acres or re-enroll at a stronger bid are available to the new owner. This property's location is fantastic and would be a great addition to any operation or portfolio in the area as it is at the intersection of P27 and State Highway 2 just West of Mount Ayr! The Seller has also performed several drainage improvement projects over the past several years and has improved the drainage on this farm substantially. This farm will draw a lot of interest – contact Preferred Properties of Iowa at 641-333-2705 to get additional details or to schedule your private showing today!

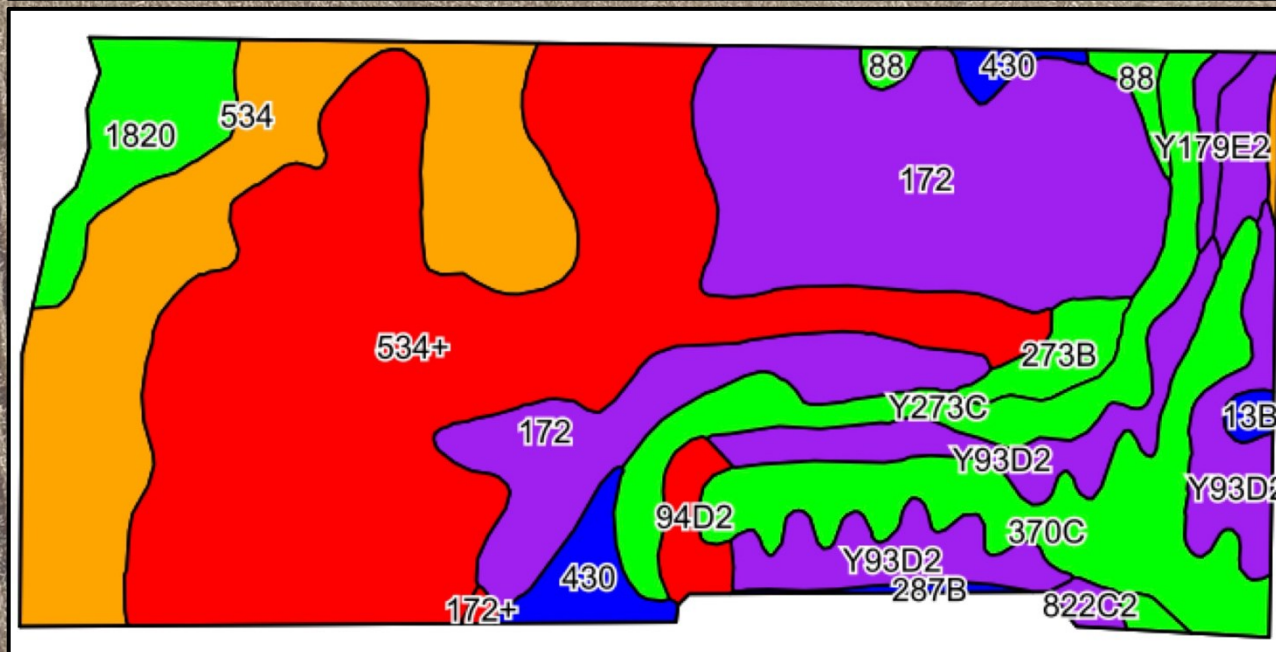
Listing Agents:
Tom Miller & Brennan Kester
712-621-1281/515-450-6030

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



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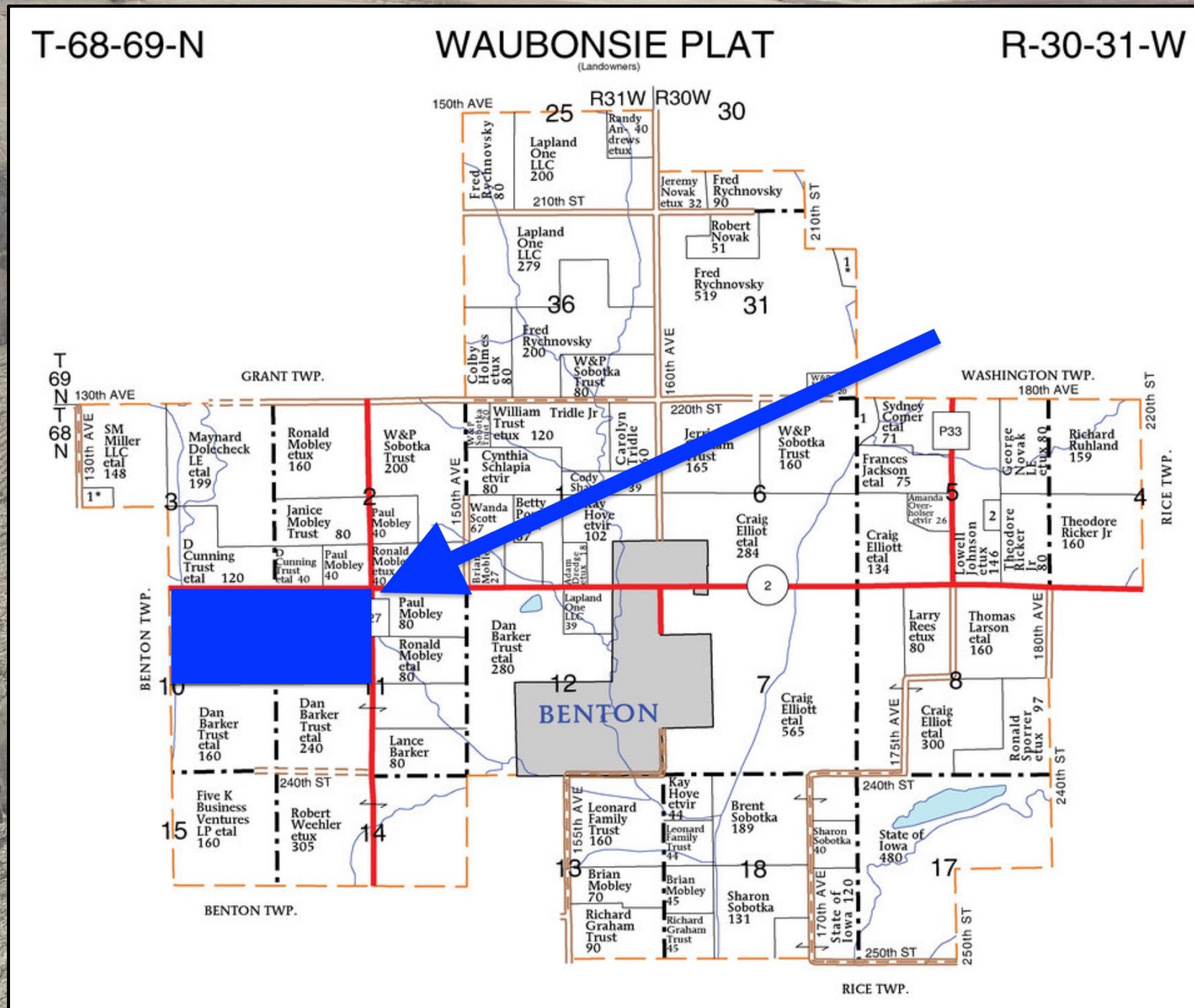
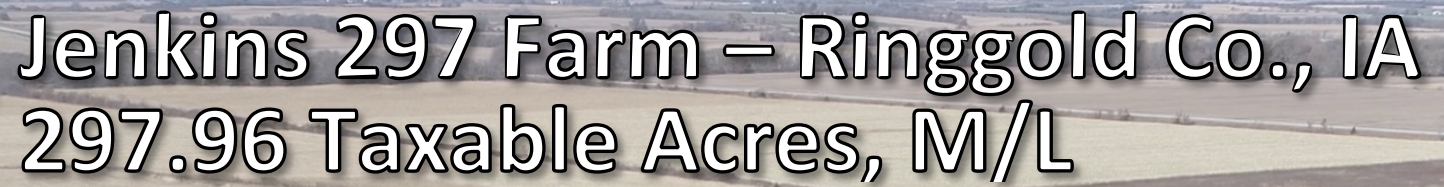


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
534+	Carlow silt loam, overwash, 0 to 2 percent slopes	93.63	31.8%		Illw	80.0	1.7	23.2	1.4	2.4	24	48
172	Wabash silty clay, 0 to 2 percent slopes	60.39	20.5%		Illw	177.6	3.7	51.5	3.2	5.3	37	44
534	Carlow silty clay, 0 to 2 percent slopes	42.06	14.3%		Illw	171.2	3.6	49.6	3.1	5.1	43	43
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	23.78	8.1%		Ille	0.0	0.0	0.0	0.0	0.0	35	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	23.45	8.0%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
Y273C	Olmitz loam, 5 to 9 percent slopes	15.32	5.2%		Ille	0.0	0.0	0.0	0.0	0.0	85	
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	10.25	3.5%		Ilw						87	
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	5.93	2.0%		Ilw	203.2	5.3	58.9	3.7	6.1	77	83
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	3.73	1.3%		Ille	224.0	6.3	65.0	4.0	6.7	81	72
Y192C	Adair clay loam, dissected till plain, 5 to 9 percent slopes	3.52	1.2%		Ille	0.0	0.0	0.0	0.0	0.0	36	

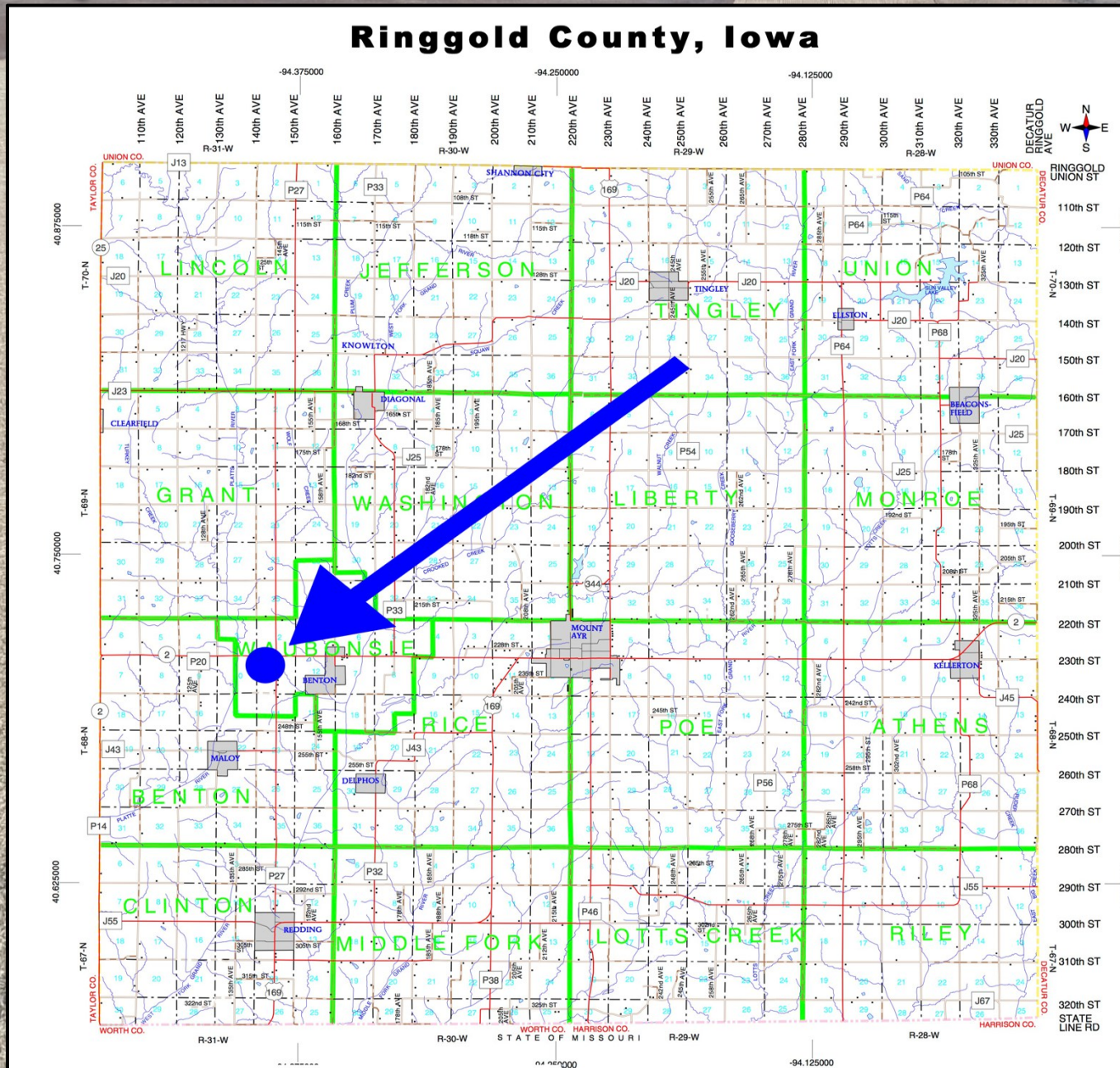
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	3.36	1.1%		Ive	120.0	3.1	34.8	2.2	3.6	20	13
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	2.43	0.8%		Iw	227.2	5.9	65.9	4.1	6.8	95	90
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	1.90	0.6%		Vle						32	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	1.07	0.4%		Ille	129.6	3.4	37.6	2.3	3.9	31	30
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	0.89	0.3%		Ilw	80.0	1.7	23.2	1.4	2.4	78	59
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	0.74	0.3%		Ilw	184.0	3.9	53.4	3.3	5.5	75	60
Y570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.72	0.2%		Ille						81	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.53	0.2%		Ille	0.0	0.0	0.0	0.0	0.0	49	
172+	Wabash silt loam, overwash, 0 to 2 percent slopes	0.37	0.1%		Illw	80.0	1.7	23.2	1.4	2.4	17	52
Weighted Average					2.94	114.6	2.6	33.2	2.1	3.4	43.2	*-





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