



**For Sale: 76.49 Taxable Acres, ML  
Ringgold Co., near Mount Ayr, Iowa**



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

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# Morenz 76 Farm – Ringgold County 76.49 Taxable Acres, ML

**Asking Price:** \$395,000.00

**Town:** Mount Ayr

**County:** Ringgold

**State:** IA

**Taxes:** \$894 annual (Ringgold County Treasurer)

**Terms:** Cash, Payable at Closing

**Land Use:** 76.75 farmland acres, 67.54 cropland acres of which 54.59 acres are enrolled in the Conservation Reserve Program (CRP), remainder in timber. (Ringgold County FSA)

**CRP Description:** 54.59 acres enrolled at \$159.26 per acre for an annual payment of \$8,694, with an expiration date of 9/2025. (Ringgold County FSA)

**Possession:** At Closing

**FSA Description:** Corn Base Acres 12.95, 81 PLC Yield (Ringgold County FSA)

**CSR Description:** CSR2- 38.2 (Surety Maps)

**Comments:** Presenting the Morenz 76 Farm! Located South of Kellerton or SE of Mount Ayr, this affordable tract has ROI locked in until September 2025 with the possibility of re-enrollment or the opportunity to convert to row crop production. Newer fence is located on the South and West sides of the tract and pheasant and deer have been seen on the farm! Owner financing might be an option as well! Contact PPI for details and don't wait too long to make this piece your own! Call Mark Pearson at 641-344-2555 or Brennan Kester at 515-450-6030.

**Listing Agents:**  
**Mark Pearson/Brennan Kester**  
**641-344-2555/515-450-6030**



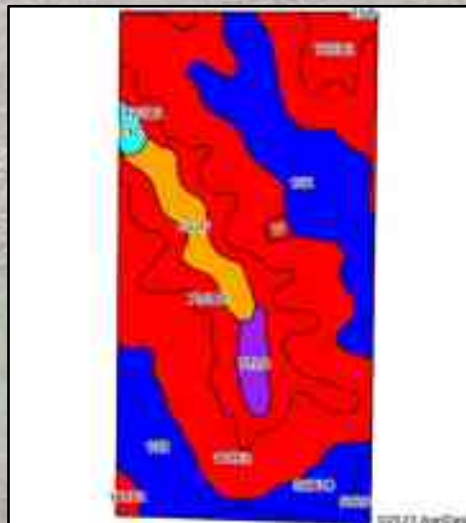
**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**  
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner





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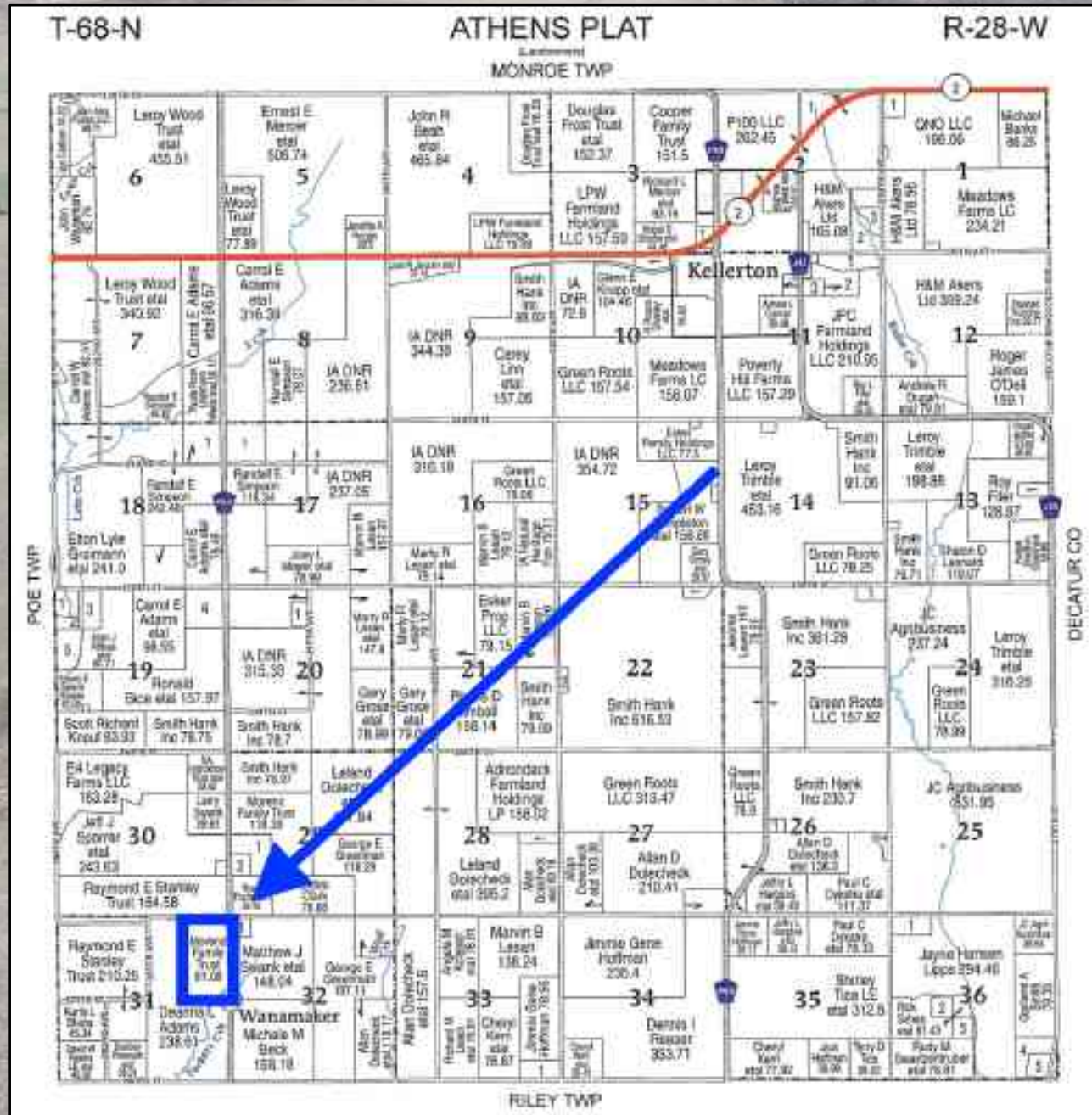
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	1 Corn Bu	1 Alfalfa Tons	1 Soybeans Bu	1 Bluegrass Tons	1 Tall Grasses Tons	CSR2**	CSR
179E2	Gare loam, 14 to 18 percent slopes, moderately eroded	32.63	42.9%		Vle	139.2	3.9	40.4	2.5	4.2	24	33
13B	Olmütz-Zook-Humeston complex, 0 to 5 percent slopes	16.28	24.0%		flw	80.0	1.7	23.2	1.4	2.4	78	58
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	12.97	17.0%		IVe	88.0	2.5	25.5	1.6	2.6	7	13
452C	Lineville silt loam, 5 to 9 percent slopes	3.59	4.7%		Ille	80.0	2.1	23.2	1.4	2.4	48	38
S273C	Olmütz loam, heavy 0L, 5 to 9 percent slopes	2.45	3.2%		Ille	0.0	0.0	0.0	0.0	0.0	77	
S220	Nodaway silt loam, heavy 0L, 0 to 2 percent slopes, occasionally flooded	1.75	2.3%		flw	0.0	0.0	0.0	0.0	0.0	77	
792C	Armstrong loam, 5 to 9 percent slopes	1.62	2.1%		Ille	128.0	3.6	37.1	2.3	3.8	35	31
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.31	1.7%		IVe	97.8	2.5	28.3	1.8	2.9	6	13
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.68	0.9%		Ille	80.0	2.1	23.2	1.4	2.4	66	56
179F2	Gare loam, 18 to 24 percent slopes, moderately eroded	0.53	0.7%		Vle	115.2	3.2	33.4	2.1	3.5	12	13
W	Water	0.32	0.4%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average						103.6	2.8	30	1.9	3.1	38.2	%





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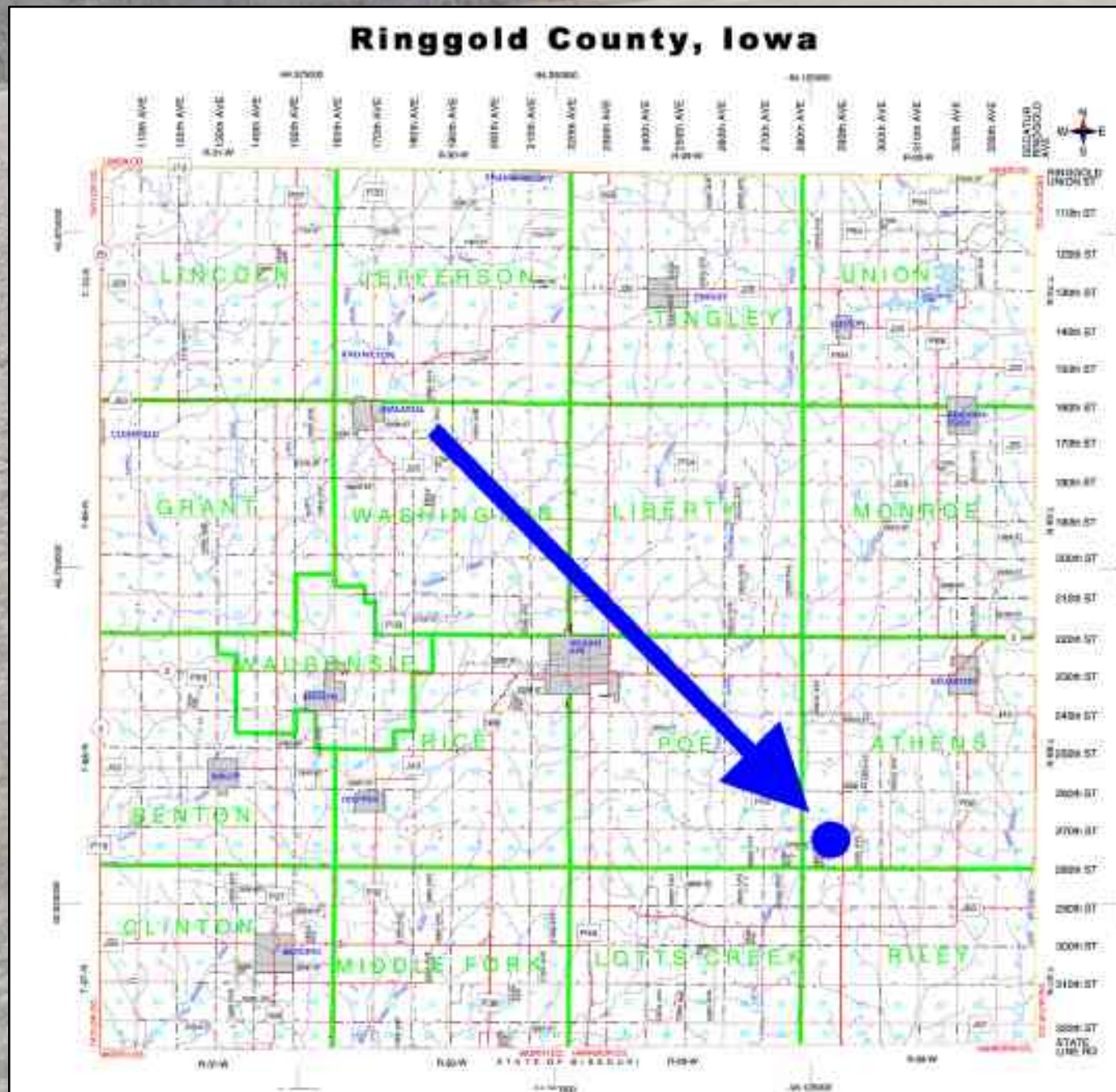






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