



**For Sale: 119 Taxable Acres, ML
Ringgold Co., near Mount Ayr, Iowa**

***Ask Us About Seller Financing!
Very Favorable Interest Rates Considered!***

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.





Morenz 119 Farm – Ringgold County 119 Taxable Acres, ML

Ask Us About Seller Financing! Very Favorable Interest Rates Considered!

Asking Price: \$695,000.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$1,752 annual (Ringgold County Treasurer)

Terms: Cash, Payable at Closing

Land Use: 116.78 farmland acres, 86.58 cropland acres of which 79.42 acres are enrolled in the Conservation Reserve Program (CRP), remainder in timber. (Ringgold County FSA)

CRP Description: 79.42 acres enrolled at \$180.41 per acre for an annual payment of \$14,328, with an expiration date of 9/2025. (Ringgold County FSA)

Possession: At Closing

FSA Description: Corn Base Acres 7.16, 81 PLC Yield (Ringgold County FSA)

CSR Description: CSR2- 49.7 (Surety Maps)

Comments: Presenting the Morenz 119 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. Nice timber draws and "fingers" make this farm a well-equipped tract for bow hunting and kicking up some fall pheasant! 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



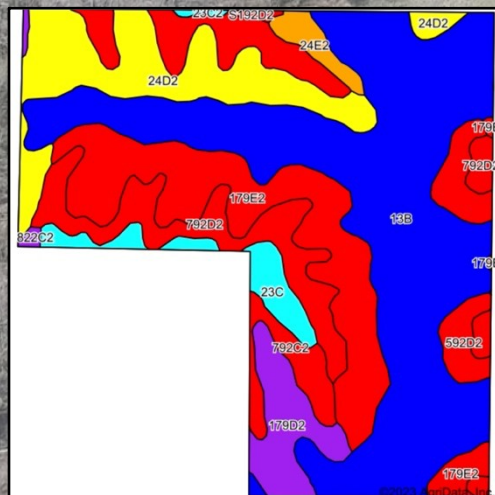
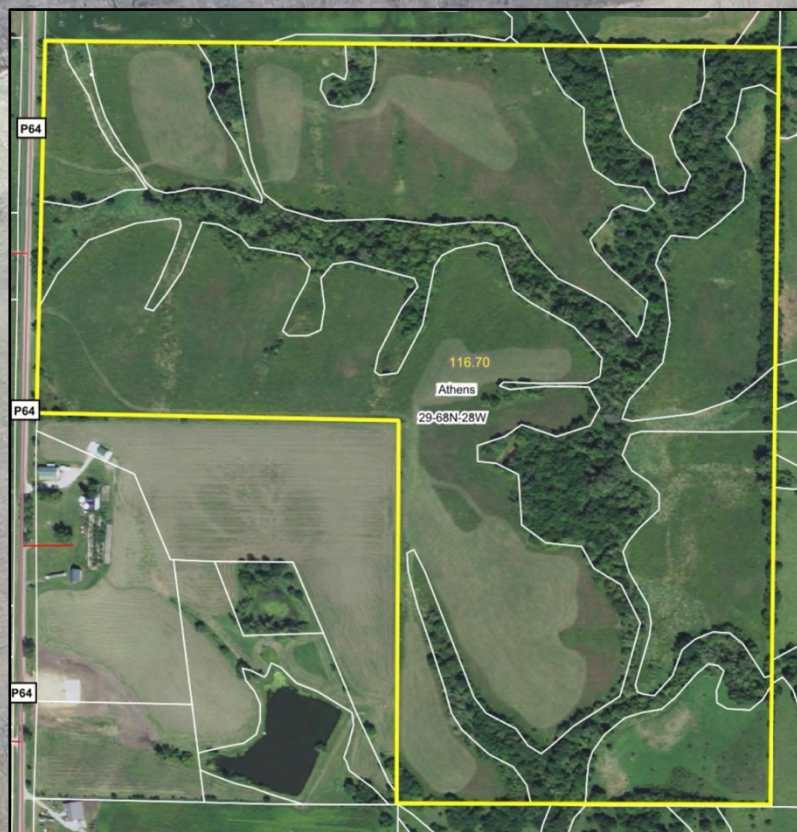
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851

Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



Morenz 119 Farm – Ringgold County

119 Taxable Acres, ML

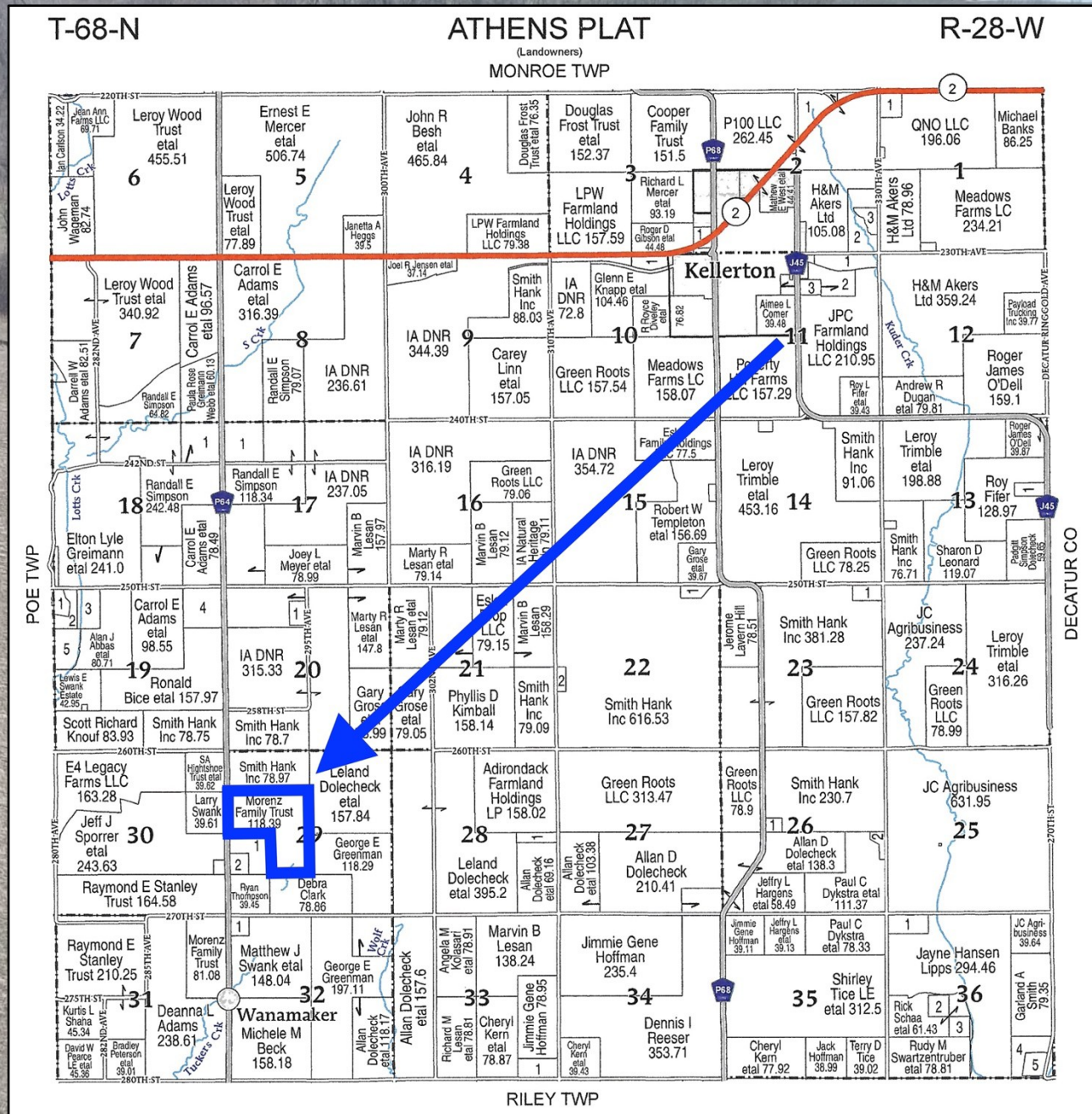


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	47.27	40.5%		IIw	80.0	1.7	23.2	1.4	2.4	78	59
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	19.46	16.7%		VIe	139.2	3.9	40.4	2.5	4.2	24	33
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	14.61	12.5%		IIle	168.0	4.7	48.7	3.0	5.0	51	48
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	10.61	9.1%		IVe	88.0	2.5	25.5	1.6	2.6	7	13
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.56	4.8%		IVe	163.2	4.6	47.3	2.9	4.9	38	43
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	5.43	4.7%		IIle	0.0	0.0	0.0	0.0	0.0	29	
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	4.31	3.7%		IVe	88.0	2.3	25.5	1.6	2.6	10	5
23C	Arispe silty clay loam, 5 to 9 percent slopes	3.75	3.2%		IIle	80.0	2.1	23.2	1.4	2.4	66	55
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.10	2.7%		IIle	123.2	3.4	35.7	2.2	3.7	24	27
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.72	1.5%		IVe	144.0	4.0	41.8	2.6	4.3	40	38
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.41	0.4%		IIle	129.6	3.4	37.6	2.3	3.9	31	30
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	0.27	0.2%		IVe	0.0	0.0	0.0	0.0	0.0	9	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	0.20	0.2%		IIle	80.0	2.1	23.2	1.4	2.4	62	50
Weighted Average					3.29	104.2	2.7	30.2	1.9	3.1	49.7	*



Morenz 119 Farm – Ringgold County

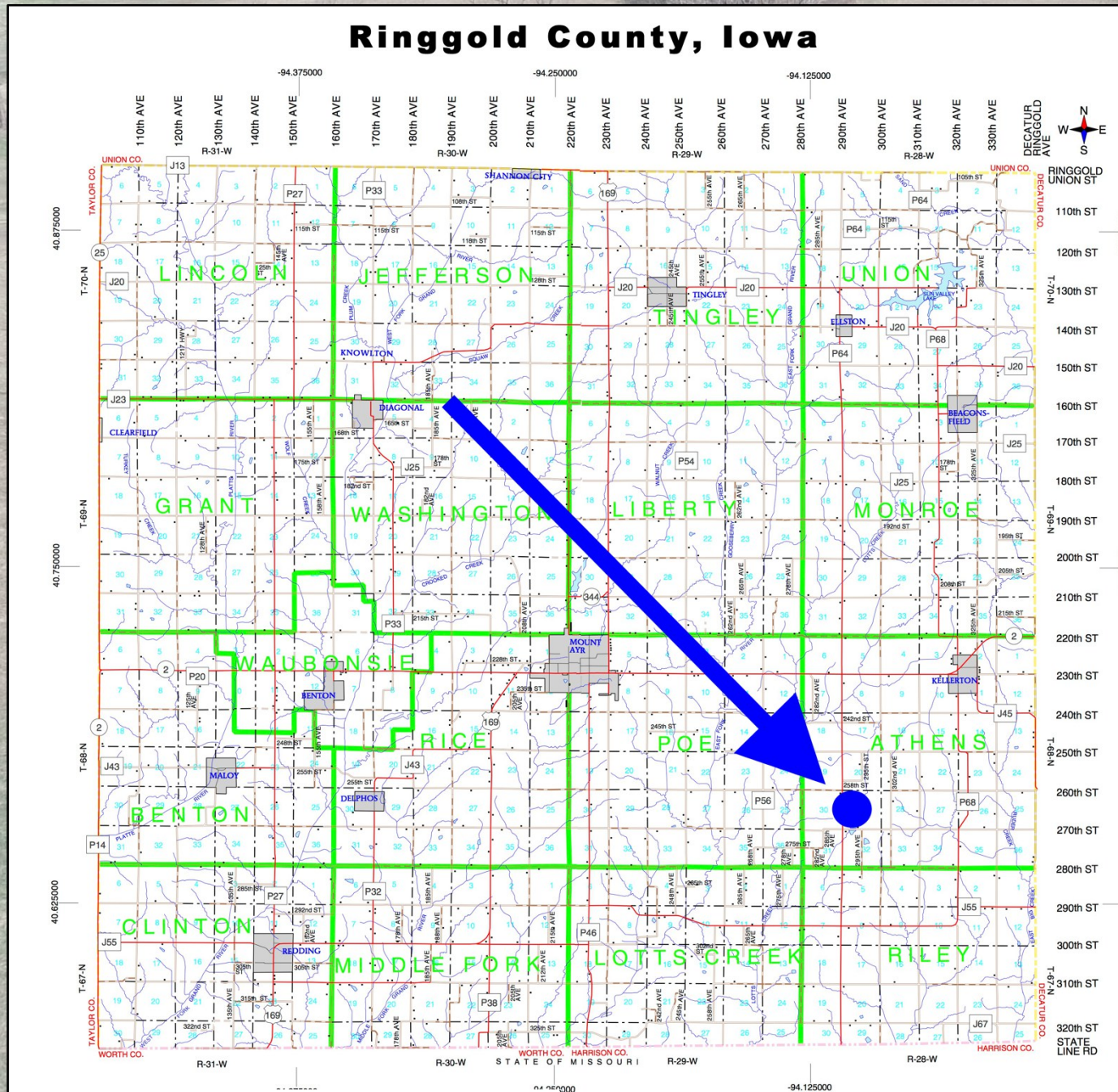
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