



**For Sale: 301.83 Taxable Acres, ML
Ringgold Co., near Tingley, Iowa**



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.



Irving Farm – Ringgold County

301.83 Taxable Acres, ML

Asking Price: \$2,595,000.00

Town: Tingley

County: Ringgold

State: IA

Taxes: \$5,818 (Ringgold County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon closing

Land Use: FSA shows 297.03 farmland acres, with 264.9 effective cropland acres, remainder in waterways and ditches. (Ringgold County FSA)

FSA Description: Corn Base 110.29, 107 PLC Yield; Soybeans Base 109.01, PLC Yield 40. (Ringgold County FSA)

CSR Description: CSR2- 62.1 (Surety Maps)

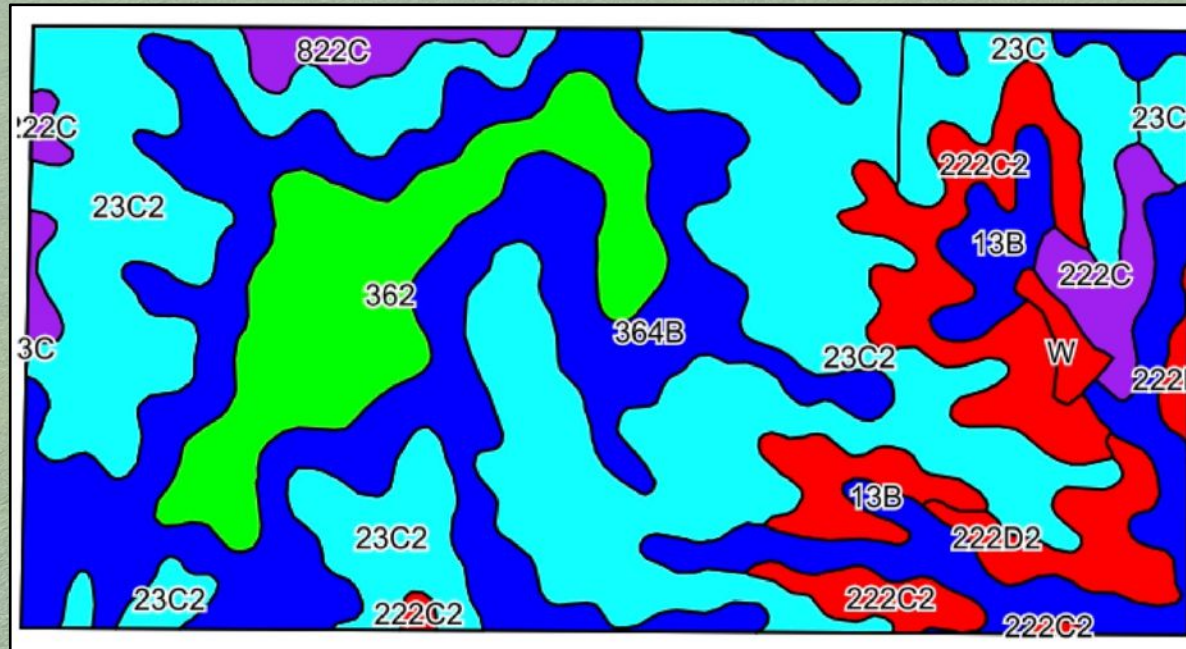
Comments: Preferred Properties of Iowa, Inc. is proud to present the Irving Farm, a high-end row crop farm with an excellent location on US Highway 169 in Ringgold County, near Tingley. This long-time family farm boasts strong soils with excellent CSRs and it has been a highly productive farm with minimal non-productive acres. The owners have done a very nice job managing soil conservation and they've made a sizeable investment in the past years with multiple conservation projects. This farm has awesome income potential and would be a great part of any portfolio or operation! Contact Listing Agent Mark Pearson today at 641-344-2555 to schedule your private showing to get an up-close look at this rare land opportunity!

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





Irving Farm – Ringgold County

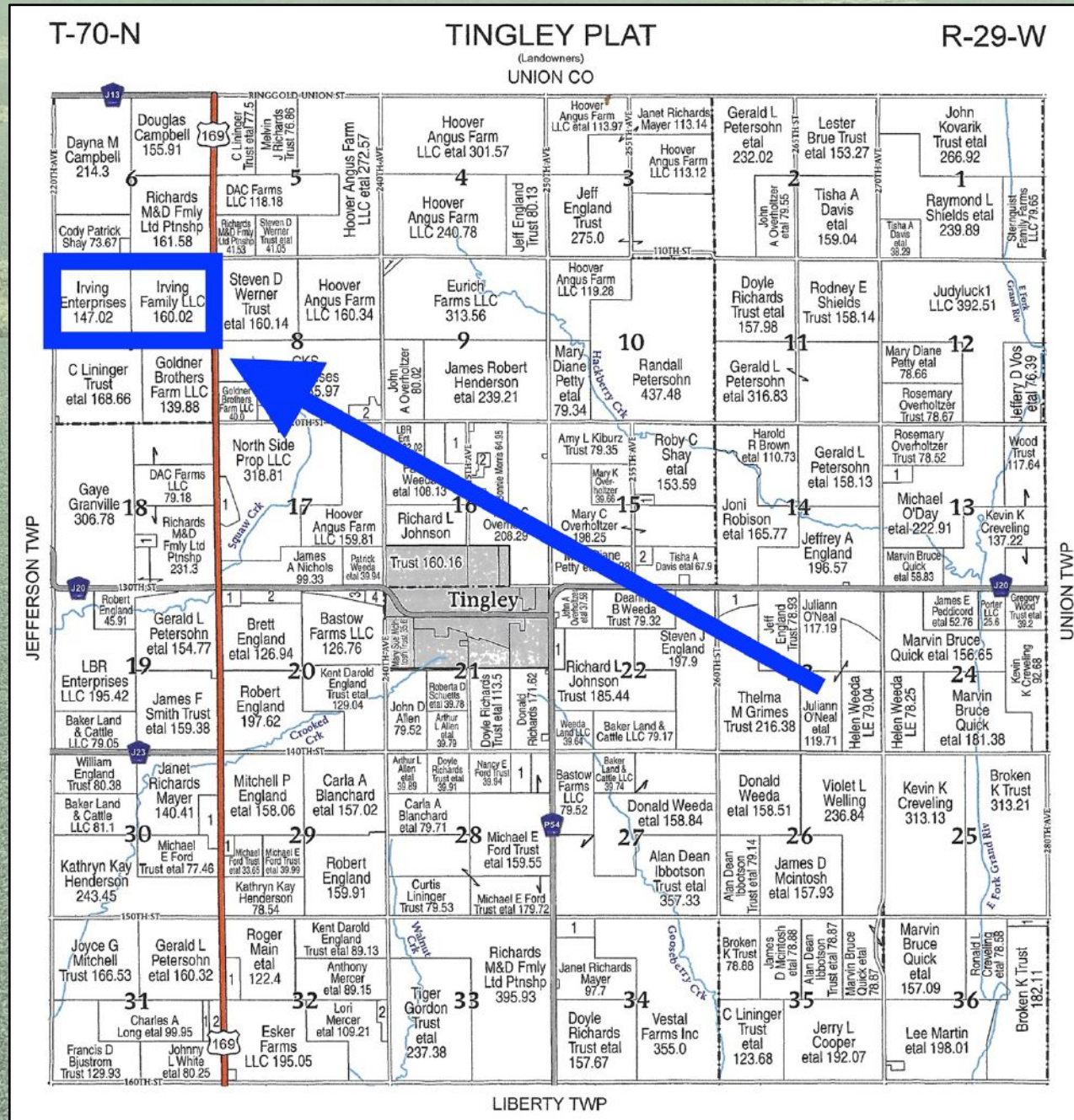
301.83 Taxable Acres, ML

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
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	107.75	36.6%		Ille	80.0	2.1	23.2	1.4	2.4	62	50
364B	Grundy silty clay loam, 2 to 5 percent slopes	75.08	25.5%		Ile	80.0	2.1	23.2	1.4	2.4	72	75
362	Haig silty clay loam, 0 to 2 percent slopes	30.79	10.5%		Ilw	80.0	1.7	23.2	1.4	2.4	83	70
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	25.63	8.7%		IVw	140.8	3.0	40.8	2.5	4.2	28	25
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	22.06	7.5%		Ilw	80.0	1.7	23.2	1.4	2.4	78	59
23C	Arispe silty clay loam, 5 to 9 percent slopes	10.70	3.6%		Ille	80.0	2.1	23.2	1.4	2.4	66	55
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	8.34	2.8%		IVe	112.0	2.4	32.5	2.0	3.4	8	10
222C	Clarinda silty clay loam, 5 to 9 percent slopes	7.78	2.6%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
822C	Lamoni silty clay loam, 5 to 9 percent slopes	4.35	1.5%		Ille	134.4	3.5	39.0	2.4	4.0	39	35
W	Water	1.85	0.6%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					*-	88.2	2.1	25.6	1.6	2.6	62.1	55



Irving Farm – Ringgold County

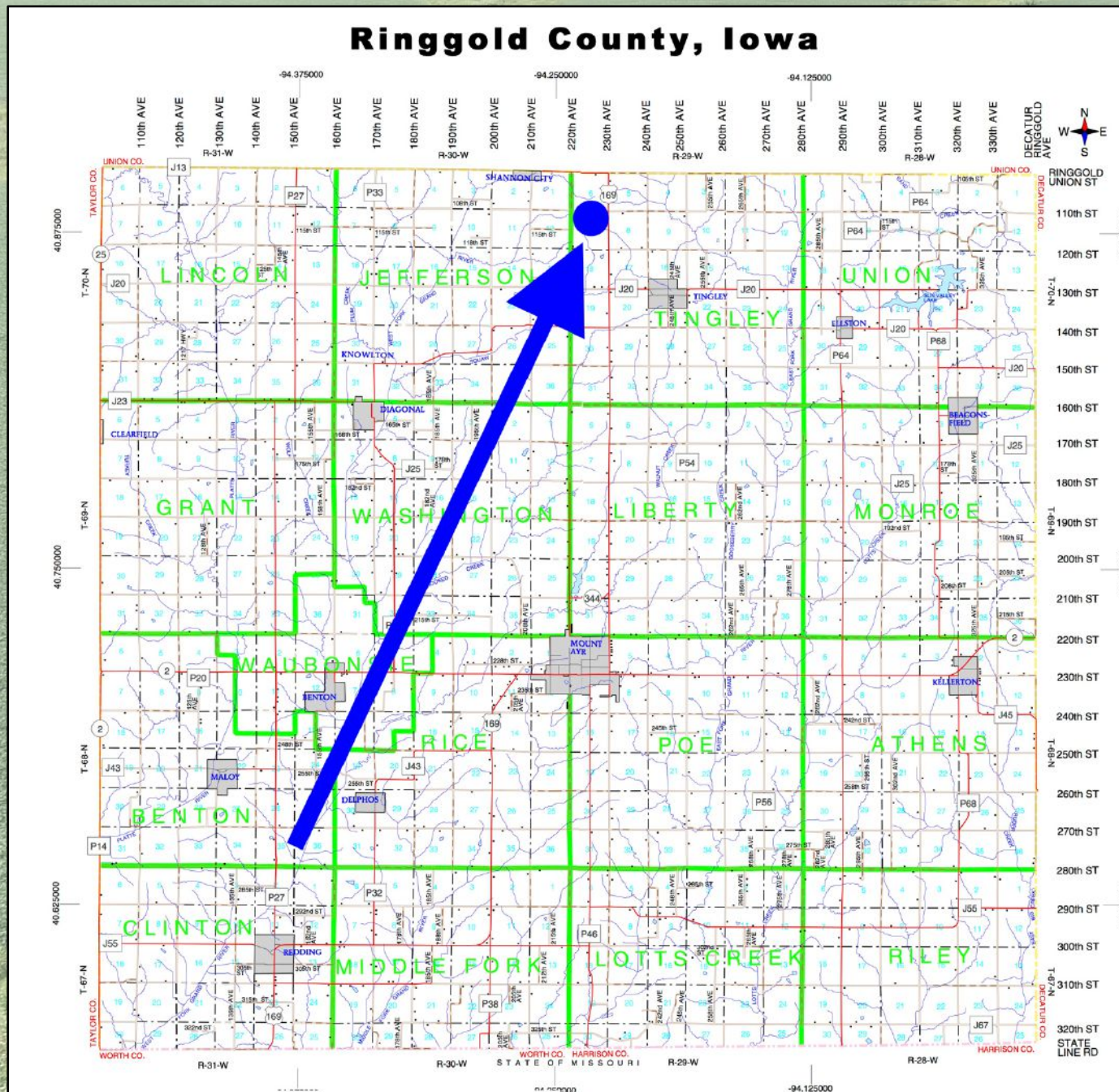
301.83 Taxable Acres, ML





Irving Farm – Ringgold County

301.83 Taxable Acres, ML





Irving Farm – Ringgold County

301.83 Taxable Acres, ML

