

RINGGOLD COUNTY *Iowa*

LAND AVAILABLE | AGRICULTURAL & RECREATIONAL | 160 ACRES M/L



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PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS

RINGGOLD COUNTY

Farmland Available

LISTING 17680 | 160 ACRES M/L | ASKING PRICE \$720,000



Peoples Company proudly presents premier pastureland with exceptional amenities in Ringgold County, Iowa. This 160-acre m/l property offers multiple opportunities for agricultural & recreational pursuits alike. With fertile pasture bordered by tight, well-maintained fences, this land provides your livestock peace of mind and security. This pasture has been well cared for and will be ready for your livestock operation from day one. Thanks to the paved highways, accessibility is a breeze, ensuring easy transport & convenient entry.

A vital feature of this piece is its multiple ponds scattered around the property. These ponds provide ample hydration for your livestock, improving the productivity and health of your pasture. A functional calving shed on the property adds immense value, facilitating efficient livestock management and care.

Beyond its agricultural possibilities, this land has all the characteristics needed to hold and sustain wildlife, making it a haven for outdoor enthusiasts and hunters. The combination of thick timber, travel corridors, and water sources create an ideal setting for hunting mature southern Iowa whitetails. This farm sets up well to hunt all wind directions maximizing your chances of catching up with the world-class bucks that call southern Iowa home.

Utility services provided by:

- Electricity - Southwest Iowa Rural Electric Cooperative
- Water - Southern Iowa Rural Water Association

This property is not just land; it's an investment in sustainable agriculture and a gateway to nature's bounty. It is ideal for anyone seeking to cultivate a thriving livestock operation or indulge in rural life's serenity. Whether expanding your agricultural endeavors or looking for a picturesque retreat, this farm offers the flexibility and resources to fulfill your aspirations. This farm is located in Section 7 of Riley Township in Ringgold County, Iowa, at the NW intersection of County Highway J55 & P64.



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this listing online



HUNTING



OPPORTUNITIES



FEATURES

- CALVING SHED.
- MULTIPLE PONDS FOR WATER SOURCES.
- HARD SURFACE ROAD ON THE SOUTH & EAST SIDE OF THE FARM.
- PASTURE IS IN PRISTINE CONDITION & HAS BEEN WELL CARED FOR.
- HUNTING AND RECREATIONAL OPPORTUNITIES.



DIRECTIONS

From Mount Ayr, Iowa: Travel south of town on County Highway P46 for 6 miles to County Highway J55. Turn left (east) onto County Highway J55 and continue east for 6.5 miles. The property will be to the left (north). Look for Peoples Company signs.

From Lamoni, Iowa: Travel west out of town on County Highway J55 for 9 miles to County Highway P64. The property will be to the northeast. Look for Peoples Company signs.

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