



FARM & REC

REAL ESTATE

LAND FOR SALE

296 +/- ACRES
RINGGOLD COUNTY, IA
JEFFERSON TOWNSHIP

PRICE:
\$2,072,000 OR
\$7000 PER ACRE



LAND OVERVIEW

Nestled in the heart of Ringgold County, Iowa, lies this 296 +/- acre farm. This property offers everything you could ever want in a top-tier recreational farm. Strategically scattered across the farm are over half a dozen secluded food plots that are complemented by seven Grizzly blinds. CRP fields of warm-season grasses combined with blocks of mature timber made up of walnut, oaks, and cedar trees. With convenient access from both the west and south, the aerial view of this property is nothing short of impressive. If you're searching for a high-end recreational farm that also offers income potential, this property deserves your attention. For more details or to schedule a private showing contact Farm & Rec Real Estate Broker Glen Salow today.

PROPERTY FEATURES

- 32.63 Acres of CRP expiring 09-30-2025
- Annual CRP payment \$6,084
- 71 +/- acres of tillable renting at \$14,200 annually
- Farm is open for 2025
- Great habitat of ditches, draws, hardwoods & CRP
- TSI (timber stand improvement) work
- 8 food plots consisting of brassicas, clover and grain
- 7 grizzly blinds will remain with the property
- Lots of annual water including several ponds
- Total turnkey set up
- Annual taxes \$3686

CONTACT US



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