

Diana M. Tirado Estate



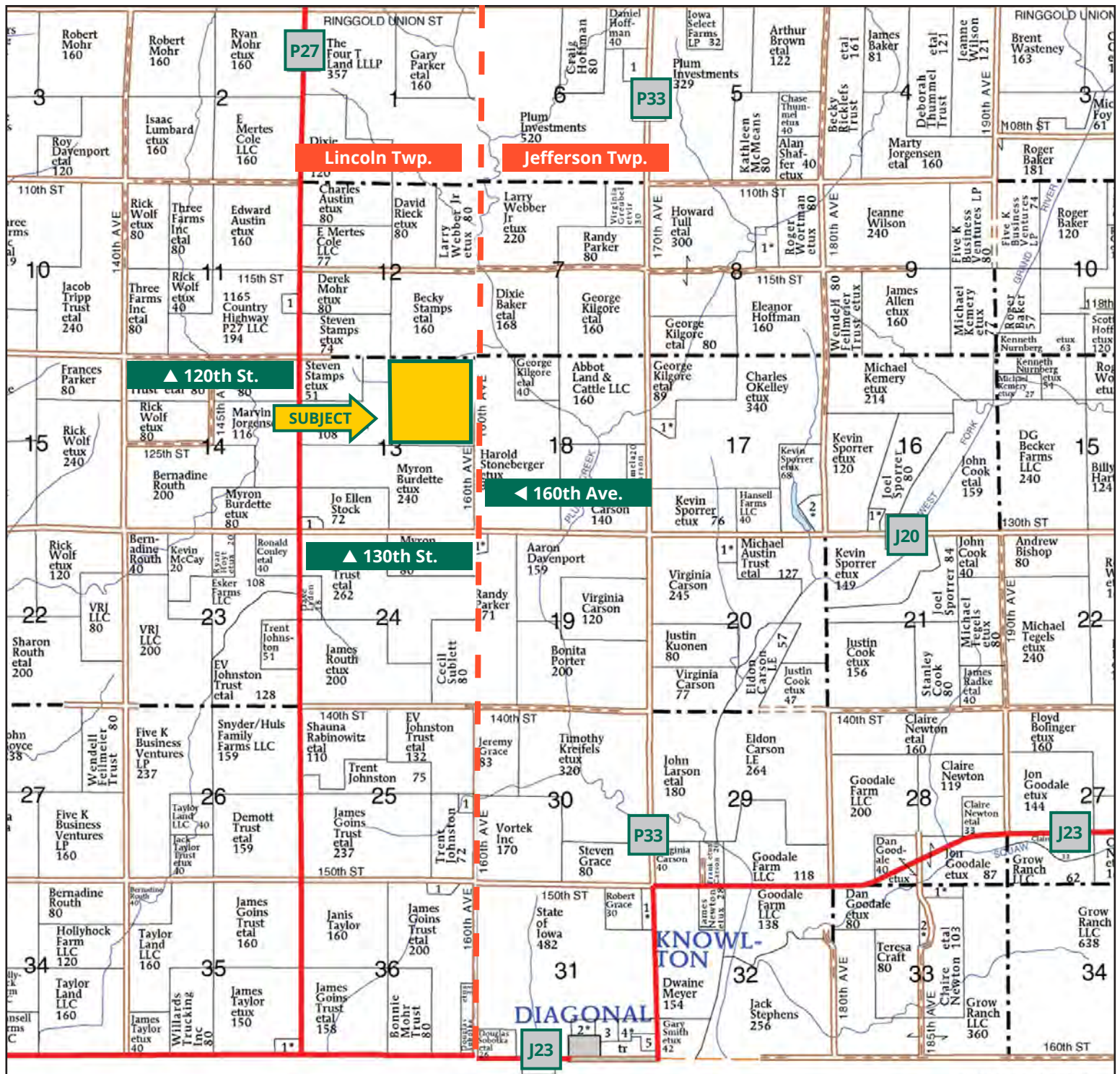
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160.00 Acres, m/l
Ringgold County, IA



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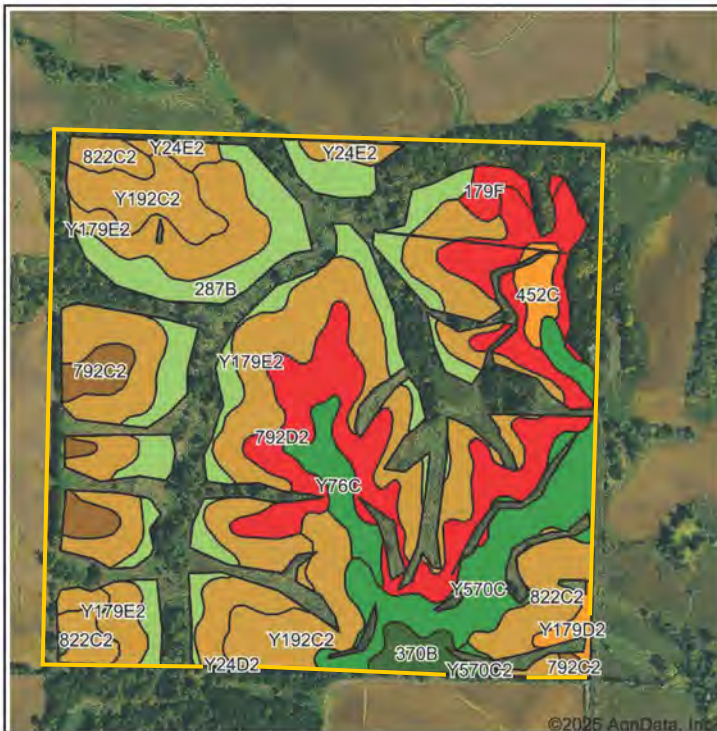
FSA/Eff. Crop Acres: 121.24 | Soil Productivity: 41.70 CSR2



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Soils data provided by USDA and NRCS.



State: Iowa
County: Ringgold
Location: 13-70N-31W
Township: Lincoln
Acres: 121.24
Date: 5/14/2025



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA159, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	37.22	30.7%		Vle	32
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	20.78	16.7%		IVe	7
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	20.31	16.3%		Ilw	75
Y570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	10.40	8.8%		Ille	84
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.04	8.5%		Ille	33
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	7.41	6.3%		Ille	31
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.30	2.8%		Ille	24
Y76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	3.03	2.6%		Ille	80
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	1.93	1.6%		Ile	91
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.87	1.6%		IVe	35
452C	Lineville silt loam, 5 to 9 percent slopes	1.68	1.4%		Ille	48
179F	Gara loam, 18 to 25 percent slopes	1.44	1.2%		Vle	18
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	0.93	0.8%		IVe	43
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.62	0.5%		Ille	35
Y570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.28	0.2%		Ille	81
Weighted Average					3.97	41.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Diagonal: 3 miles north on Co. Rd. P33 to 130th St., then 1 mile west to 160th Ave., then north a ½ mile. The farm is on the west side of the road.

Simple Legal

NE¼, Section 13, Township 70 North, Range 31 West of the 5th P.M., Ringgold Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$912,000
- \$5,700/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated based on terms of existing lease.

Real Estate Tax

Taxes Payable 2024-2025: \$2,488.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$15.55

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 2779, Tract 6187
FSA/Eff. Crop Acres: 121.24
Base Acres: 0.00
Base acres have not been reported on this farm. Contact agent for details.

NRCS Classification

HEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Gara loam, Armstrong clay loam and Zook-Ely silty clay loam. CSR2 on the FSA/Eff. crop acres is 41.70. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Moderately sloping.

Drainage

Natural with terraces.

Water & Well Information

There is an old windmill and well near the north boundary of the property; the age and status is unknown. There is a ¼-acre pond on the property.

Property Access

The property is accessed from 160th Ave. which is a level B service road and is minimally maintained.

Comments

Nice Ringgold County farm.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southwest Looking Northeast



Southeast Looking Northwest

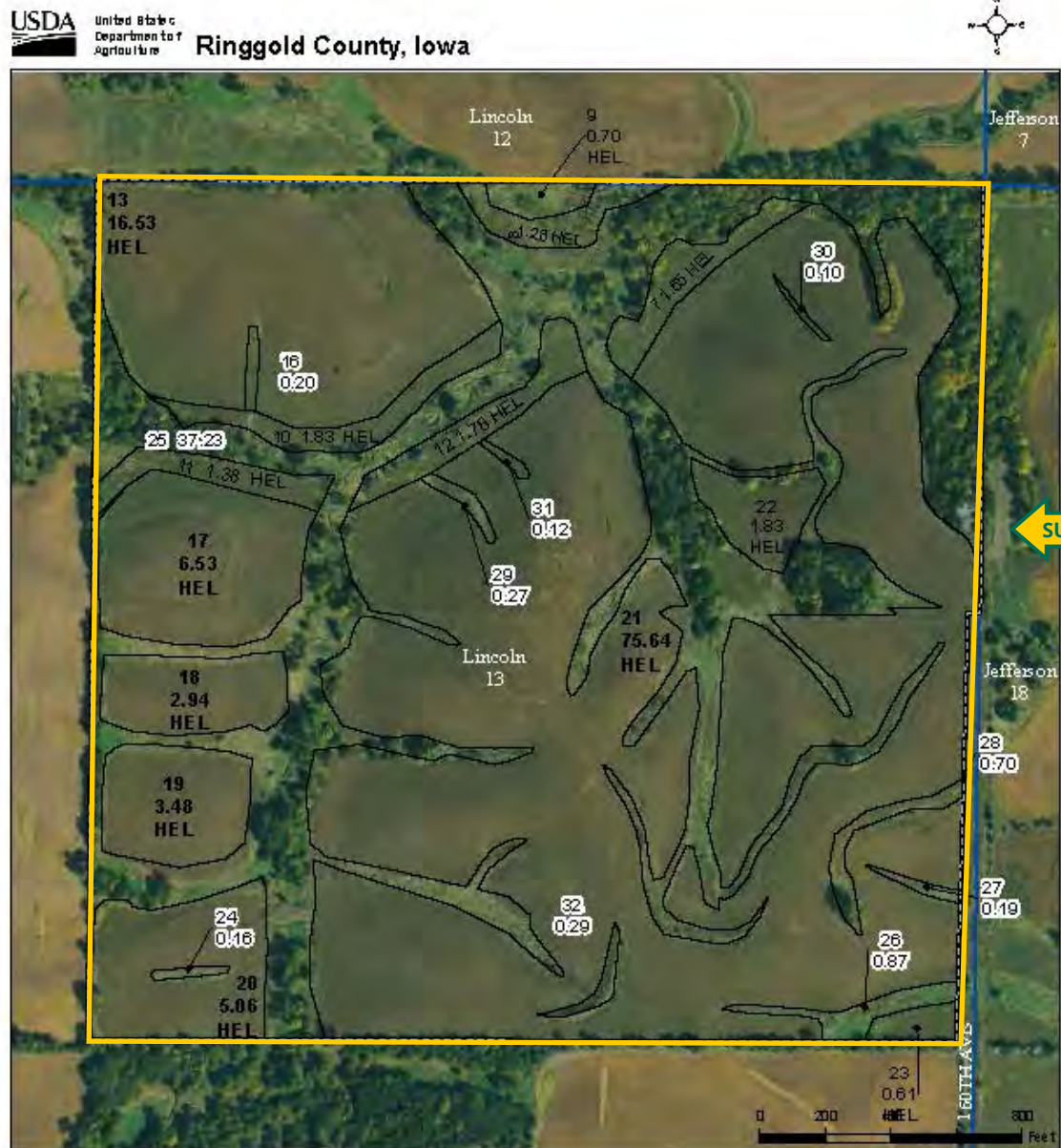


Northeast Looking Southwest



Northwest Looking Southeast





SUBJECT




2024 Program Year
Map Created April 19, 2024

Farm **2779**
Tract **6187**

Tract Cropland Total: 121.24 acres

Legend

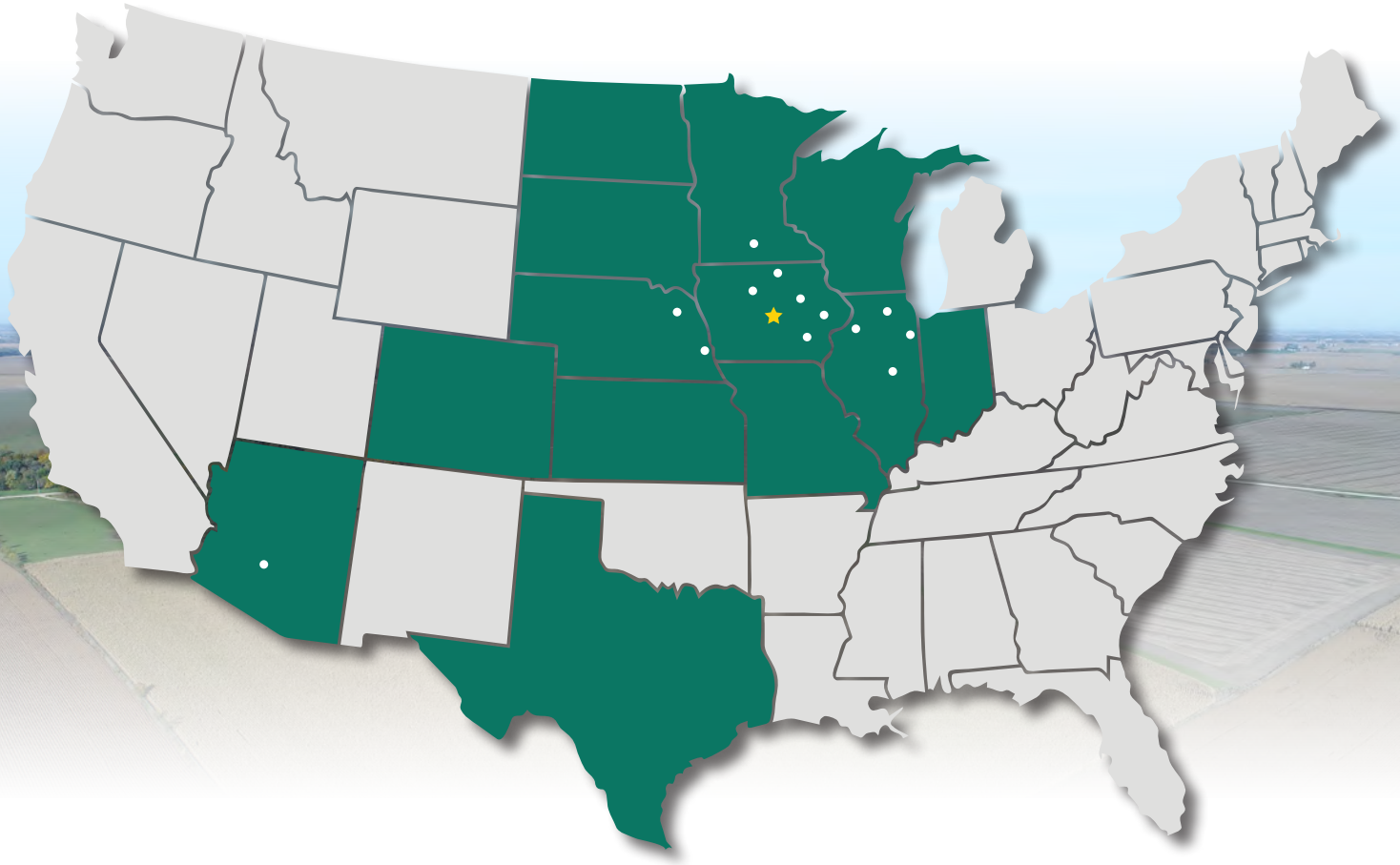
Non-Cropland CRP Irrigated PLS Irrigated Roads

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

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