

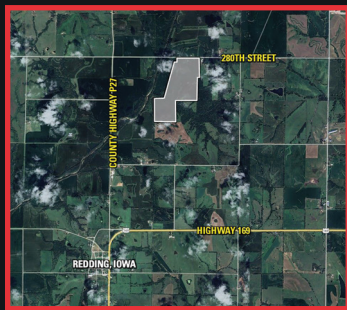
152.60 ACRES M/L

PRIME SOUTHERN IOWA HUNTING & INCOME PRODUCING FARM

LISTING #18365

RINGGOLD COUNTY, IOWA

DON'T MISS THIS RARE OPPORTUNITY TO OWN **152.6 ACRES** IN THE HEART OF SOUTHERN IOWA—AN IDEAL MIX OF **PRODUCTIVE FARMLAND** AND **TOP-TIER WHITETAIL HUNTING**. THIS FARM OFFERS BOTH **STRONG INCOME** AND **INCREDIBLE RECREATIONAL VALUE**.



DIRECTIONS

From Redding, Iowa: Travel north out of town on County Highway P27 to 280th Street. Turn right (east) onto 280th Street and continue east for 0.75 miles. The property will be to the right (south), look for the Peoples Company signs.



PROPERTY FEATURES

- **Total Acres:** 152.6
- **Location:** Section 1 of Clinton Township in Ringgold County, Iowa
- **Tillable Acres:** 105 acres consisting of 64 acres of corn and 41 acres of beans
- **Topography:** Gently rolling with productive bottom ground on the south 40 acres
- **Hunting:** Exceptional deer and turkey hunting opportunities with multiple stand locations
- **Habitat:** Mix of timber, draws, and open field edges with natural pinch points and ambush zones

HIGHLIGHTS

- High-yield potential on southern 40 acres
- CRP Potential on lower-production areas
- Excellent investment for agricultural income and recreation

ASKING PRICE: \$946,120 (\$6,200/ACRE)

CONTACT

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