

An aerial photograph of a large farm property at sunset. The sun is low on the horizon, casting a warm orange glow over the landscape. The foreground shows a large, dark, tilled field. In the middle ground, there are green pastures with several round hay bales scattered across them. The background features a line of trees and more distant fields under the bright sky.

387 +/- ACRES

**RINGGOLD COUNTY,
IOWA**

**LOTTS CREEK TOWNSHIP
SECTIONS 27 & 28**

PRICE: \$2,360,700

\$6,100 PER ACRE



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PROPERTY OVERVIEW

Located in Southern Ringgold County, IA along the MO border, this 387+/- acre farm is well-suited for a livestock operator or a recreational buyer. The property includes 270.98 FSA-certified tillable acres with approximately 220 +/- acres in alfalfa and 50 +/- acres in soybeans—providing a strong and consistent annual income.

An abundance of habitat is found throughout the property, including wooded draws, cedar thickets, and blocks of mature timber, transforming the farm from a purely agricultural use into a recreational haven thanks to a vast population of deer and turkeys. Numerous established food plots combined with lots of edge and natural pinch points further enhance the property's recreational appeal.

Much of the farm has road access along the North boundary which simplifies equipment movement and day-to-day operations. Five ponds, including two constructed in 2024, supply reliable water for livestock and wildlife. Improvements include a versatile, 60'x40' metal shed with electric and a 60'x25' overhang—ideal for hay storage, equipment and working facilities.

If you're seeking a turnkey, diversified farm that blends productive agriculture with top-tier recreation, this property deserves your attention. For more information or to schedule a private showing please contact Adrian Wolfe at 641-414-2256.

Directions:

From Mount Ayr, Iowa

- South on P46 approximately 8 miles to J67.
- Turn East for 2 miles.
- Property is on the South side of J67.

Location:

- Approximately 8 miles South of Mount Ayr, IA
- 13 miles West of Lamoni, IA
- 90 minutes South of Des Moines, IA

Property will be shown to pre-qualified buyers by appointment only

PROPERTY FEATURES

- 387 ± Deeded Acres
- Versatile blend of income-producing farmland, recreational opportunities, and well-maintained infrastructure.
- 270.98 FSA Certified Tillable Acres
- 50 ± acres currently planted in soybeans rented for \$150 per acre in 2025
- 220 ± acres in Alfalfa
- Farm is open for the 2026 farming season
- Mature timber consisting of cedar, elm, oak, and walnut.
- Variety of established food plots
- Abundance of edge and natural pinch points
- Five ponds are located throughout the property, including two newly constructed in 2024.
- Excellent access throughout the farm, with multiple entry points
- Established, vehicle-friendly roads throughout property - ideal for both agricultural and recreational use.
- 60' × 40' metal shed with a 60' × 25' overhang provides ample covered space for equipment storage, hay, or working facilities.
- Property does contain a 20' recorded easement for bordering property owner, contact agent for details.
- Annual Property taxes: \$3842



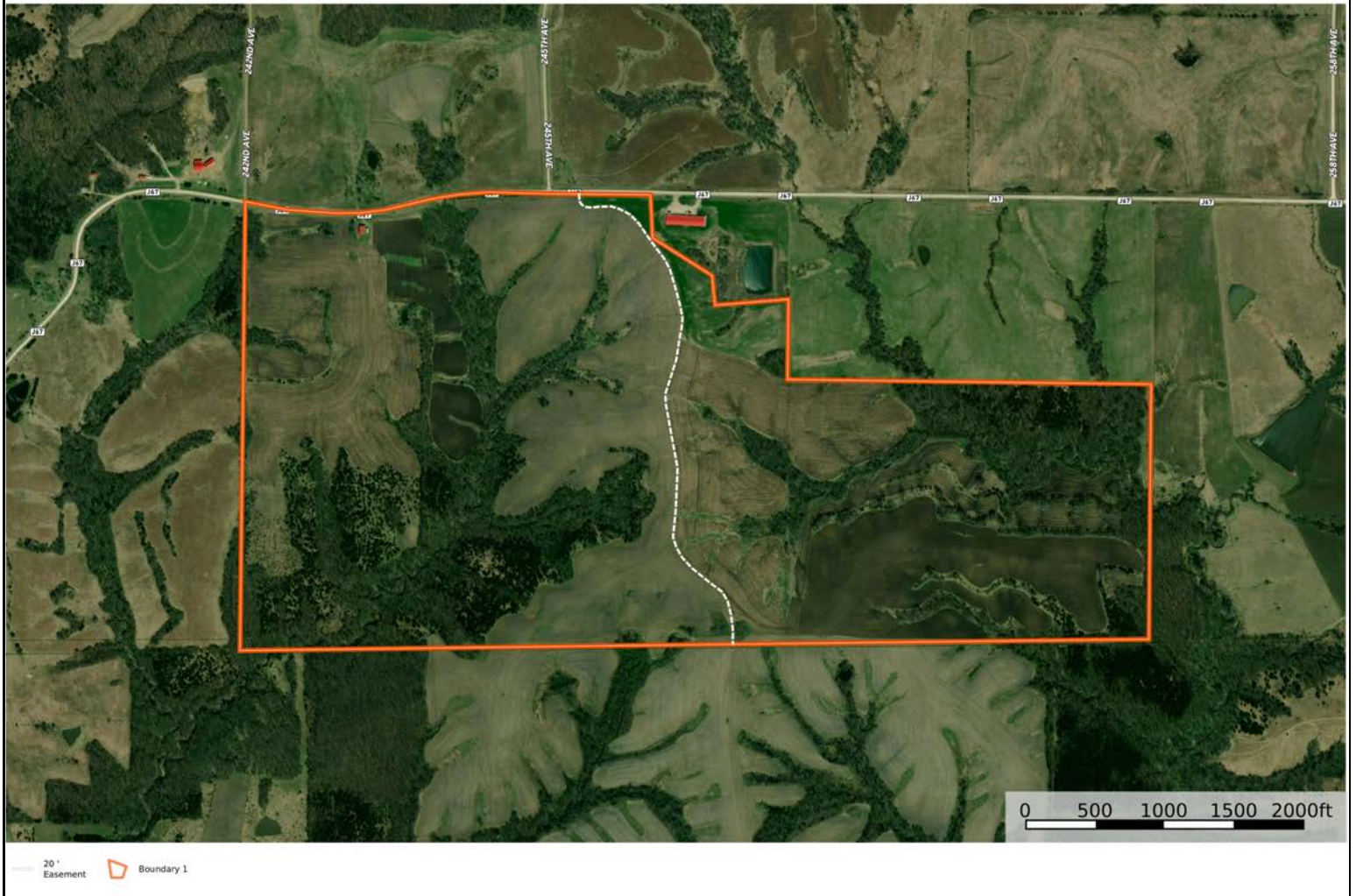
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AERIAL MAP

Ringgold County, IA - 387 +/- Acres

Ringgold County, Iowa, 387 AC +/-

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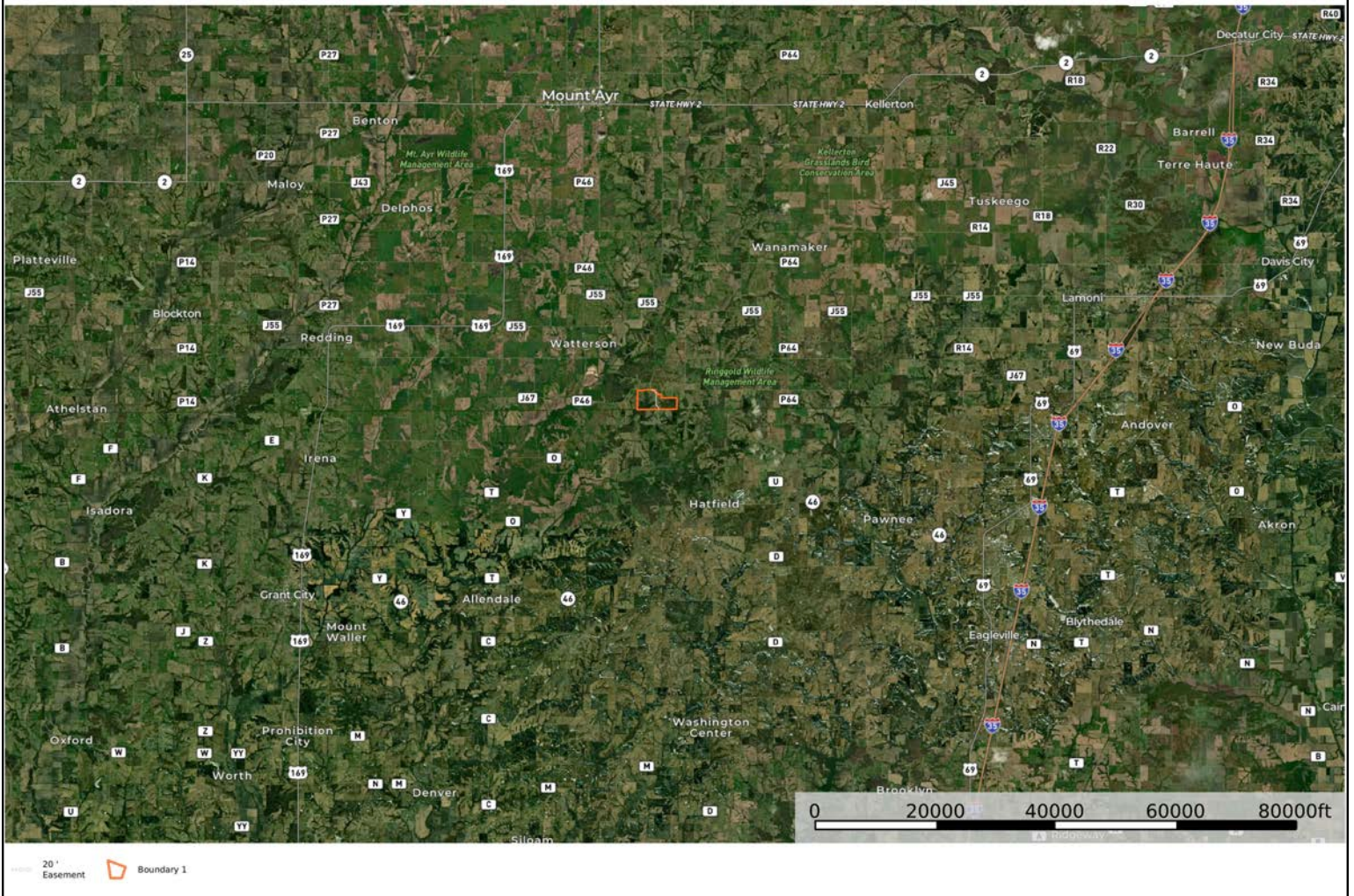


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AERIAL MAP

Ringgold County, IA - 387 +/- Acres
Ringgold County, Iowa, 387 AC +/-

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FSA MAP



United States
Department of
Agriculture

Ringgold County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Iowa Roads
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created April 19, 2024

Farm 3938

Tract 6938

Tract Cropland Total: 270.98 acres

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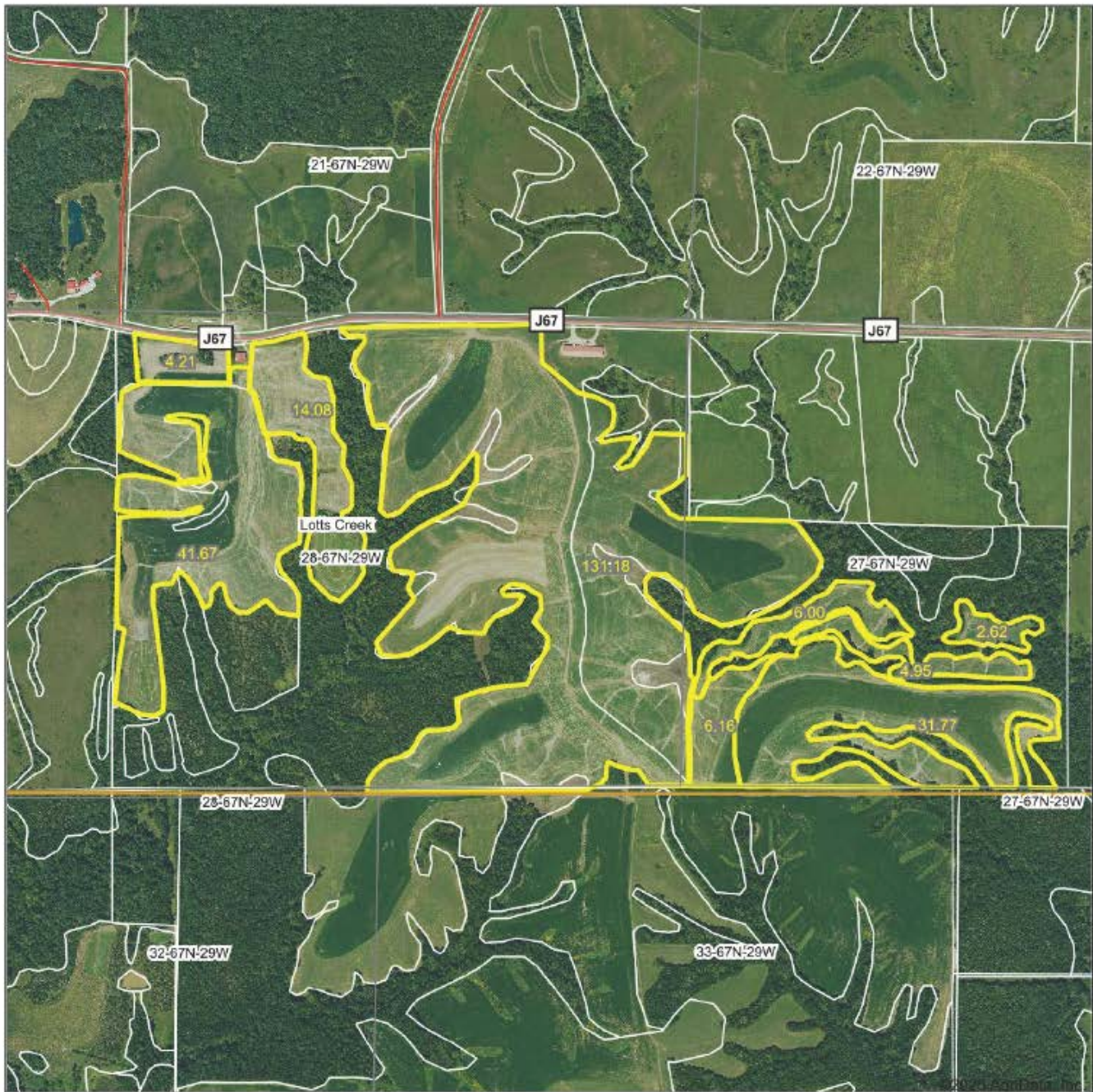
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SURETY MAP

Aerial Map



Boundary Center: 40° 34' 36.11, -94° 11' 21.17

0ft 1067ft 2135ft

28-67N-29W
Ringgold County
Iowa



8/21/2025

Maps Provided By



surety®
CUSTOMIZED ONLINE MAPPING

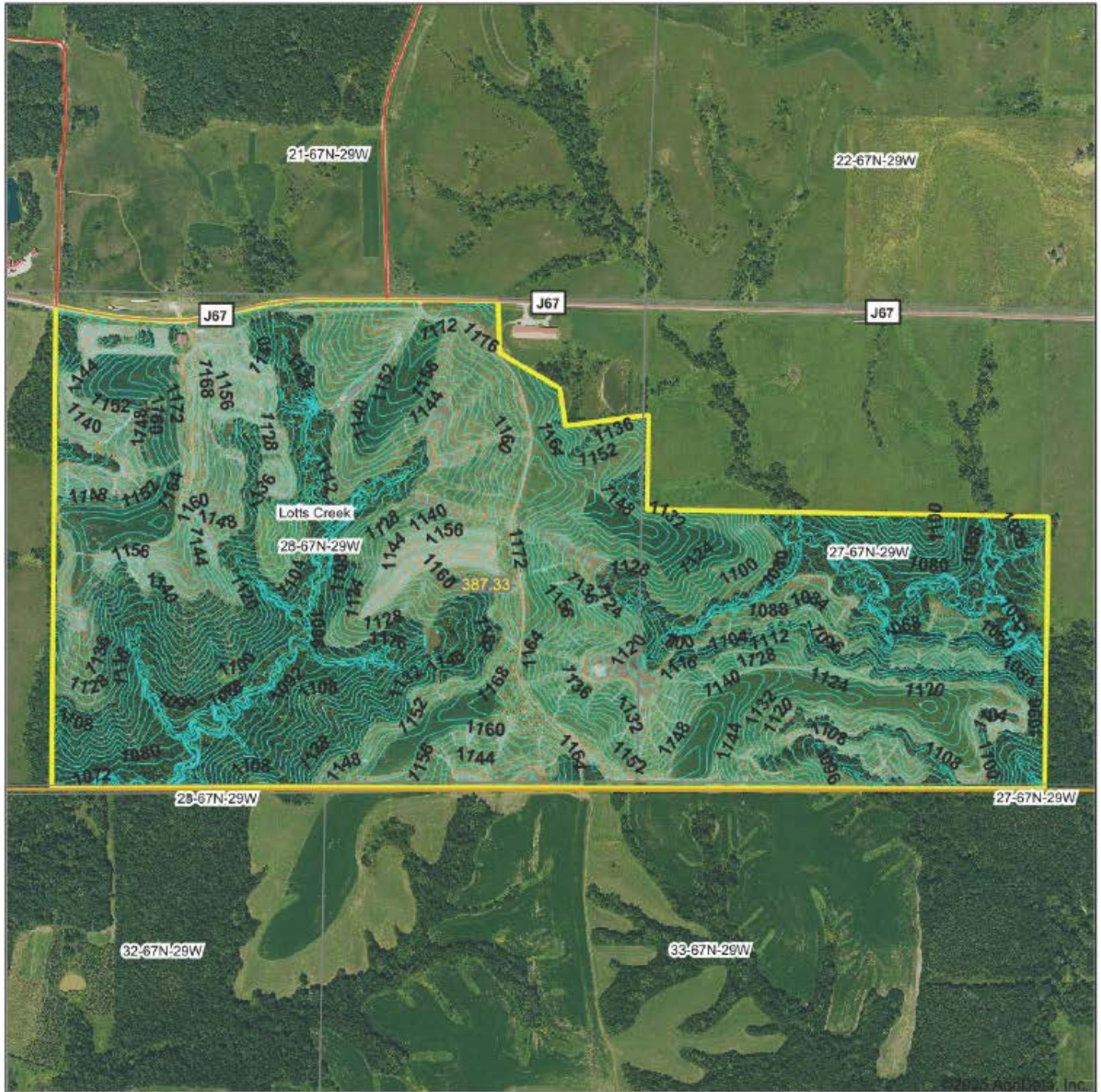
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Field borders provided by Farm Service Agency as of 5/21/2008.



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TOPOGRAPHY CONTOURS



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 1,040.8
Max: 1,184.4
Range: 143.6
Average: 1,126.9
Standard Deviation: 30.71 ft

0ft 1035ft 2070ft



8/21/2025

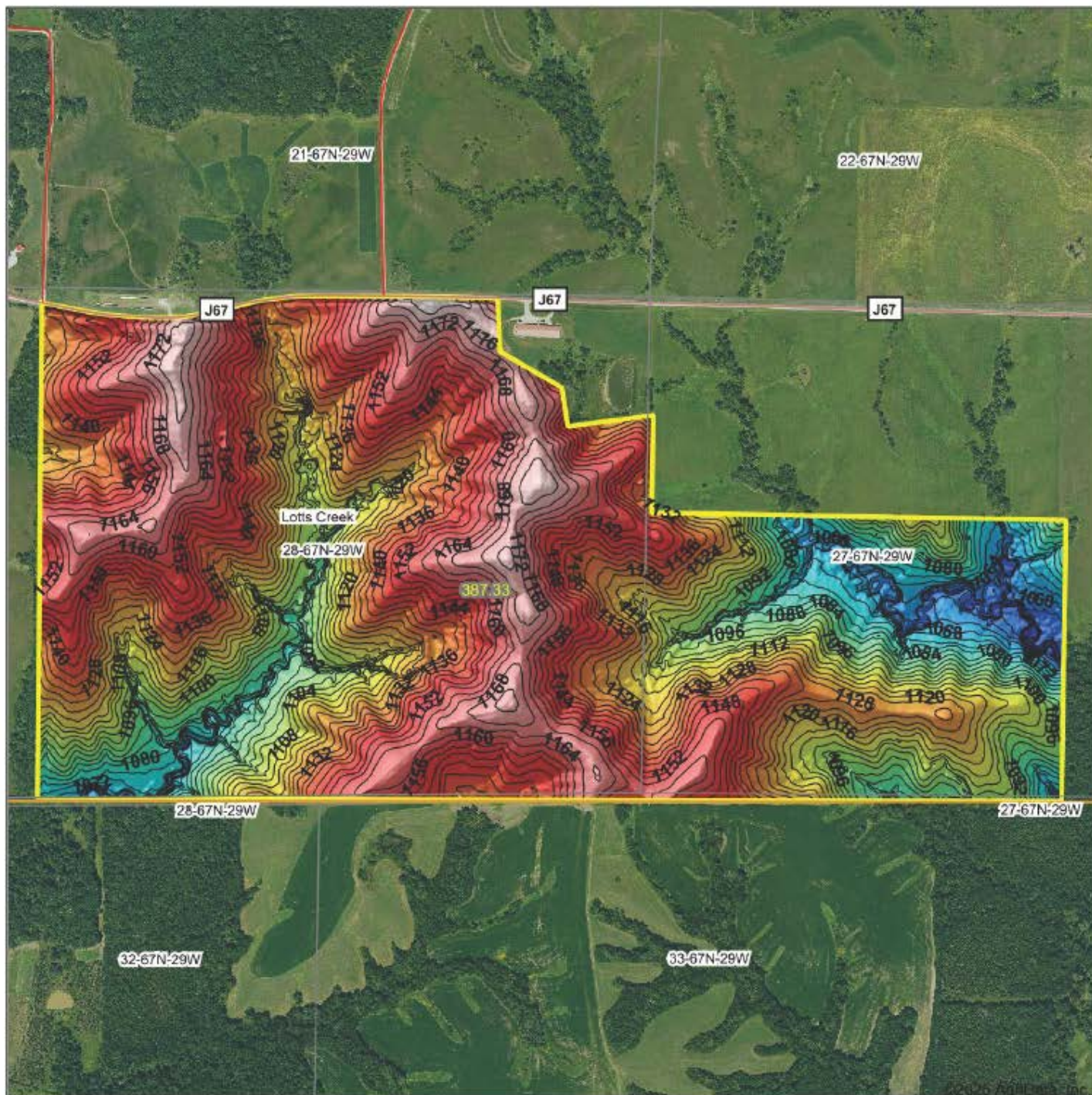
28-67N-29W
Ringgold County
Iowa

Boundary Center: 40° 34' 36.13, -94° 11' 20.45



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TOPOGRAPHY HILLSHADE



Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,040.8

Max: 1,184.4

Range: 143.6

Average: 1,126.9

Standard Deviation: 30.71 ft

0ft 1005ft 2009ft



8/21/2025

28-67N-29W
Ringgold County
Iowa

Boundary Center: 40° 34' 36.13, -94° 11' 20.45

Maps Provided By:



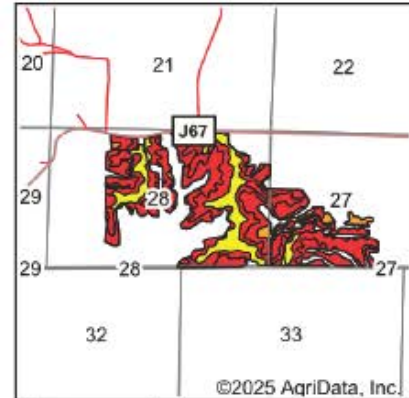
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CSR MAP

Soils Map



State: Iowa
 County: Ringgold
 Location: 28-67N-29W
 Township: Lotts Creek
 Acres: 242.64
 Date: 8/21/2025

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Area Symbol: IA159, Soil Area Version: 30
 Area Symbol: MO081, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	% Corn Bu	% Alfalfa Tons	% Soybeans Bu	% Bluegrass Tons	% Tall Grasses Tons	% Water-Holding Inch	CSR2**	CSR	*n NC Ov
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	66.74	27.7%		> 6.5ft.	Well drained	Vle	139.2	3.9	40.4	2.5	4.2	10.7	24	33	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	59.89	24.7%		> 6.5ft.	Somewhat poorly drained	Ive	88.0	2.5	25.5	1.6	2.6	9.0	7	13	
131C	Pershing silt loam, 5 to 9 percent slopes	43.02	17.7%		> 6.5ft.	Somewhat poorly drained	Ille	80.0	2.1	23.2	1.4	2.4	11.8	65	49	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	24.54	10.1%		> 6.5ft.	Somewhat poorly drained	Ille	123.2	3.4	35.7	2.2	3.7	9.2	24	27	



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CSR MAP

Maps Provided by:

 CUSTOMER'S ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR	*n NC Ow
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	23.71	9.8%		> 6.5ft.	Well drained	IVe	163.2	4.6	47.3	2.9	4.9	10.7	38	43	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	11.23	4.6%		> 6.5ft.	Poorly drained	IIw	80.0	1.7	23.2	1.4	2.4	11.7	78	59	
792C	Armstrong loam, 5 to 9 percent slopes	6.80	2.8%		1.5ft. (Abrupt textural change)	Somewhat poorly drained	IIIe	128.0	3.6	37.1	2.3	3.8	9.2	35	31	
452C	Lineville silt loam, 5 to 9 percent slopes	4.48	1.8%		> 6.5ft.	Somewhat poorly drained	IIIe	80.0	2.1	23.2	1.4	2.4	10.8	48	36	
423D	Bucknell silty clay loam, 9 to 14 percent slopes	1.04	0.4%		0.9ft. (Abrupt textural change)	Somewhat poorly drained	IVe	102.4	2.7	29.7	1.8	3.1	9.4	11	18	
30196	Shelby clay loam, 9 to 14 percent slopes, severely eroded	0.61	0.3%		> 6.5ft.	Well drained	IVe									
30061	Gara loam, 5 to 9 percent slopes	0.33	0.1%		> 6.5ft.	Moderately well drained	IIIe									
30057	Gara loam, 14 to 18 percent slopes	0.09	0.0%		> 6.5ft.	Well drained	Vle									
30004	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.06	0.0%		> 6.5ft.	Somewhat poorly drained	IIIe									
Weighted Average								4.13	111.9	3.1	32.4	2	3.4	10.3	31.5	*n

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

*c: CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

	Symbol	Name	Description
	ERO	Severely eroded spot	An area where on the average 75 percent or more of the original surface layer has been lost because of accelerated erosion. Not used in map units that are named severely eroded, very severely eroded, or gullied. Typically .25 to 2 acres.

	Symbol	Name	Description
	CLR	Clay spot, red	An exposure of clay that formed in red truncated paleosol weathered from glacial till, surrounded by soils that are not clayey. Textures included would be clay and silty clay with clay contents greater than 40 percent. Typically .25 to 2 acres.



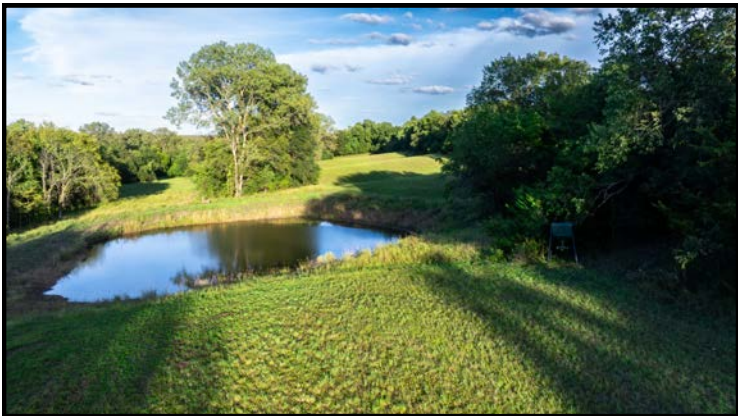
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