



For Sale: 145 Taxable Acres, ML, Ringgold Co., IA—near Mount Ayr

The information contained in this prospectus was gathered from sources believed to be reliable. We do not guarantee this information and urge the prospective buyer to do further investigation on their own. PPI, Inc. is representing the Seller.

Call 641-333-2705 or visit southwestiowaland.com





Rasmussen 145 Farm – Ringgold County 145 Taxable Acres, ML

Asking Price: \$588,000.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$2,086

Terms: Cash, payable at closing

Land Use: 143.99 farmland acres, 118.03 CRP cropland acres

Income: 24,504

Possession: Upon closing

CRP Acres: 118.03

CRP Description: 118.03 acres at \$207.61/acre, for \$24,504 annually, expiring 09/2026 (Ringgold County FSA)

FSA Description: FSA shows 143.99 acres Farmland, with 118.03 acres of Cropland, all of which are currently in CRP. CROP Corn, BASE ACRES 0, CRP RED 24.45, PLC YLD 0; CROP Soybeans, BASE ACRES, CRP RED 24.65, PLC YLD 0; TOTAL BASE ACRES 0, TOTAL CRP RED ACRES 49.10 (Ringgold County FSA)

CSR Description: CSR2- 43.8 (Surety Maps)

Presenting the Rasmussen 145 Farm: one of three quality farms offered with a rare net 4%+ return at the asking price. Also all the work and all expense to main the CRP contracts is provided through the IHAP program. Give Tom Miller a call at 712-621-1281.



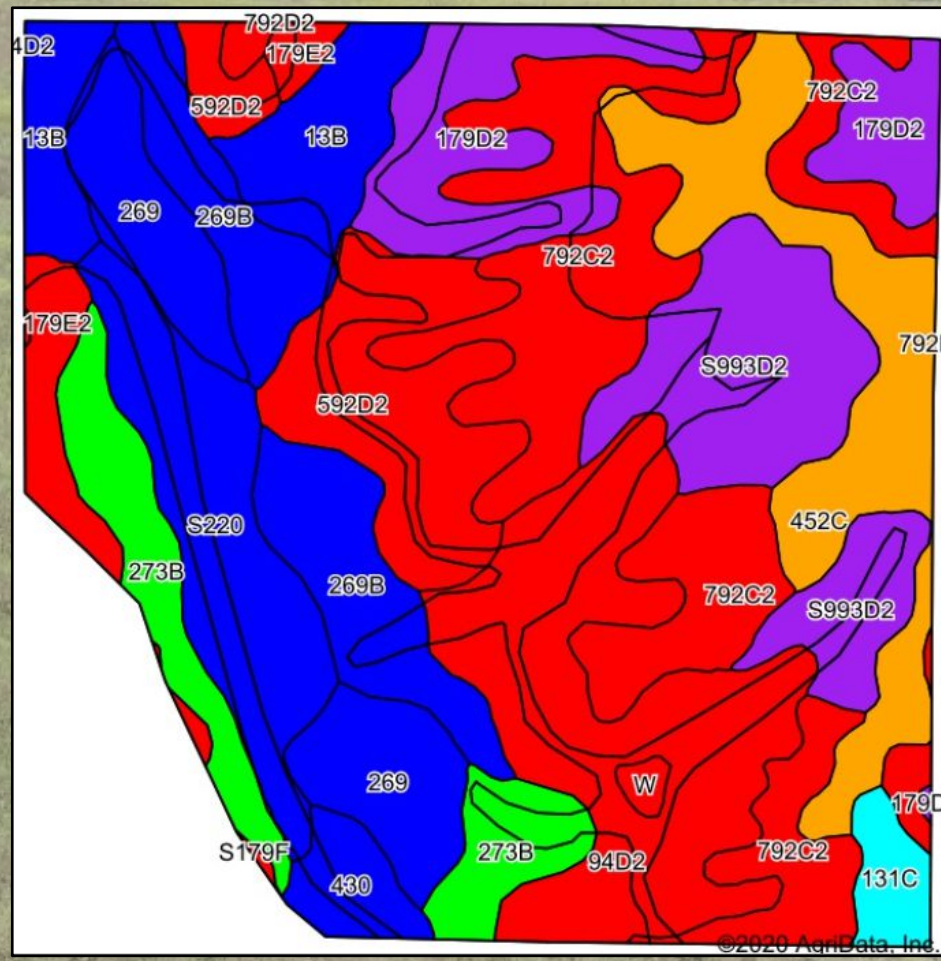
Listing Agent:
Tom Miller
712-621-1281

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/owner



Rasmussen 145 Farm – Ringgold County

145 Taxable Acres, ML



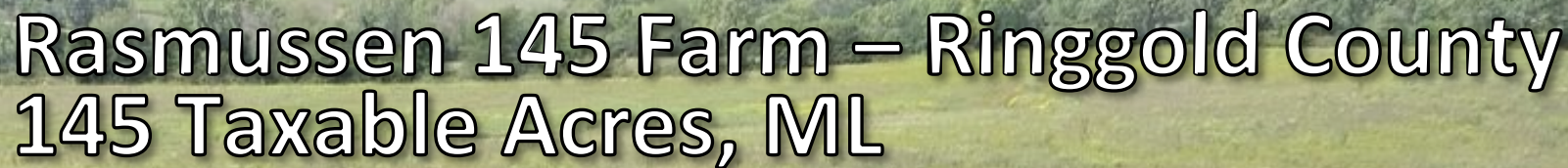


Rasmussen 145 Farm – Ringgold County

145 Taxable Acres, ML

Soils Data

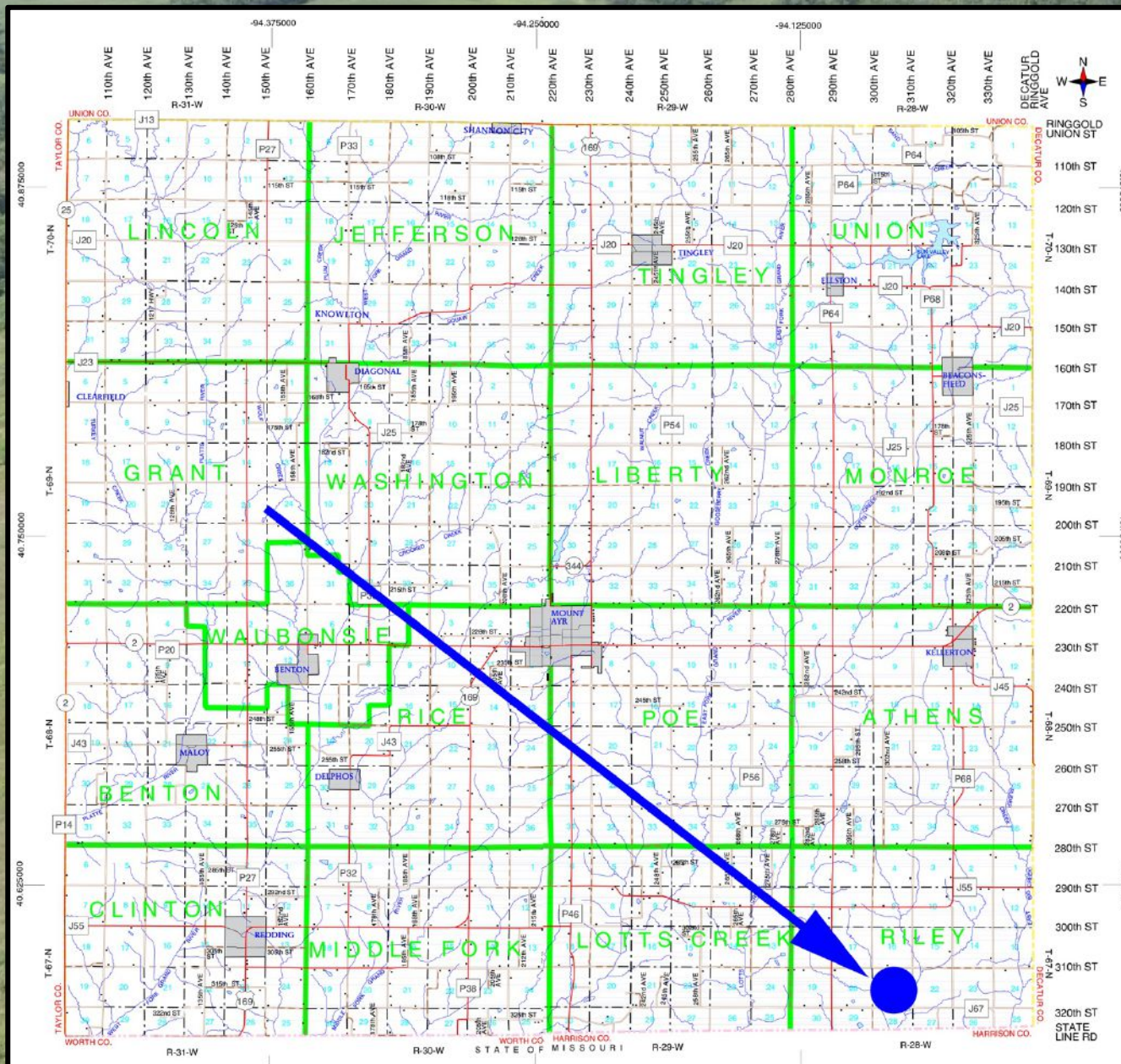
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %c	1 Corn	1 Alfalfa	1 Soybeans	1 Bluegrass	1 Tall Grasses	CSR2**	CSR
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	24.93	17.3%		Ille	123.2	3.4	35.7	2.2	3.7	24	27
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	18.10	12.6%		IVe	120	3.1	34.8	2.2	3.6	20	13
452C	Linleville silt loam, 5 to 9 percent slopes	12.92	9.0%		Ille	80	2.1	23.2	1.4	2.4	48	36
S993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	12.71	8.8%		IVe	0	0	0	0	0	32	
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	11.21	7.8%		IVe	88	2.3	25.5	1.8	2.6	10	5
260B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	10.88	7.4%		Illw	80	1.7	23.2	1.4	2.4	71	53
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	10.28	7.1%		Illw	0	0	0	0	0	77	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	10.17	7.1%		IVe	163.2	4.6	47.3	2.9	4.9	38	43
269	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.99	6.2%		Illw	80	1.7	23.2	1.4	2.4	70	58
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	8.35	5.8%		Ille	224	6.3	65	4	6.7	81	72
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	7.38	5.1%		Illw	80	1.7	23.2	1.4	2.4	78	59
175E2	Gara loam, 14 to 18 percent slopes, moderately eroded	3.62	2.5%		IVe	139.2	3.9	40.4	2.5	4.2	24	33
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.28	1.6%		Illw	203.2	5.3	58.9	3.7	6.1	77	83
131C	Pershing silt loam, 5 to 9 percent slopes	1.88	1.3%		Ille	80	2.1	23.2	1.4	2.4	65	49
W	Water	0.42	0.3%			0	0	0	0	0	0	0
S179F	Gara loam, 18 to 25 percent slopes	0.09	0.1%		IVe	0	0	0	0	0	19	
Weighted Average						97.7	2.6	28.3	1.7	2.9	43.8	*





Rasmussen 145 Farm – Ringgold County

145 Taxable Acres, ML





Rasmussen 145 Farm – Ringgold County

145 Taxable Acres, ML

