



For Sale: 14 Acres, ML, Ringgold Co., near Lenox, IA



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



Nelson Rec Timber Lot – Ringgold Co., IA - 14 Acres, ML

Asking Price: \$122,500.00

Town: Lenox

County: Ringgold

State: IA

Taxes: TBD according to assessor via survey

Terms: Cash, Payable at Closing

Land Use: Approximately 14 acres of timber with 1-2 acres of bare ground M/L

Possession: Upon Closing, may be subject to farm lease agreement

FSA Description: Contact PPI

CSR Description: CSR2- 50.7 (Surety Maps)

Comments: Presenting the Nelson Timber Rec Lot. This approximate 14-acre lot is located in NW Ringgold county with close proximity to Lenox, Creston, Clearfield, and Diagonal. If you're looking for a place to build a weekend getaway cabin or a home in some seclusion, this tract needs your attention. Surrounding timber and a perfect spot for a food plot should attract an abundance of deer and wildlife! These smaller timber tracts are getting harder and harder to find, so don't wait; call today! For more information, please call Brennan at 515-450-6030.

Listing Agent:
Brennan Kester
515-450-6030

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

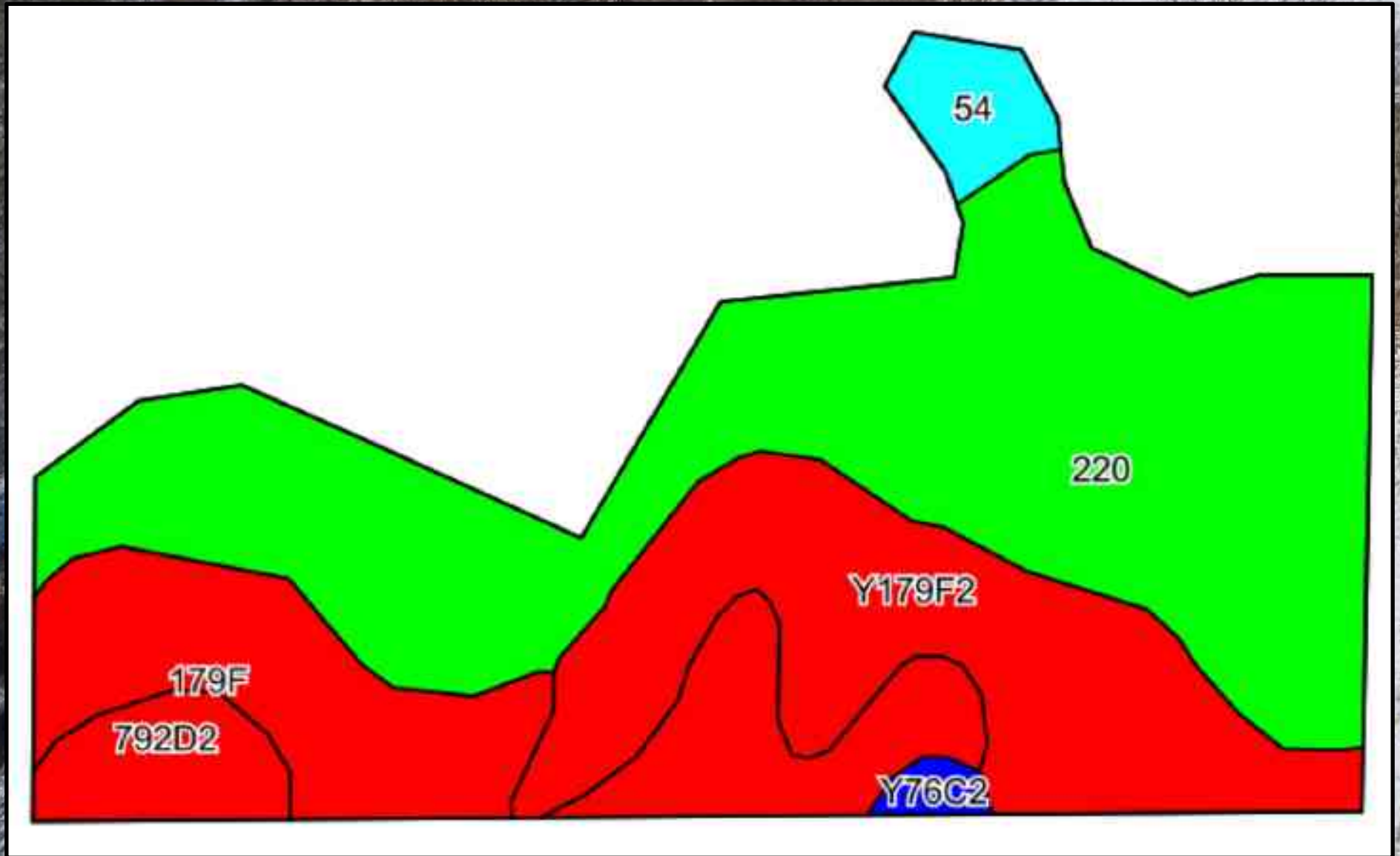


Nelson Rec Timber Lot – Ringgold Co., IA - 14 Acres, ML





Nelson Rec Timber Lot – Ringgold Co., IA - 14 Acres, ML





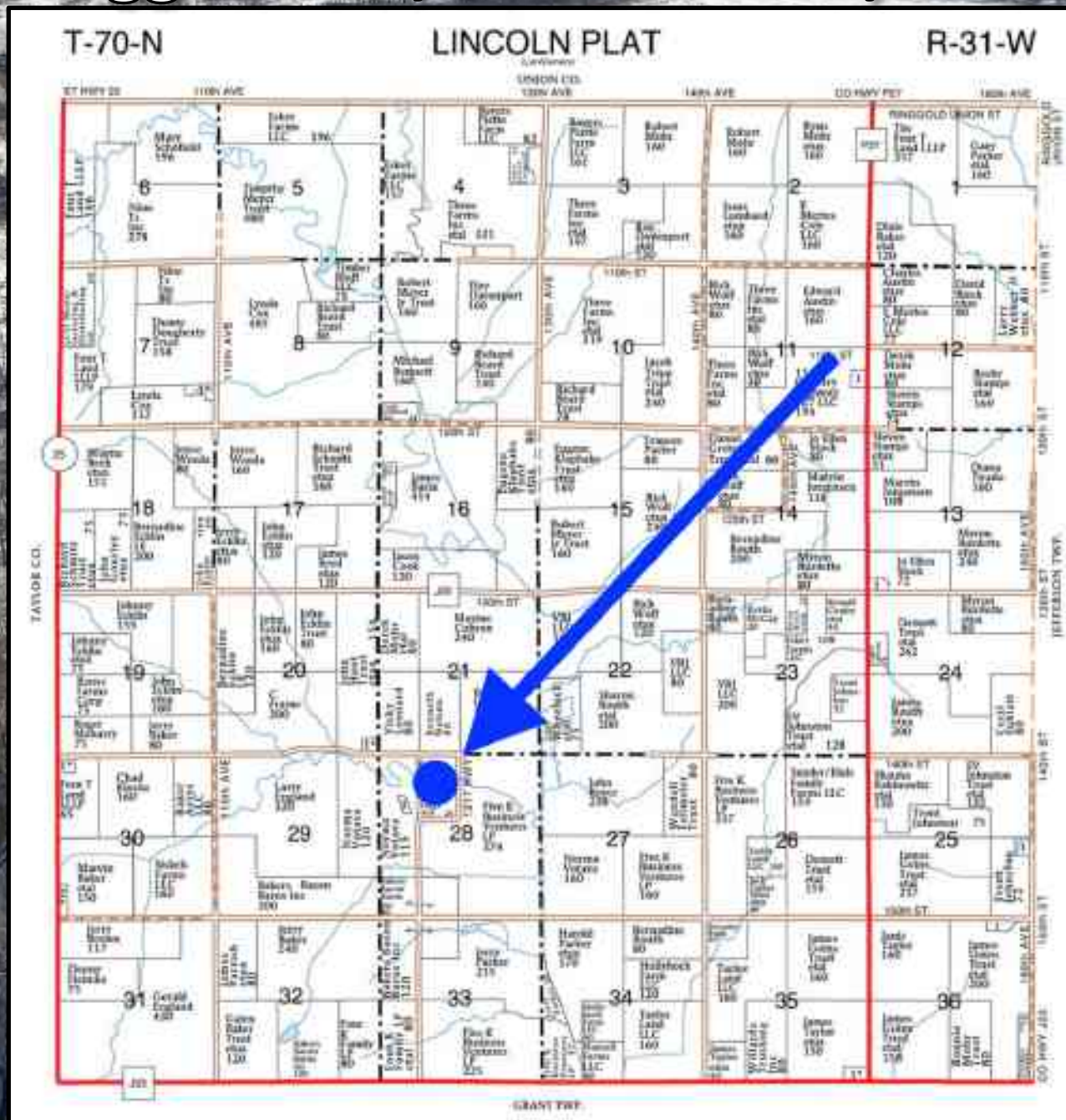
Nelson Rec Timber Lot – Ringgold Co., IA - 14 Acres, ML

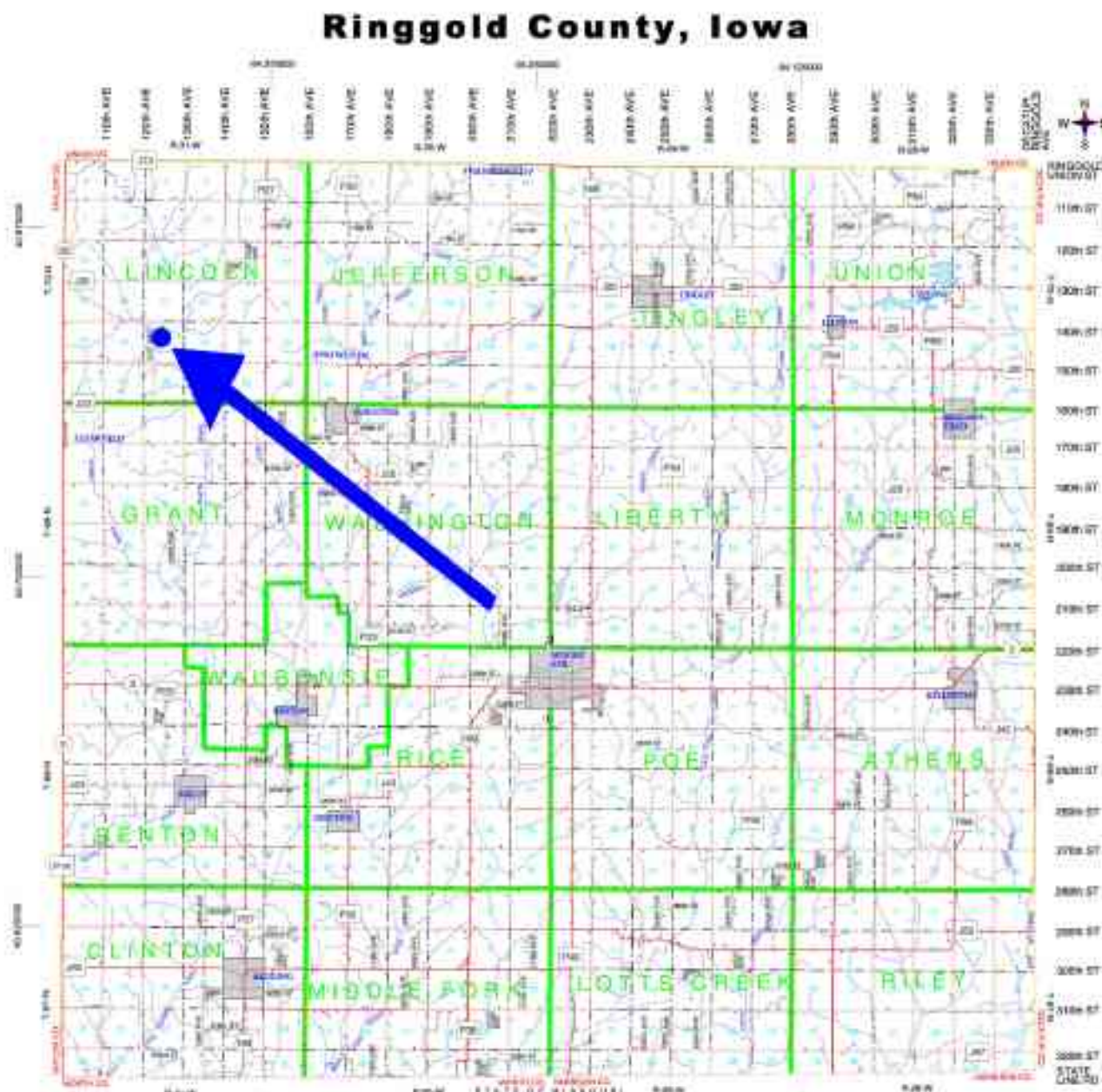
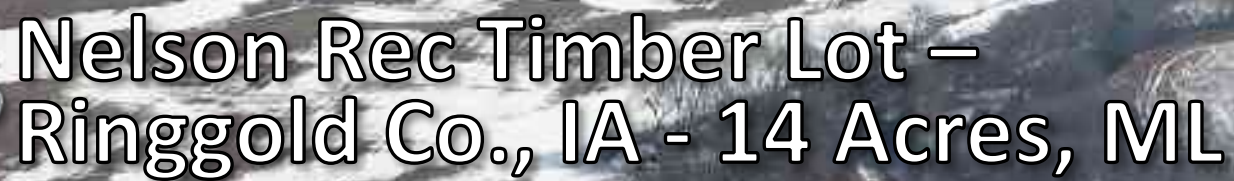
Soils Data

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	7.33	50.8%		Ilw	211.2	5.9	61.2	3.8	6.3	82	85
Y179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	3.23	22.4%		Vllc						16	
179F	Gara loam, 18 to 25 percent slopes	1.73	12.0%		Vlc	120	3.4	34.8	2.2	3.6	18	15
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.61	11.2%		IVc	88	2.5	25.5	1.6	2.6	7	13
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.41	2.8%		Ilw	185.6	3.9	53.8	3.3	5.6	67	70
Y76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.12	0.8%		Ille						75	
Weighted Average						136.8	3.8	39.6	2.5	4.1	50.7	*-



Nelson Rec Timber Lot – Ringgold Co., IA - 14 Acres, ML







Nelson Rec Timber Lot – Ringgold Co., IA - 14 Acres, ML

