



**For Sale: 62.85 Taxable Acres, ML  
Ringgold Co., near Redding, Iowa**



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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# Peruzzaro Timber Tract – Ringgold Co. 62.85 Taxable Acres, ML

**Asking Price:** \$262,000.00

**Town:** Redding

**County:** Ringgold

**State:** IA

**Taxes:** \$540 Annually (Ringgold Co. Treasurer)

**Terms:** Cash, payable at closing

**Land Use:** Timber

**Possession:** At Closing

**FSA Description:** No FSA data available at this time (FSA)

**CSR Description:** CSR2- 34.3 (Surety Maps)

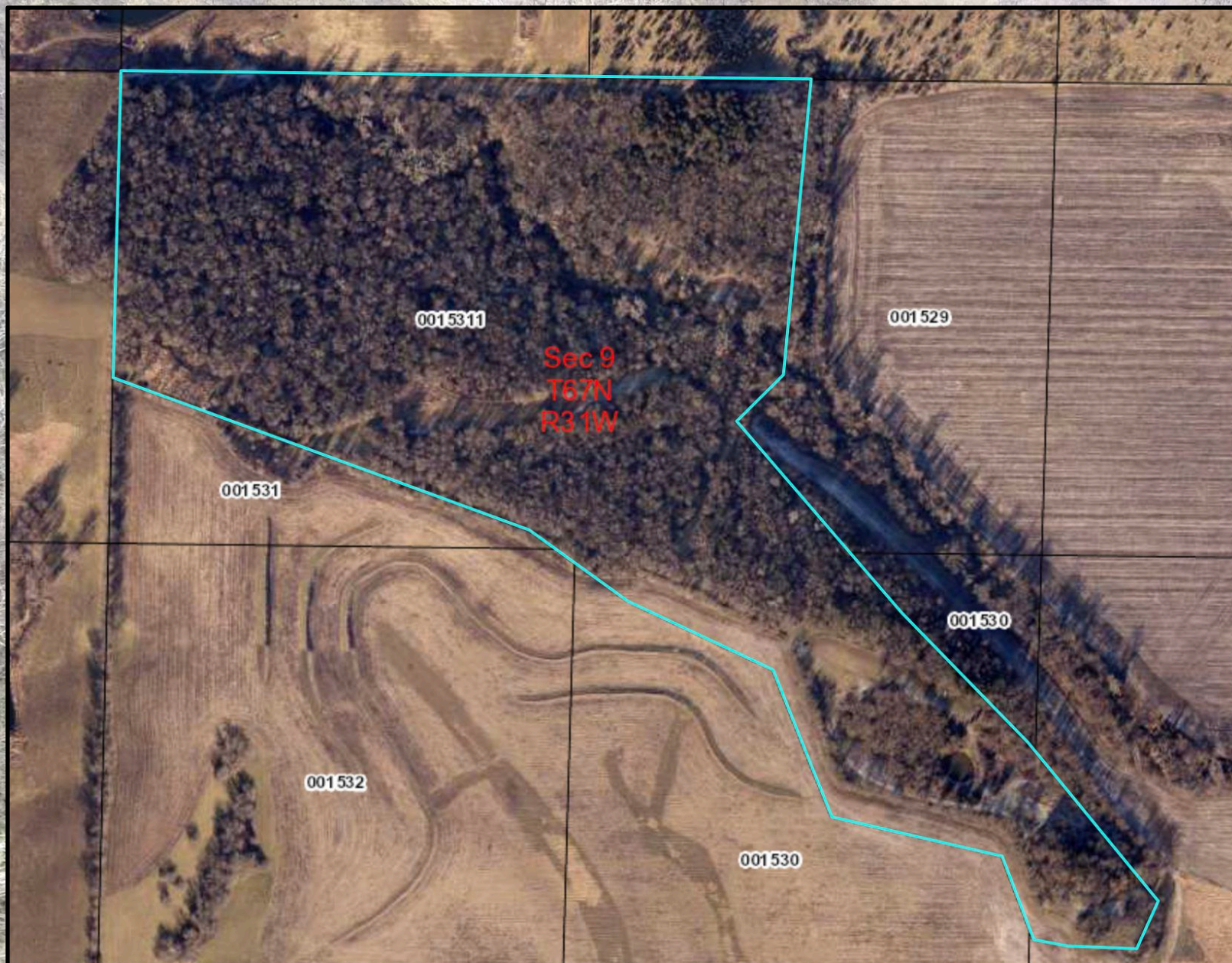
**Comments:** Brand new listing! Please check back soon for updated comments! Give Brennan a call, 641-344-2555, on this quality investment.

**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

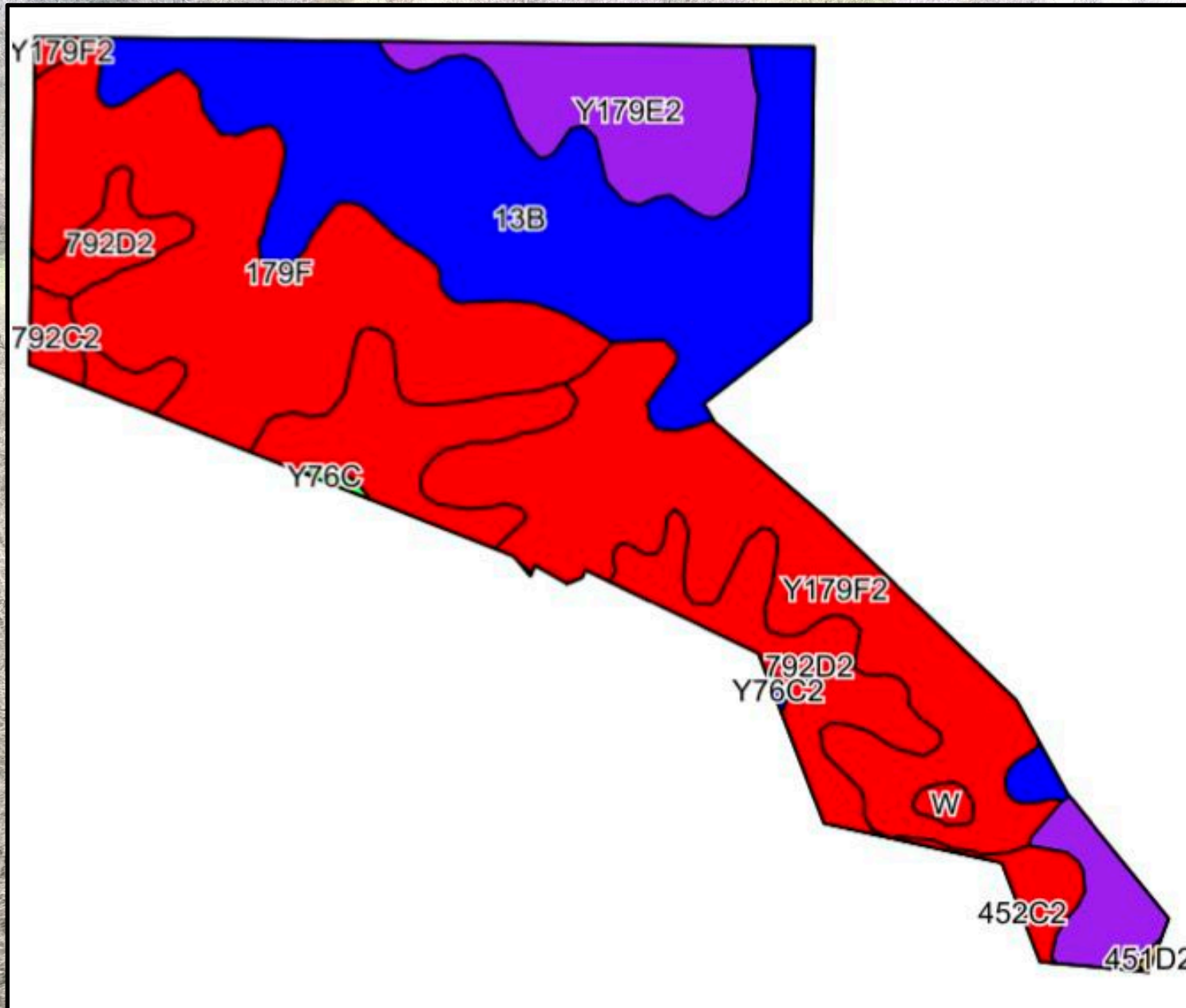


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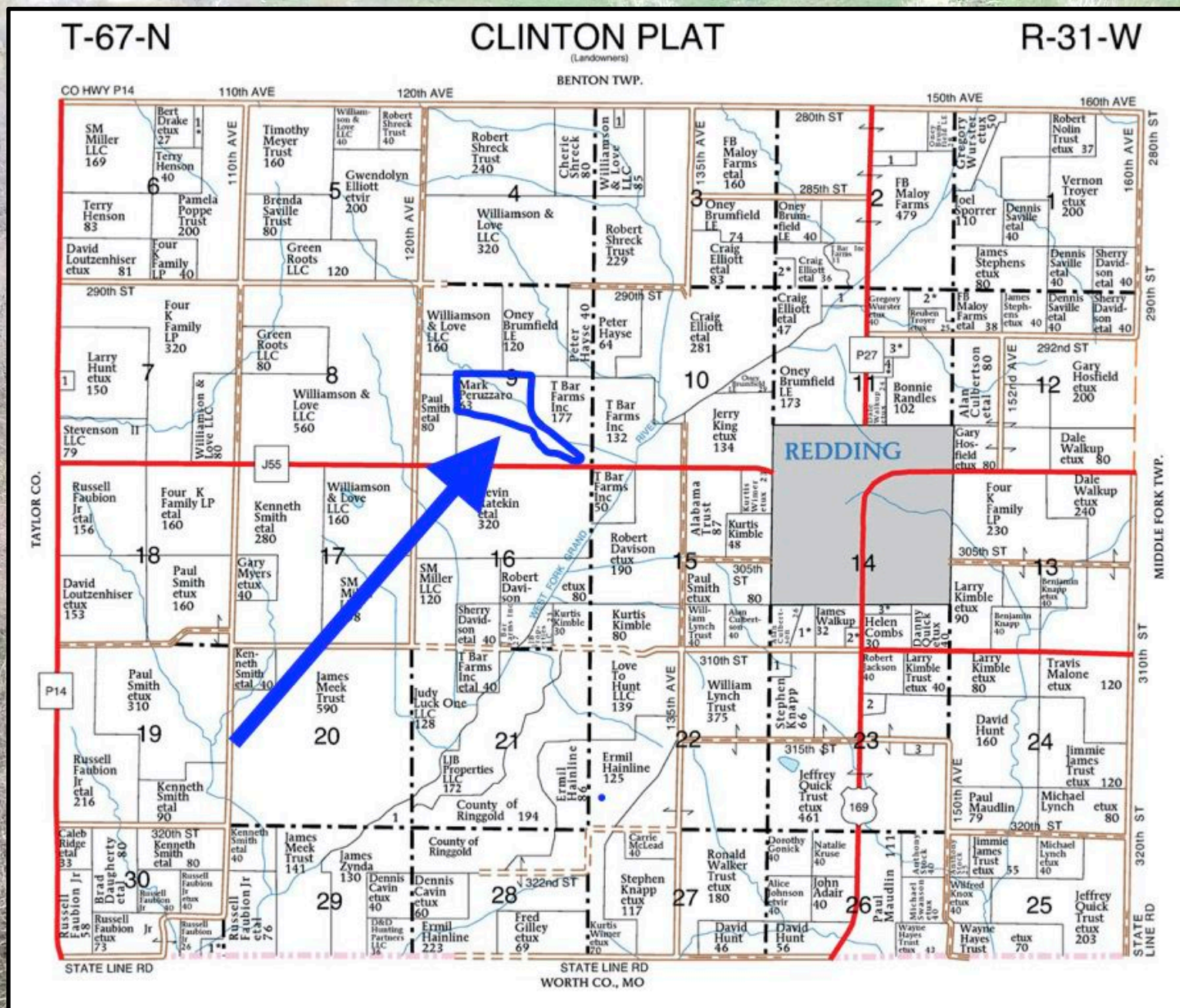
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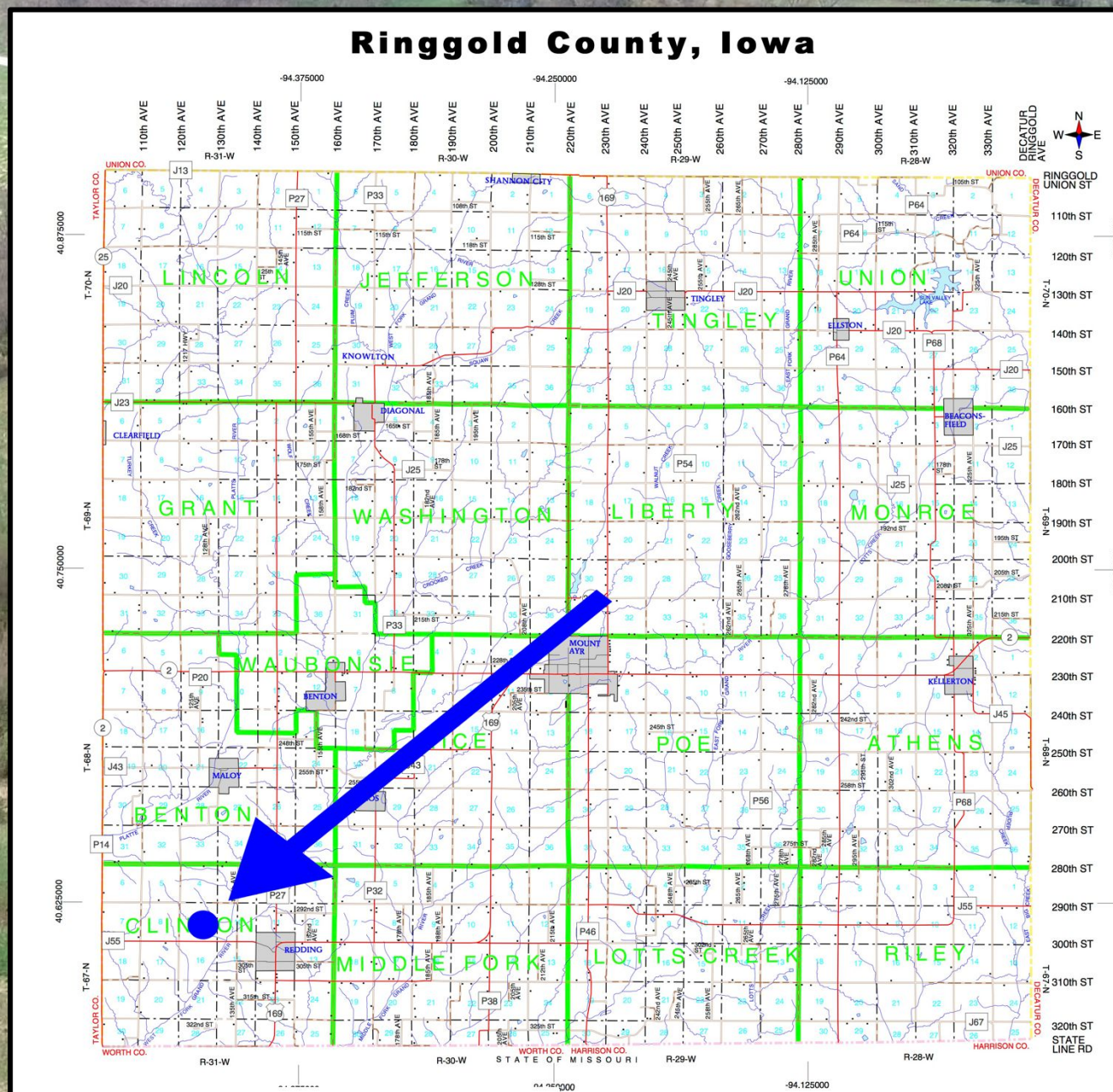
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	18.05	28.0%		IIw	80	1.7	23.2	1.4	2.4	78	59
179F	Gara loam, 18 to 25 percent slopes	14.73	22.8%		VIe	120	3.4	34.8	2.2	3.6	18	15
Y179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	13.25	20.5%		VIIe						16	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	10.41	16.1%		IVe	88	2.5	25.5	1.6	2.6	7	13
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	7.01	10.9%		VIe						32	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.60	0.9%		IIIe	123.2	3.4	35.7	2.2	3.7	24	27
W	Water	0.28	0.4%			0	0	0	0	0	0	0
Y76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.10	0.2%		IIIe						80	
Y76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.06	0.1%		IIIe						75	
Weighted Average						65.2	1.7	18.9	1.2	1.9	34.3	*-





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