



**For Sale: 145.05 Taxable Acres, ML
Ringgold Co., near Mount Ayr, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Ringgold Co. Rec Tract – Ringgold Co., IA

145.05 Taxable Acres, ML

Asking Price: \$396,000.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$2,468 annually (Ringgold County Assessor)

Terms: Cash, payable at closing

Land Use: Estimated 30 solid timber acres with an estimated 75 acres in grass/timber mix and several ponds/wetlands. (Surety)

Possession: At Closing

FSA Description: Information coming soon!

CSR Description: CSR2- 66.9 (Surety Maps)

Comments: Brand new listing! Please check back soon for updated comments! Give Brad a call, 641-202-3862, on this quality investment.

Listing Agent:
Brad Adamson
641-202-3862

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



Ringgold Co. Rec Tract – Ringgold Co., IA

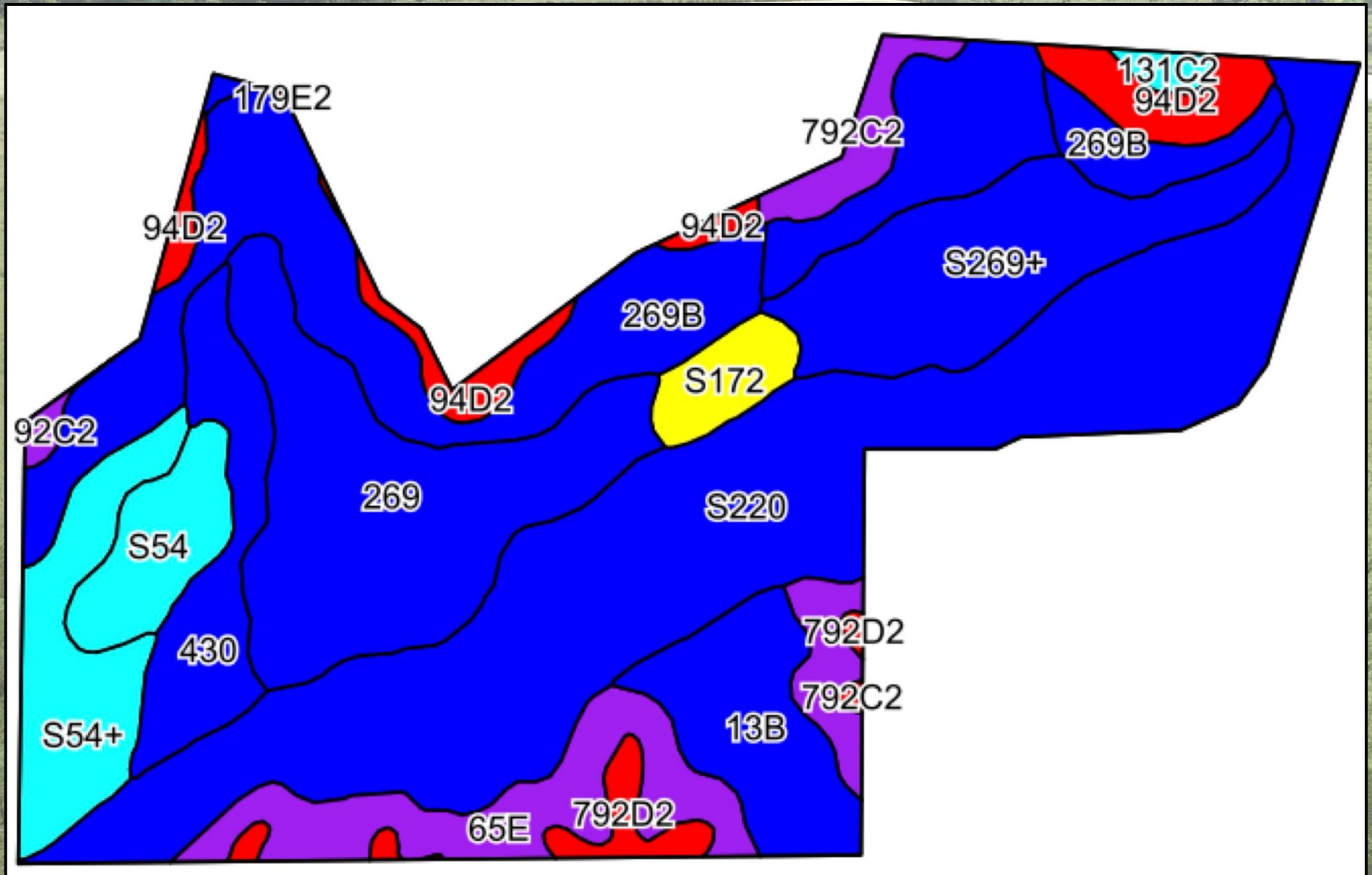
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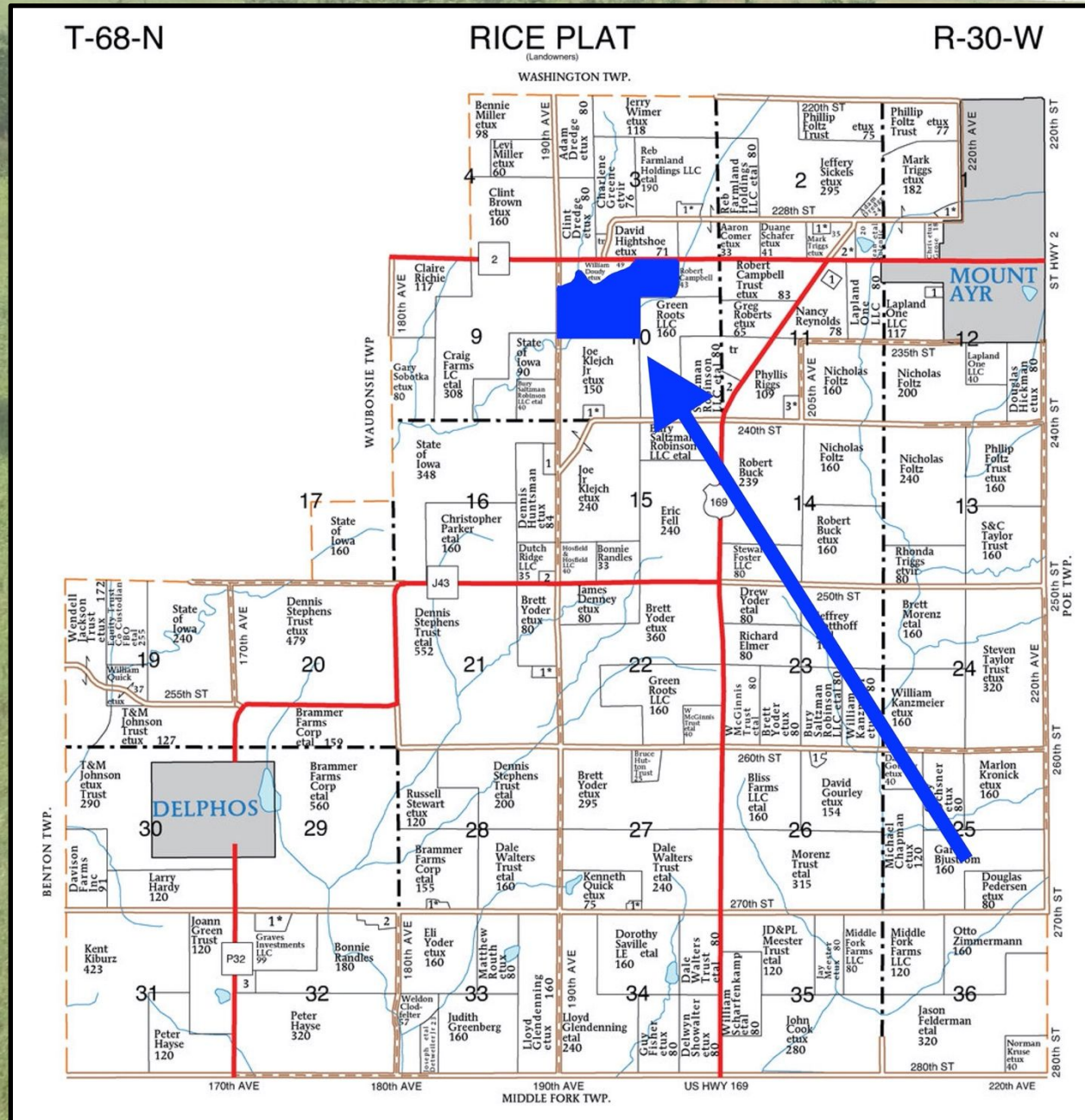
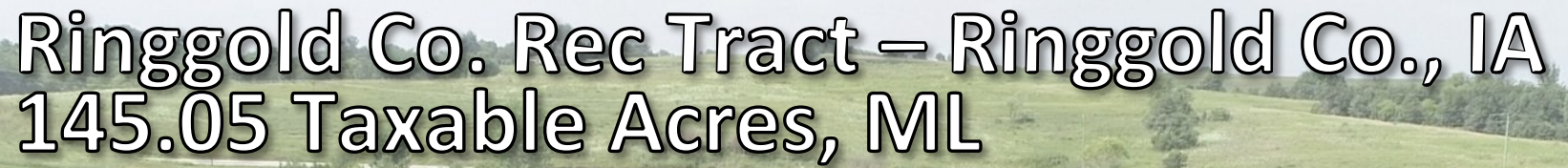


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	41.03	28.6%		Ilw	0	0	0	0	0	77	
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	18.84	13.1%		Illw	80	1.7	23.2	1.4	2.4	71	53
269	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.41	12.1%		Illw	80	1.7	23.2	1.4	2.4	70	58
S269+	Humeston silt loam, 0 to 2 percent slopes, overwash, occasionally flooded	11.80	8.2%		Illw						72	
65E	Lindley loam, 14 to 18 percent slopes	9.98	7.0%		Vle	139.2	3.9	40.4	2.5	4.2	33	30
S54+	Zook silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded, overwash	7.26	5.1%		Ilw	0	0	0	0	0	68	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	7.23	5.0%		Ilw	80	1.7	23.2	1.4	2.4	78	59
430	Ackmore silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.43	4.5%		Ilw	203.2	5.3	58.9	3.7	6.1	77	83
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	5.91	4.1%		Ille	0	0	0	0	0	77	

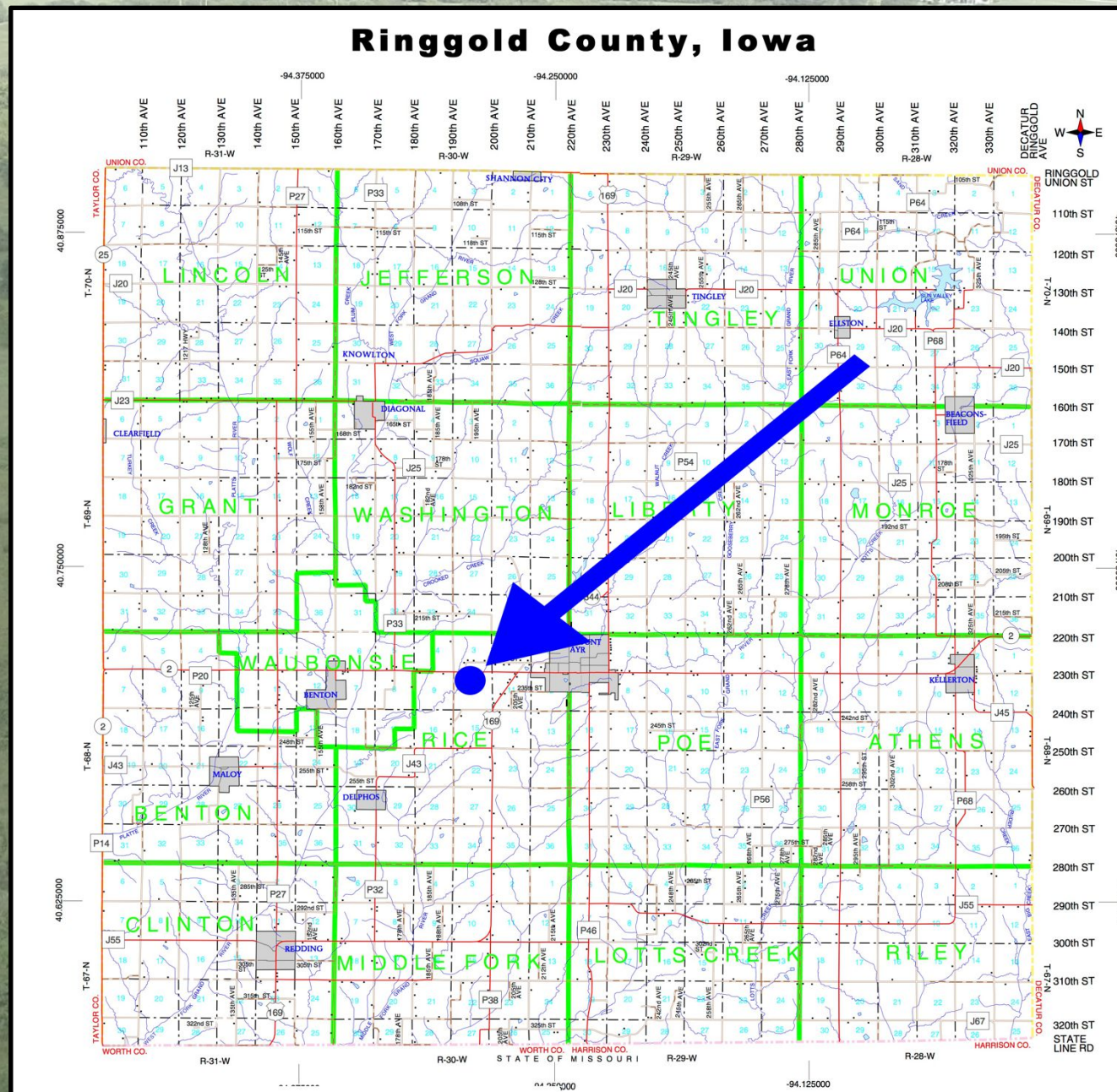
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	5.37	3.7%		IVe	120	3.1	34.8	2.2	3.6	20	13
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.25	3.0%		Ilw	0	0	0	0	0	68	
S172	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	2.45	1.7%		Illw						57	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.19	1.5%		IVe	163.2	4.6	47.3	2.9	4.9	38	43
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.00	1.4%		IVe	88	2.5	25.5	1.6	2.6	7	13
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.68	0.5%		Ille	80	2.1	23.2	1.4	2.4	62	45
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	0.42	0.3%		Ille	115.2	3	33.4	2.1	3.5	31	20
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.1%		Ille	123.2	3.4	35.7	2.2	3.7	24	27
Weighted Average						52.1	1.3	15.1	0.9	1.6	66.9	*-





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