



**For Sale: 78.05 Taxable Acres, ML
Near Beaconsfield, Ringgold Co., IA**



Call 641-333-2705 or visit southwestiowaland.com

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Reed-Monroe Farm – Ringgold Co. 78.05 Taxable Acres, ML

Asking Price: \$325,000.00

Town: Beaconsfield

State: IA

Taxes: \$1,434 (Ringgold County Treasurer)

Terms: Cash, payable upon closing

Land Use: 77.87 farmland acres, ML – 30.08 acres are enrolled in the Conservation Reserve Program (CRP), remainder in pasture and timber draws (Ringgold County FSA)

Possession: Upon closing

Income: \$4,401.00 total annually in CRP income, expiring 9/2021 (Ringgold County FSA)

CRP Description: 30.08 acres enrolled at \$146.31 per acre for an annual payment of \$4,401.00 with an expiration date of 9/2021 (Ringgold County FSA) **CRP is expiring September of 2021 leaving land available for any use.**

FSA Description: Corn Base 15.68, 159 PLC Yield (Ringgold County FSA)

CSR Description: CSR2 - 57.1 (Surety Maps)

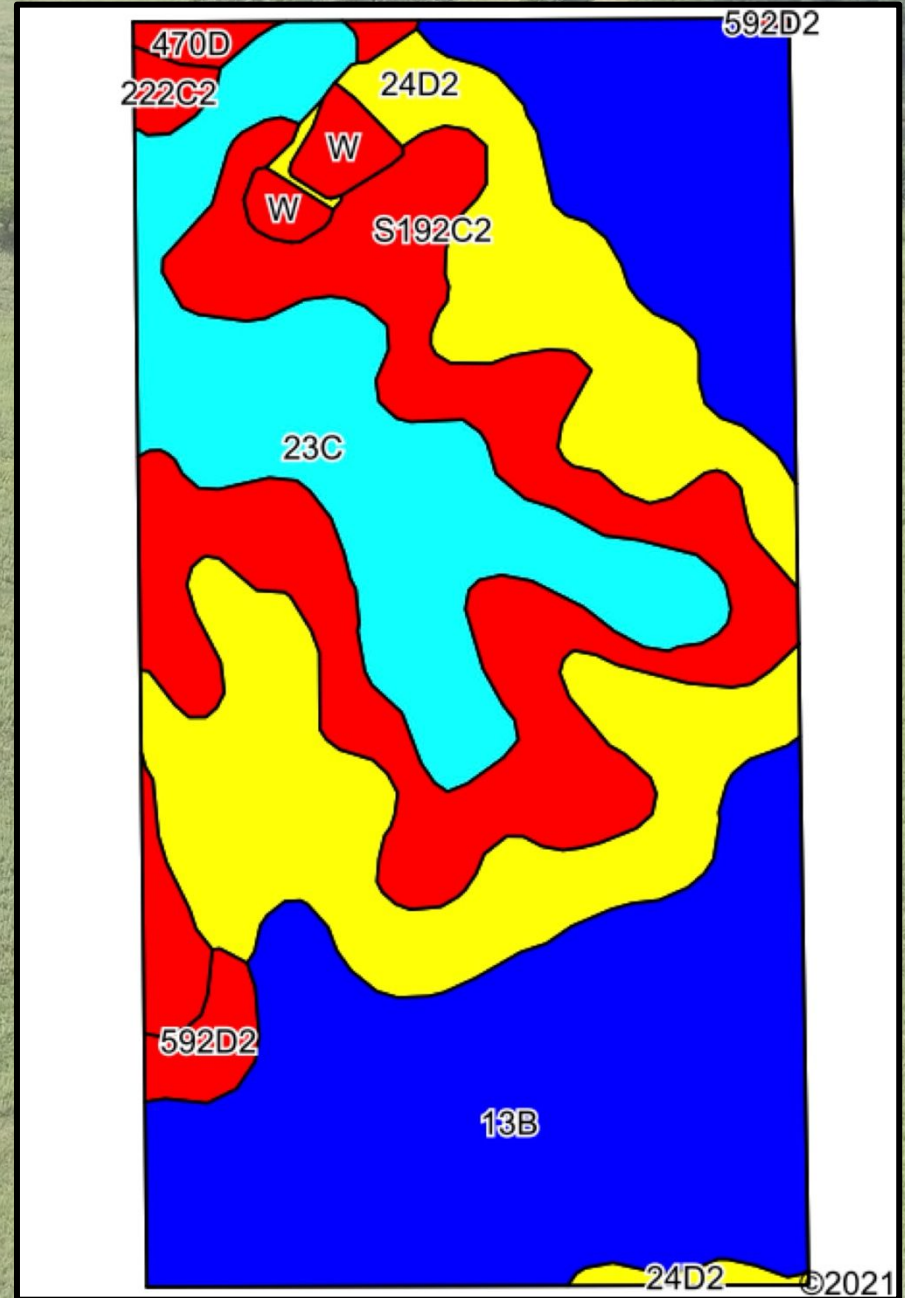
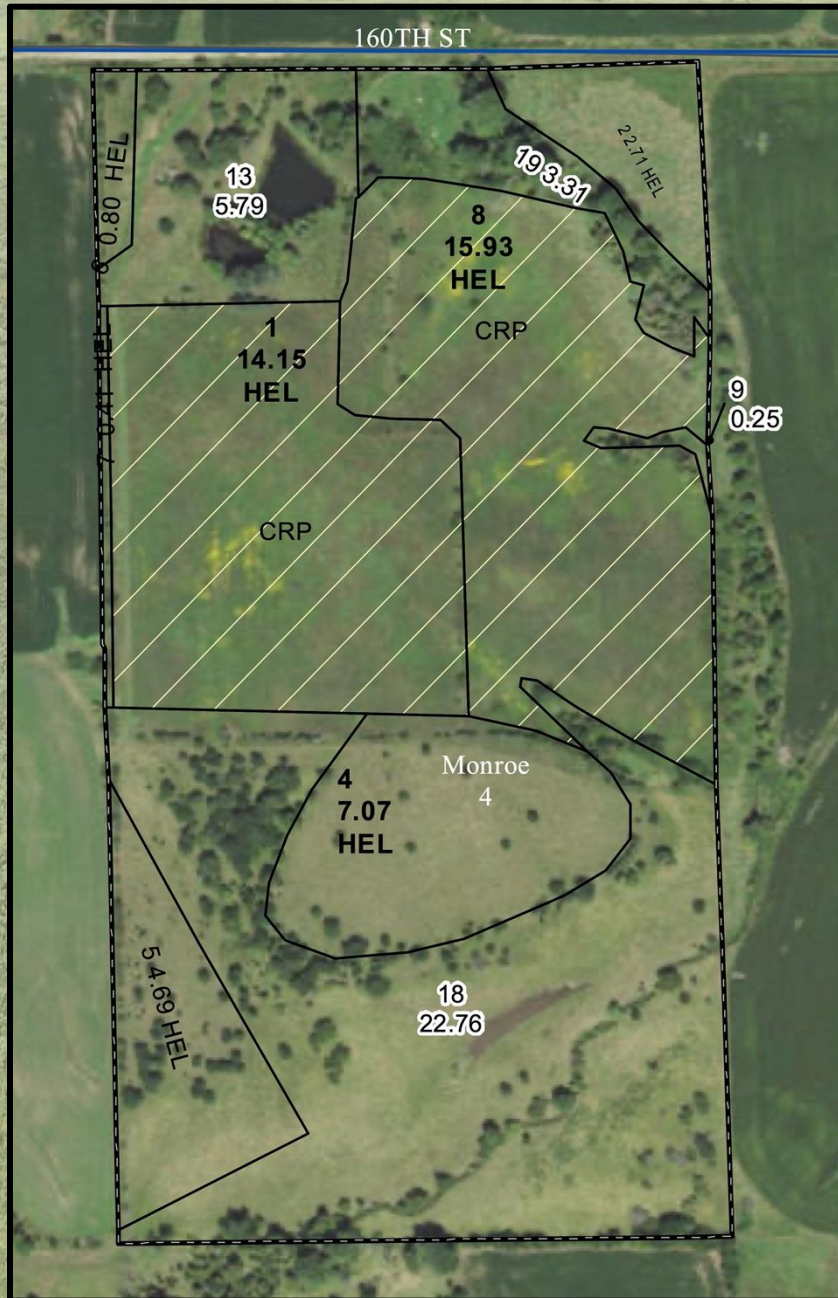
Comments: Preferred Properties proudly presents the Reed-Monroe farm! This farm is located in NE Ringgold county, close to Sun Valley Lake and the town of Beaconsfield. The farm offers pasture to hold some cows, CRP that expires in 2021 so any use can be done, and potential for some hunting. With some clean up and tree removal, the farm has all the opportunities to be converted to row crop, especially with its 57.1 CSR2! If you are looking to expand your operation or wanting a farm with multiple options, this tract deserves your look! Call Brennan for more information on this quality farm 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



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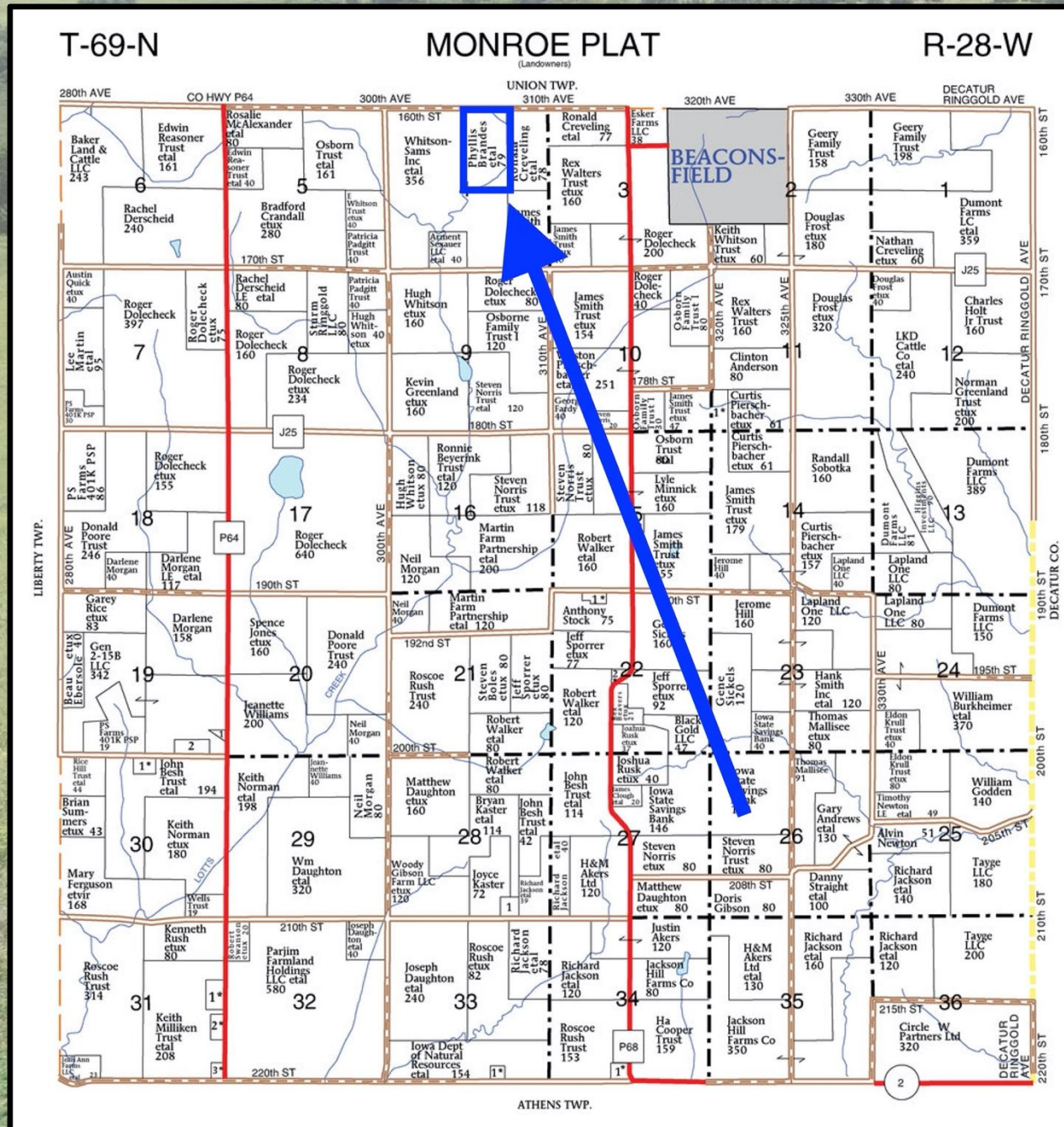
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Soils Data

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
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	28.52	36.7%		Ilw	80	1.7	23.2	1.4	2.4	78	59
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	17.89	23.0%		Ille	168	4.7	48.7	3	5	51	48
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	16.04	20.7%		Ille	0	0	0	0	0	29	
23C	Arispe silty clay loam, 5 to 9 percent slopes	12.00	15.5%		Ille	80	2.1	23.2	1.4	2.4	66	55
W	Water	1.07	1.4%			0	0	0	0	0	0	0
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.05	1.4%		IVe	88	2.3	25.5	1.6	2.6	10	5
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	0.60	0.8%		IVe	139.2	3.6	40.4	2.5	4.2	26	29
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.49	0.6%		IVw	140.8	3	40.8	2.5	4.2	28	25
Weighted Average						83.6	2.1	24.2	1.5	2.5	57.1	*-

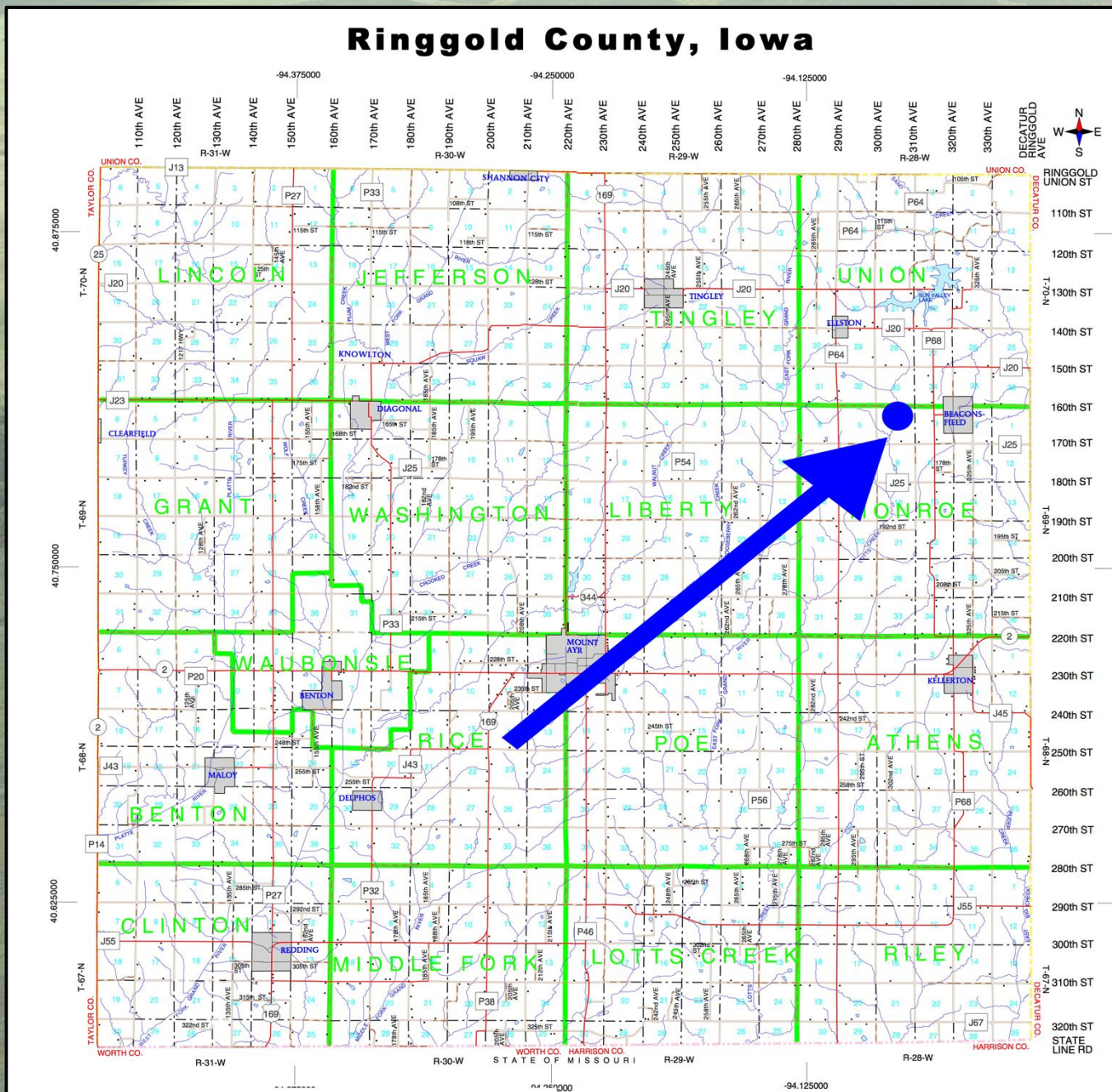


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