



**For Sale: Approx. 422 Acres, ML
Near Diagonal, Ringgold Co., IA**



Call 641-333-2705 or visit southwestiowaland.com

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DeMott 422 Farm - Ringgold Co. 422 Gross Acres, ML

Asking Price: \$4,979,600.00

Town: Near Diagonal

Taxes: \$7,896.00/year total – East Farm - \$5,035.00/year – West Farm - \$2,861.00/year (Ringgold Co. Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Taxable Acres: 414.5 total acres, ml - West Tract 155.55 acres, ml – East Tract 258.95 acres, ml, (Assessor)

Land Use: 407.19 farmland acres, with 155.46 effective cropland acres & 195.20 CRP acres, as follows:

Tract #348 (East Farm): 254.83 farmland acres with 155.46 eff. crop acres, 62.38 CRP acres, rem. in timber (FSA)

Tract #349 (West Farm): 152.36 farmland acres with 132.82 CRP acres (FSA)

FSA Description:

Tract #348 (East Farm): Wheat Base 31.56, 39 PLC Yield; Corn Base 79.85, 92 PLC Yield; Soybeans Base 44.05, 34 PLC Yield (FSA)

Tract # 349 (West Farm): Wheat Base 0.0, 0 PLC Yield; Corn Base 0.0, 0 PLC Yield (FSA)

CRP Description: \$47,464.00 income annually as follows:
(East Farm): \$11,787 annually - 62.38 acres enrolled in the Conservation Reserve Program (CRP) at \$188.96 per acre expiring 9/2026 (FSA)

(West Farm): \$35,677.00 annually – 132.82 acres enrolled at \$268.61 per acre expiring 9/2026 (FSA)

CSR Description:

Tract #348 (East Farm): CSR2 – 61.7 (Surety Maps)

Tract #349 (West Farm): CSR2 – 57.5 (Surety Map)

Comments: Preferred Properties of Iowa is proud to present the DeMott Family Trust Farm! This excellent farm property totals 422 gross acres in two tracts, located on the High & Dry just North of Diagonal. This property features excellent income potential from a great Conservation Reserve Program (CRP) payment, some beautifully laying and productive row crop acres and some excellent timber for some great recreation potential, which includes several nice ponds. Land in this area is always in tight demand, so this investment definitely demands your attention! Contact Listing Agent Tom Miller (712-621-1281) to learn more and to schedule your private showing of this excellent property today!



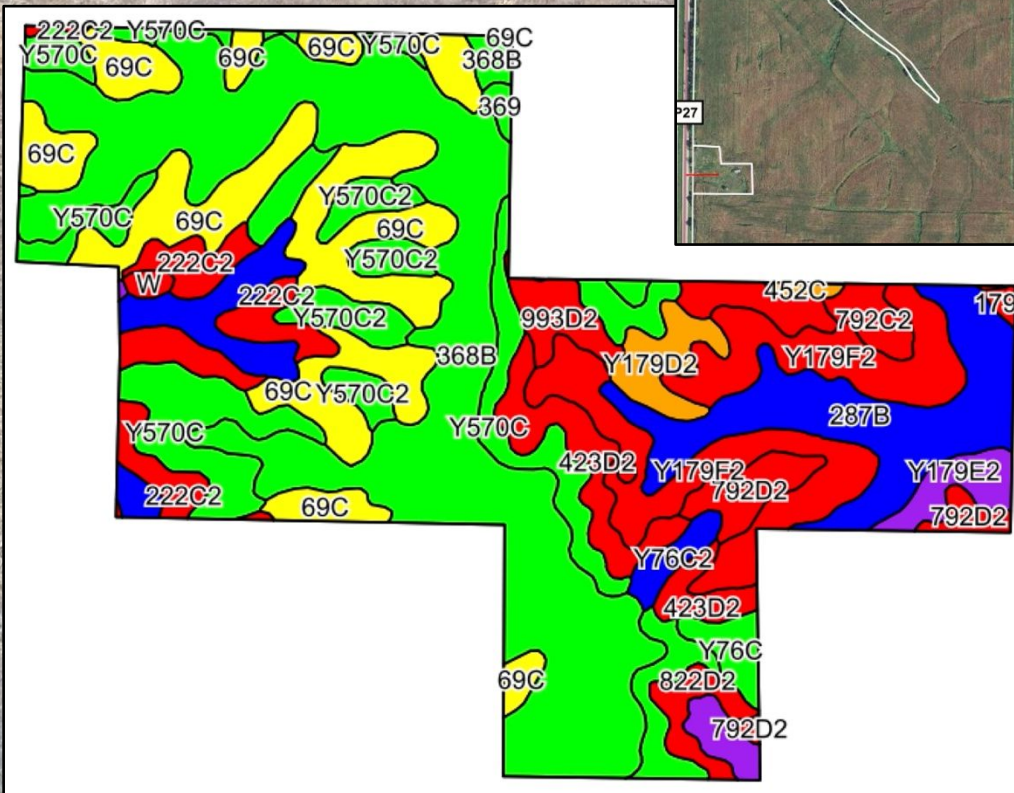
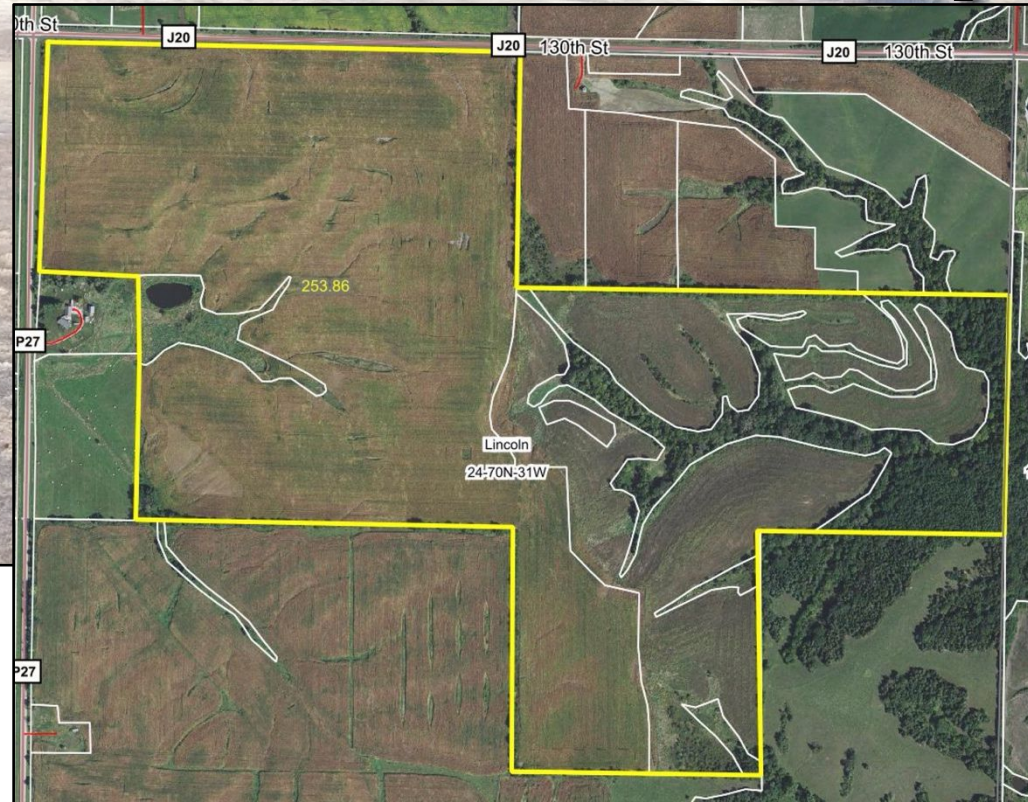
Listing Agent:
Tom Miller
712-621-1281

Preferred Properties of Iowa, Inc.
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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Tract #348 (East Farm)





DeMott 422 Farm - Ringgold Co.

422 Gross Acres, ML

Tract #348 (East Farm) cont.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
368B	Macksburg silty clay loam, 2 to 5 percent slopes	71.55	28.2%		Ile	222.4	5.8	64.5	4.0	6.7	89	90
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	37.37	14.7%		IIlw	168.0	3.5	48.7	3.0	5.0	59	50
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	27.23	10.7%		IIlw	184.0	3.9	53.4	3.3	5.5	75	60
Y570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	27.15	10.7%		IIle						84	
Y179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	24.77	9.8%		Vlle						16	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.14	4.4%		IVw	140.8	3.0	40.8	2.5	4.2	28	25
Y570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	10.45	4.1%		IIle						81	
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	8.96	3.5%		IVe	97.6	2.5	28.3	1.8	2.9	6	13
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	6.56	2.6%		IVe	123.2	3.4	35.7	2.2	3.7	28	30
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	5.72	2.3%		Vlle						32	

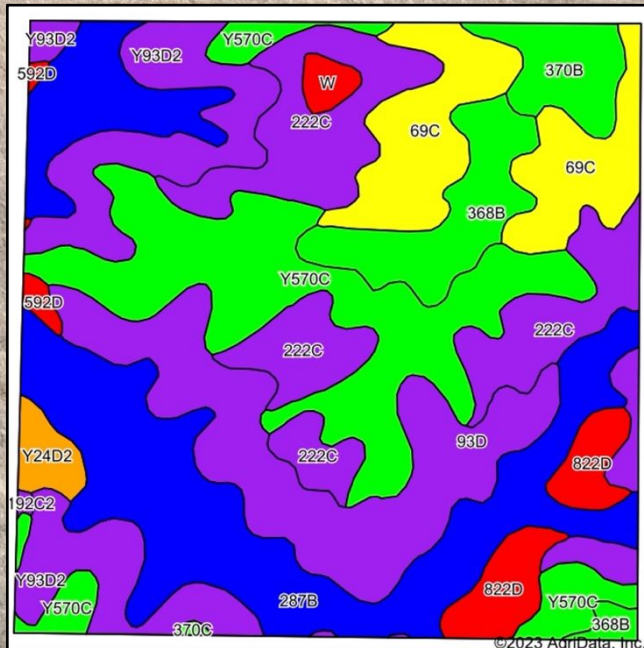
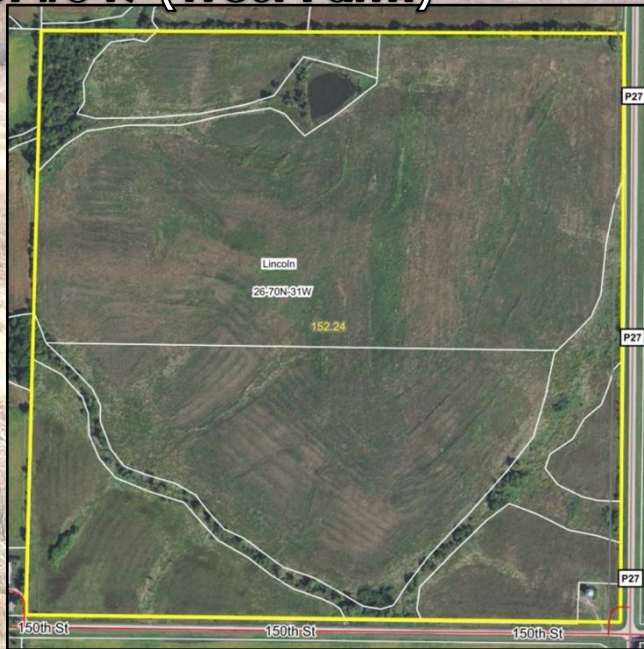
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792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	5.42	2.1%		IVe	88.0	2.5	25.5	1.6	2.6	7	13
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	4.58	1.8%		IVe						43	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.99	1.2%		IVe	100.8	2.6	29.2	1.8	3.0	10	15
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	2.57	1.0%		IIle	123.2	3.4	35.7	2.2	3.7	24	27
Y76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	2.50	1.0%		IIle						80	
Y76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	2.11	0.8%		IIle						75	
W	Water	0.91	0.4%			0.0	0.0	0.0	0.0	0.0	0	0
369	Winterset silty clay loam, 0 to 2 percent slopes	0.70	0.3%		IIlw	217.6	4.6	63.1	3.9	6.5	83	87
452C	Lineville silt loam, 5 to 9 percent slopes	0.59	0.2%		IIle	80.0	2.1	23.2	1.4	2.4	48	36
179F	Gara loam, 18 to 25 percent slopes	0.51	0.2%		Vlle	120.0	3.4	34.8	2.2	3.6	18	15
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.08	0.0%		IIle	129.6	3.4	37.6	2.3	3.9	31	30
Weighted Average					*-	125.3	3	36.3	2.2	3.8	61.7	*-



DeMott 422 Farm - Ringgold Co.

422 Gross Acres, ML

Tract #349 (West Farm)



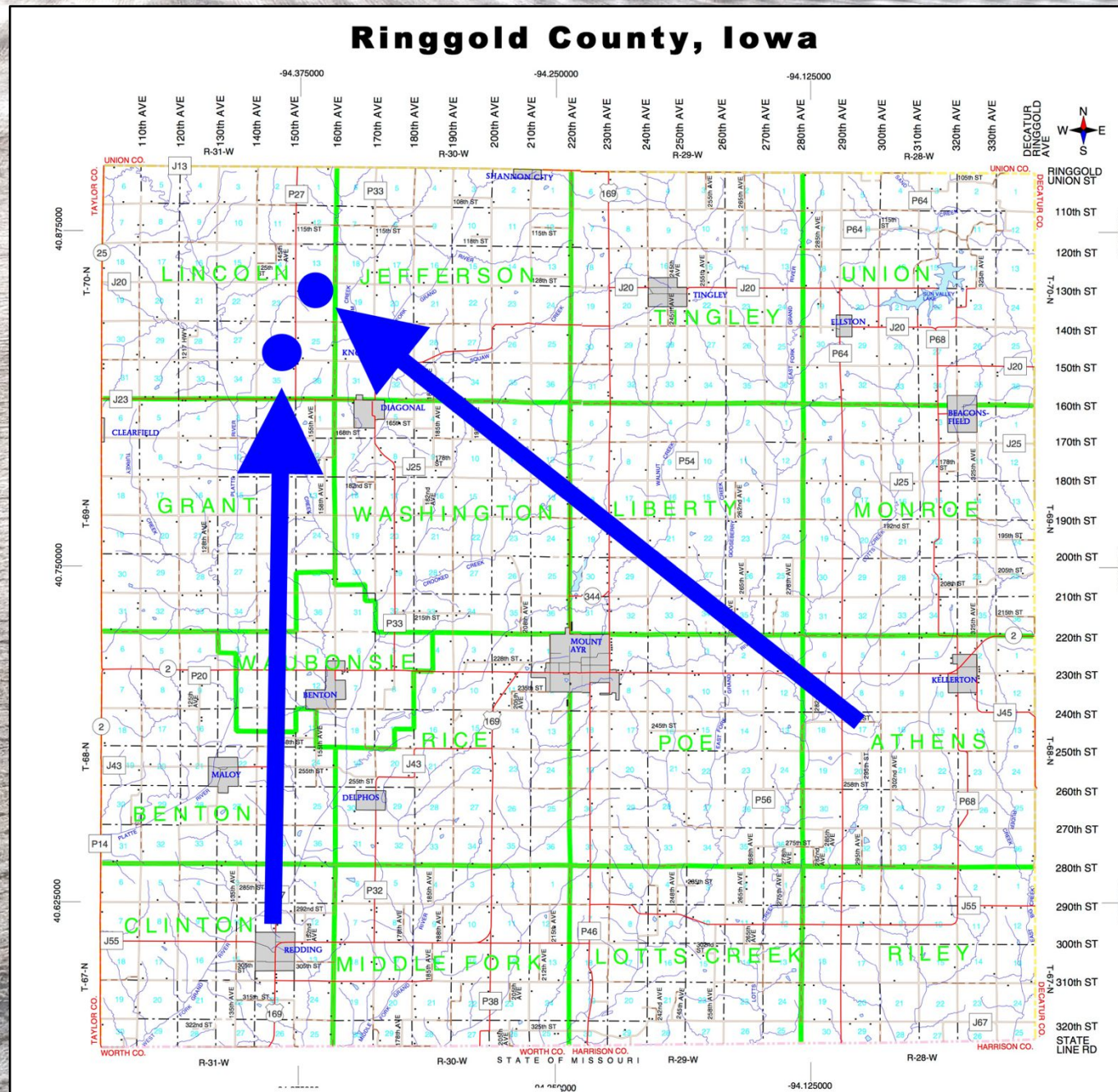
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287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	32.36	21.3%		Ilw	184.0	3.9	53.4	3.3	5.5	75	60
Y570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	26.71	17.5%		Ille						84	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	22.80	15.0%		IVw	145.6	3.1	42.2	2.6	4.4	31	30
93D	Shelby-Adair clay loams, 9 to 14 percent slopes	19.16	12.6%		Ille	144.0	4.0	41.8	2.6	4.3	36	29
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	15.83	10.4%		Ille	0.0	0.0	0.0	0.0	0.0	35	
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	13.92	9.1%		Ilw	168.0	3.5	48.7	3.0	5.0	59	50
368B	Macksburg silty clay loam, 2 to 5 percent slopes	8.02	5.3%		Ile	222.4	5.8	64.5	4.0	6.7	89	90
822D	Lamoni silty clay loam, 9 to 14 percent slopes	5.16	3.4%		IVe	105.6	2.7	30.6	1.9	3.2	14	20
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.45	2.9%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.85	1.2%		Ille	0.0	0.0	0.0	0.0	0.0	49	
W	Water	1.00	0.7%			0.0	0.0	0.0	0.0	0.0	0	0
592D	Mystic loam, 9 to 14 percent slopes	0.70	0.5%		IVe	91.2	2.4	26.4	1.6	2.7	10	10
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.14	0.1%		Ille	0.0	0.0	0.0	0.0	0.0	33	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.14	0.1%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
Weighted Average						116.9	2.7	33.9	2.1	3.5	57.5	*





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