



**For Sale: 75.22 Taxable Acres, ML
Ringgold Co, Near Blockton, IA**



Call 641-333-2705 or visit southwestiowaland.com

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Rayhons Farm - Ringgold Co., IA

75.22 Taxable Acres, ML

Asking Price: \$420,000.00

Town: Blockton

County: Ringgold

State: IA

Taxes: \$1,234 Annually (Ringgold Co. Treasurer)

Terms: Cash, payable at closing

Land Use: 75.92 farmland acres, 51.49 acres enrolled in the Conservation Reserve Program (CRP), 3.01 effective cropland acres, remainder in timber (FSA)

CRP Description: 51.49 acres enrolled at \$205.74 per acre for an annual payment of \$10,594.00, with an expiration date of 9/2026 (FSA)

Possession: At Closing

FSA Description: Corn Base Acres 0.00, 0.00 PLC Yield; Oat Base Acres 0.00, 0.00 PLC Yield (FSA)

CSR Description: CSR2- 52.4 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Rayhons Farm near Blockton in Ringgold County. This property consists of 75.22 taxable acres and it boasts excellent Conservation Reserve Program (CRP) income that doesn't expire until 2026! This farm earns an excellent annual CRP payment of \$10,594! You can't miss the great recreation potential this property has as well, with its areas of timber, ponds and CRP grass. This property is a must-see if you want to enjoy outdoor recreation while earning fantastic income! Contact Listing Agent Tom Miller today at 641-333-2705 to learn more or to schedule a private showing!

Listing Agent:
Tom Miller
712-621-1281



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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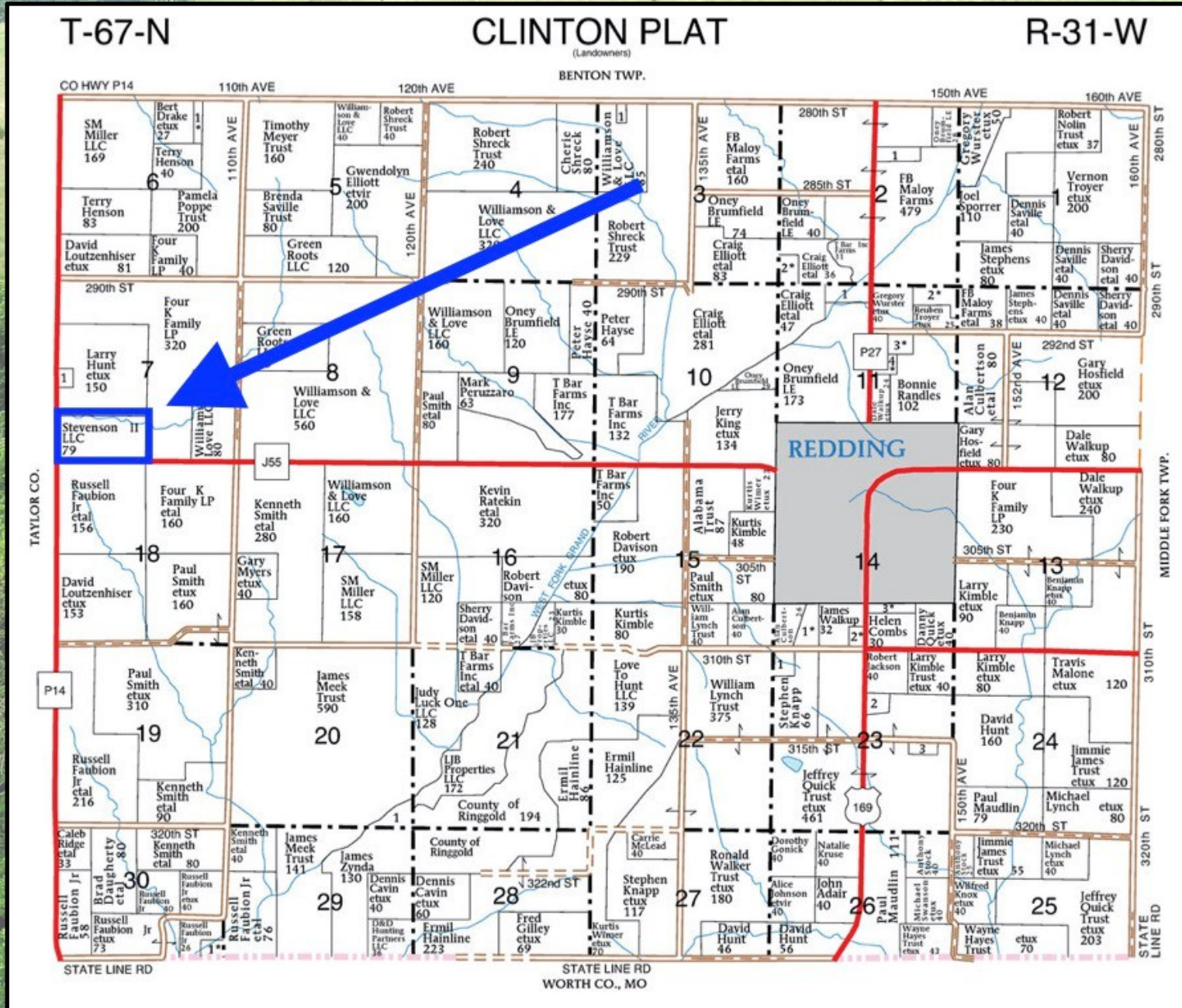
75.22 Taxable Acres, ML

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
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	20.97	27.7%		Ilw	184	3.9	53.4	3.3	5.5	75	60
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	19.74	26.1%		IVe						43	
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	10.70	14.1%		Ille	123.2	3.4	35.7	2.2	3.7	24	27
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	8.62	11.4%		IVe	123.2	3.4	35.7	2.2	3.7	28	30
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.60	10.0%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	3.76	5.0%		Ille	126.4	3.3	36.7	2.3	3.8	34	29
Y76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	3.31	4.4%		Ille						75	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.74	1.0%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
W	Water	0.21	0.3%			0	0	0	0	0	0	0
Weighted Average						111.4	2.7	32.3	2	3.3	52.4	*-



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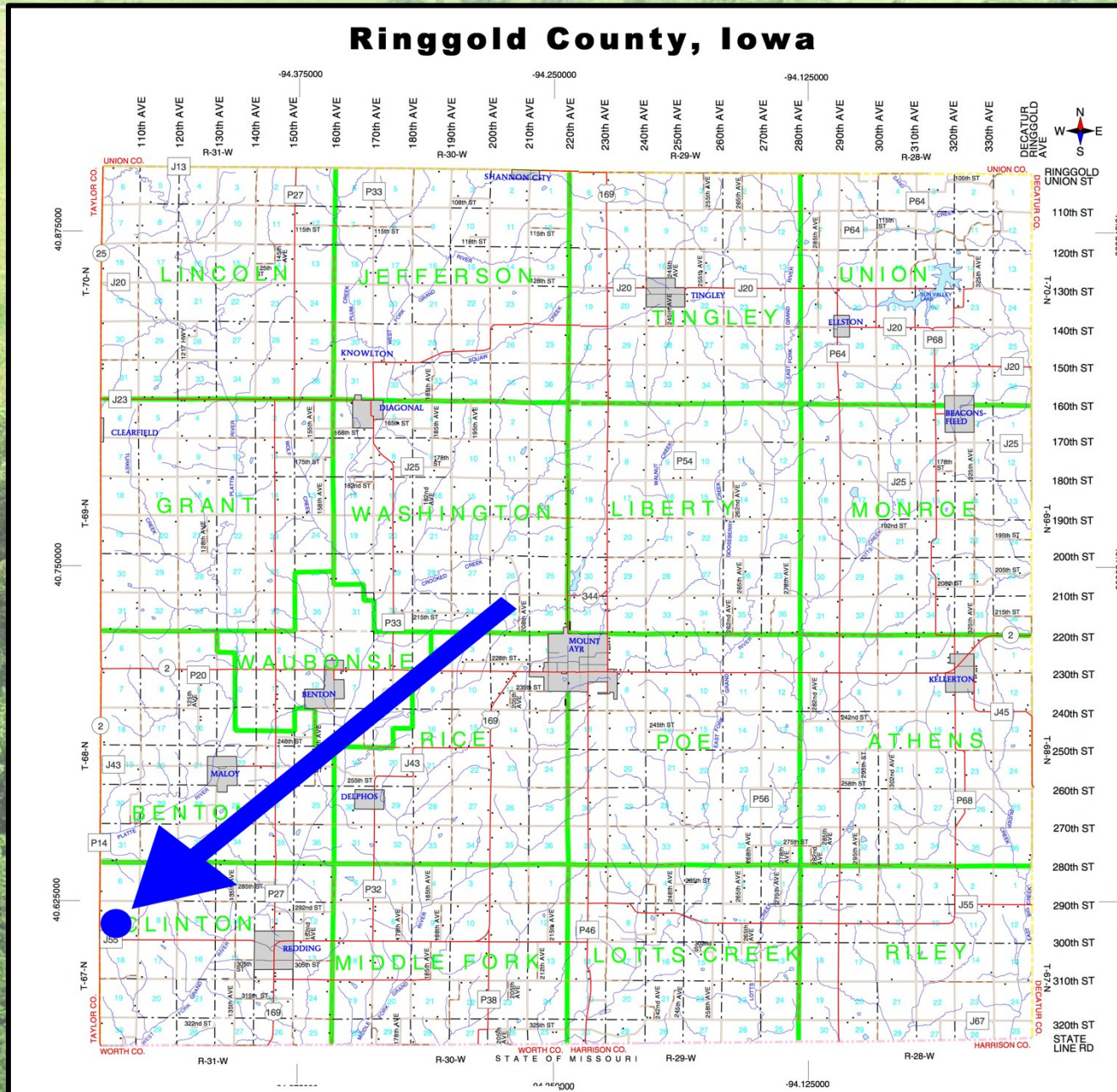
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