



**For Sale: 76.49 Taxable Acres, ML
Ringgold Co., near Mount Ayr, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Mishra Family Farm – Ringgold Co. 76.49 Taxable Acres, ML

Asking Price: \$419,900.00

Town: Mount Ayr

County: Ringgold

State: IA

Taxes: \$992 Annually (Ringgold County Treasurer)

Terms: Cash, Payable at Closing

Land Use: 76.75 farmland acres, 67.54 cropland acres of which 54.59 acres are enrolled in the Conservation Reserve Program (CRP), remainder in timber. (Ringgold County FSA)

CRP Description: 54.59 acres enrolled at \$195 per acre for an annual payment of \$10,643, with an expiration date of 9/2035. (Ringgold County FSA)

Possession: At Closing

FSA Description: Oats Base: 0, 0 PLC Yield; Corn Base: 12.95, 81 PLC Yield; Grain Sorghum Base: 0, 0 PLC Yield. (Ringgold County FSA)

CSR Description: CSR2- 38.2 (Surety Maps)

Comments: Presenting the Mishra Family 76 Acre Farm! Located South of Kellerton or SE of Mount Ayr, this affordable tract has a ROI locked in until September 2035 with a new 10-year CRP contract. The farm has a clean stand of grass already in place. Newer fence is located on the South and West sides of the tract, and pheasant and deer have been seen on the farm and a current REC lease is signed up. Contact PPI for details and don't wait too long to make this piece your own! Call Listing Agent, Brennan Kester, at 515-450-6030 today!

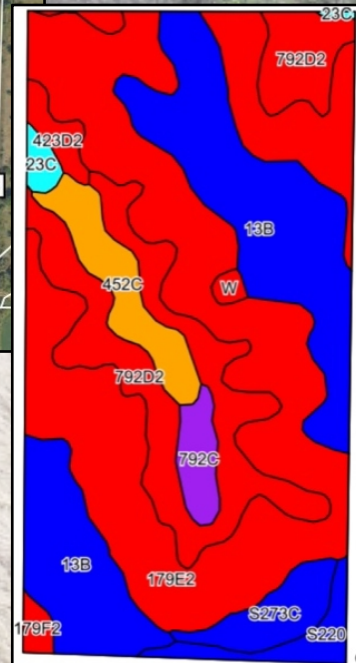


Listing Agent:
Brennan Kester
515-450-6030

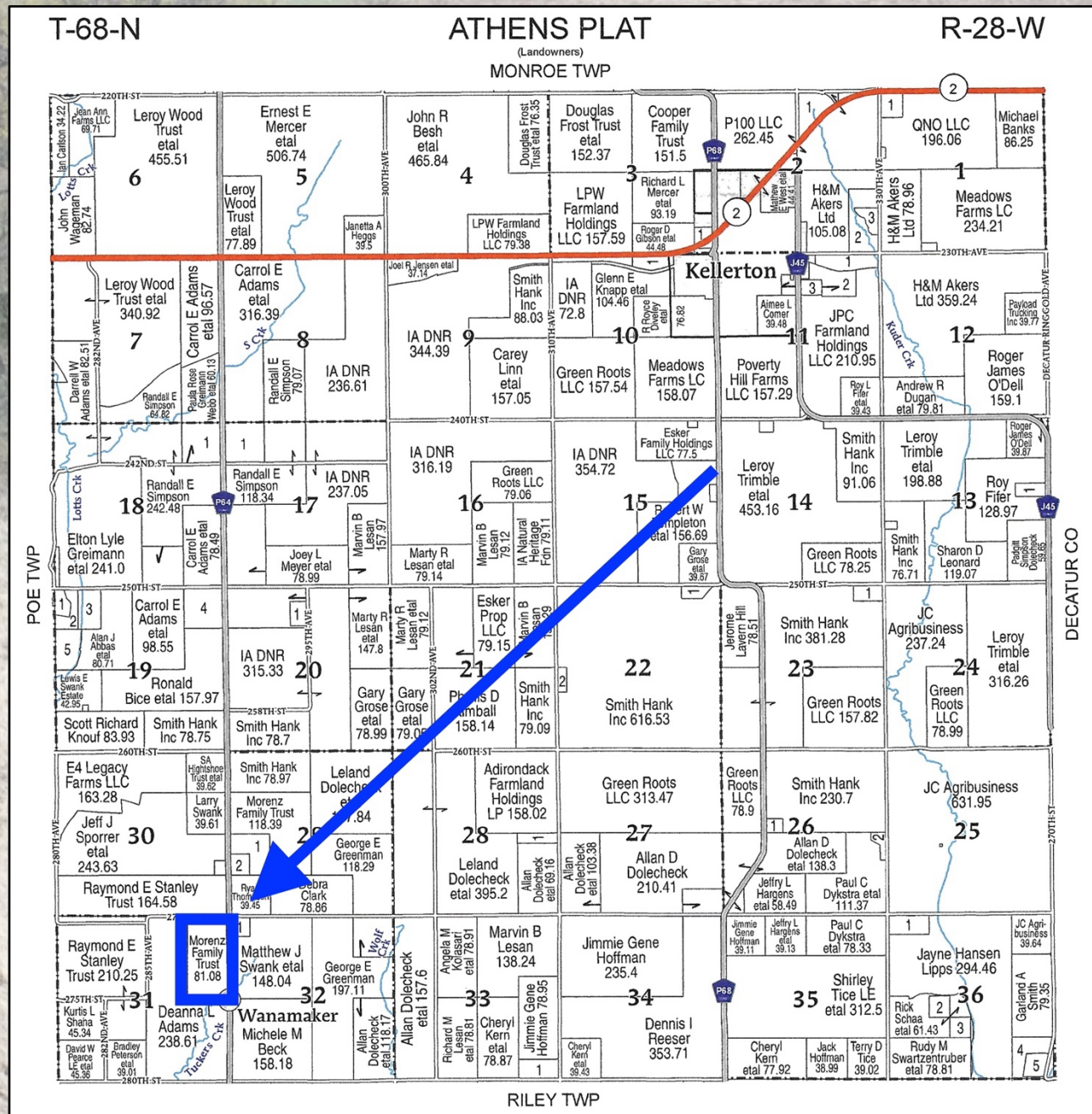
PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner

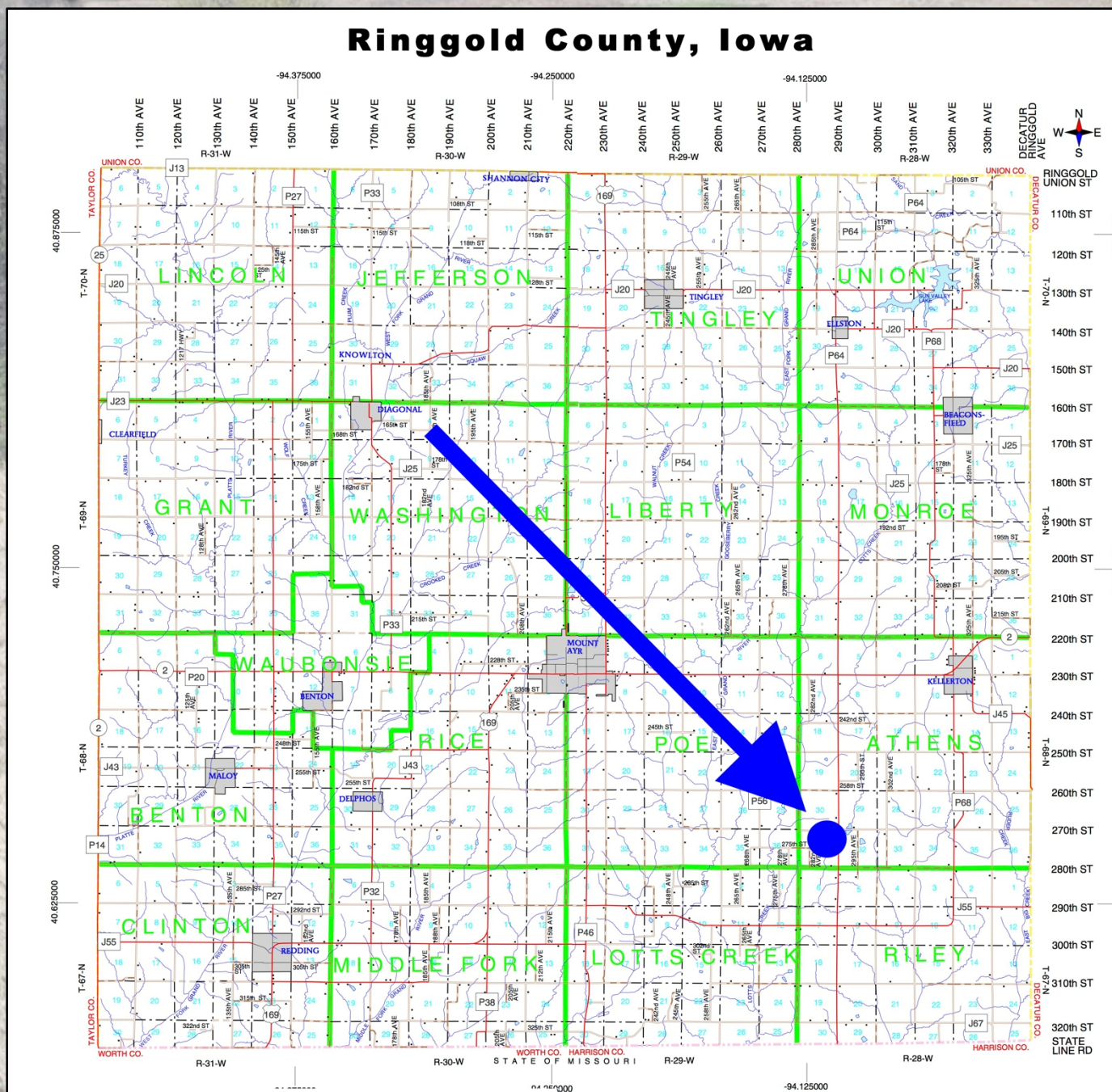


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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	CSR2**	CSR
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	32.63	42.9%		Vle	139.2	3.9	40.4	2.5	4.2	24	33
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	18.28	24.0%		Ilw	80.0	1.7	23.2	1.4	2.4	78	59
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	12.97	17.0%		IVe	88.0	2.5	25.5	1.6	2.6	7	13
452C	Lineville silt loam, 5 to 9 percent slopes	3.59	4.7%		Ille	80.0	2.1	23.2	1.4	2.4	48	36
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	2.45	3.2%		Ille	0.0	0.0	0.0	0.0	0.0	77	
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.75	2.3%		Ilw	0.0	0.0	0.0	0.0	0.0	77	
792C	Armstrong loam, 5 to 9 percent slopes	1.62	2.1%		Ille	128.0	3.6	37.1	2.3	3.8	35	31
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.31	1.7%		IVe	97.6	2.5	28.3	1.8	2.9	6	13
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.68	0.9%		Ille	80.0	2.1	23.2	1.4	2.4	66	55
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	0.53	0.7%		Vle	115.2	3.2	33.4	2.1	3.5	12	13
W	Water	0.32	0.4%			0.0	0.0	0.0	0.0	0.0	0	0
Weighted Average					*-	103.6	2.8	30	1.9	3.1	38.2	*-







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