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L-2400086

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LAND FOR SALE

474.05± Acres, Ringgold County, Iowa

OFFERED AT
\$2,962,812

Highlights:

- 474 contiguous acres mixed between pasture, CRP, and crop acres
- Whole farm average CSR2 of 51.9
- Ridge farm that does not take any adjoining water runoff

For additional information, please contact:

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Property Information

Directions to Property: From Kellerton, Iowa take State Highway #2 west two miles to 300th Avenue at the Southwest corner of the farm. Farm lies to the north of Highway 2 and East of 300th Avenue.

Legal Description: NW1/4 and the W1/2 of the NE1/4 and the SW1/4 and the N1/2 of the SE1/4 all in section 4 T68N R28W Athens Township ecact legal per abstract.

Property Description: 474 acres on Highway 2 two miles west of Kellerton, Iowa. Farm currently has 210 acres of pasture, 176.13 acres in CRP with various expiration dates, and 33.61 acres being cropped through 2025 as part of the beginning farmer transition program. This is a great farm to continue farming in the current rotations or to transition to an entirely row crop farm over the next 10 years.

2023 Taxes: \$7,032.00

Farm Data:

Cropland	33.6 acres
Pasture	210 acres
Non crop	45.35 acres
CRP	176.1 acres
Roads	9.0 acres
Total	474.05 acres

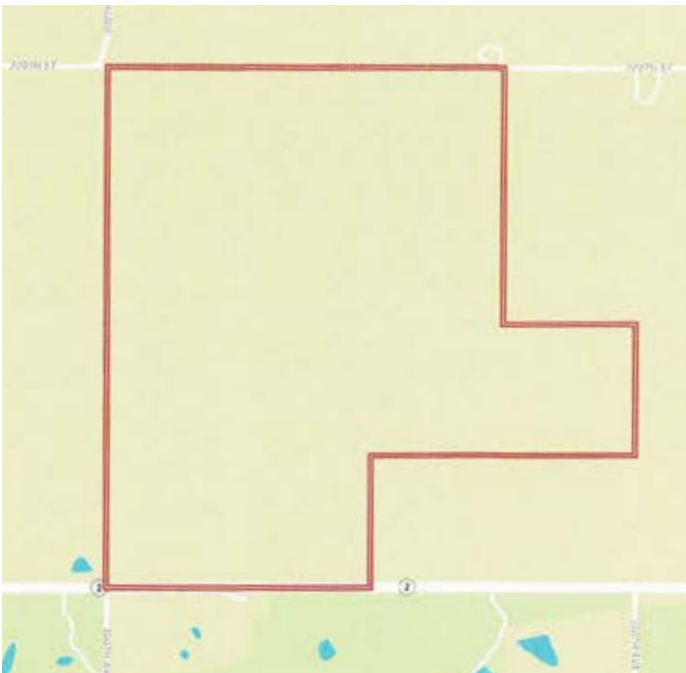
FSA Information:

	Base	Yield
Corn	55.36 acres	91 bushels
Soybeans	12.24 acres	47 bushels

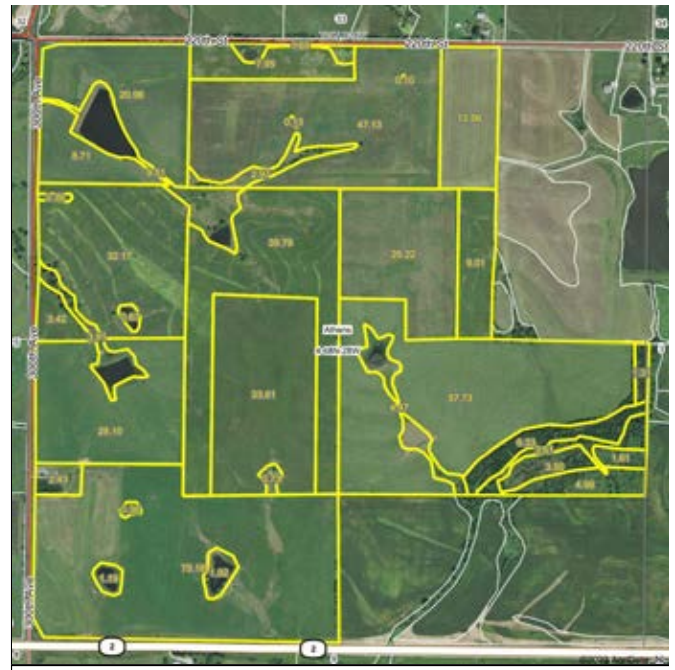
CRP: 176.13 acres enrolled, with an annual payment of \$32,336, various expiration dates.

33.61 acres enrolled in BTIP for beginning farmers with an annual payment of \$7,247. Expires in 2025.

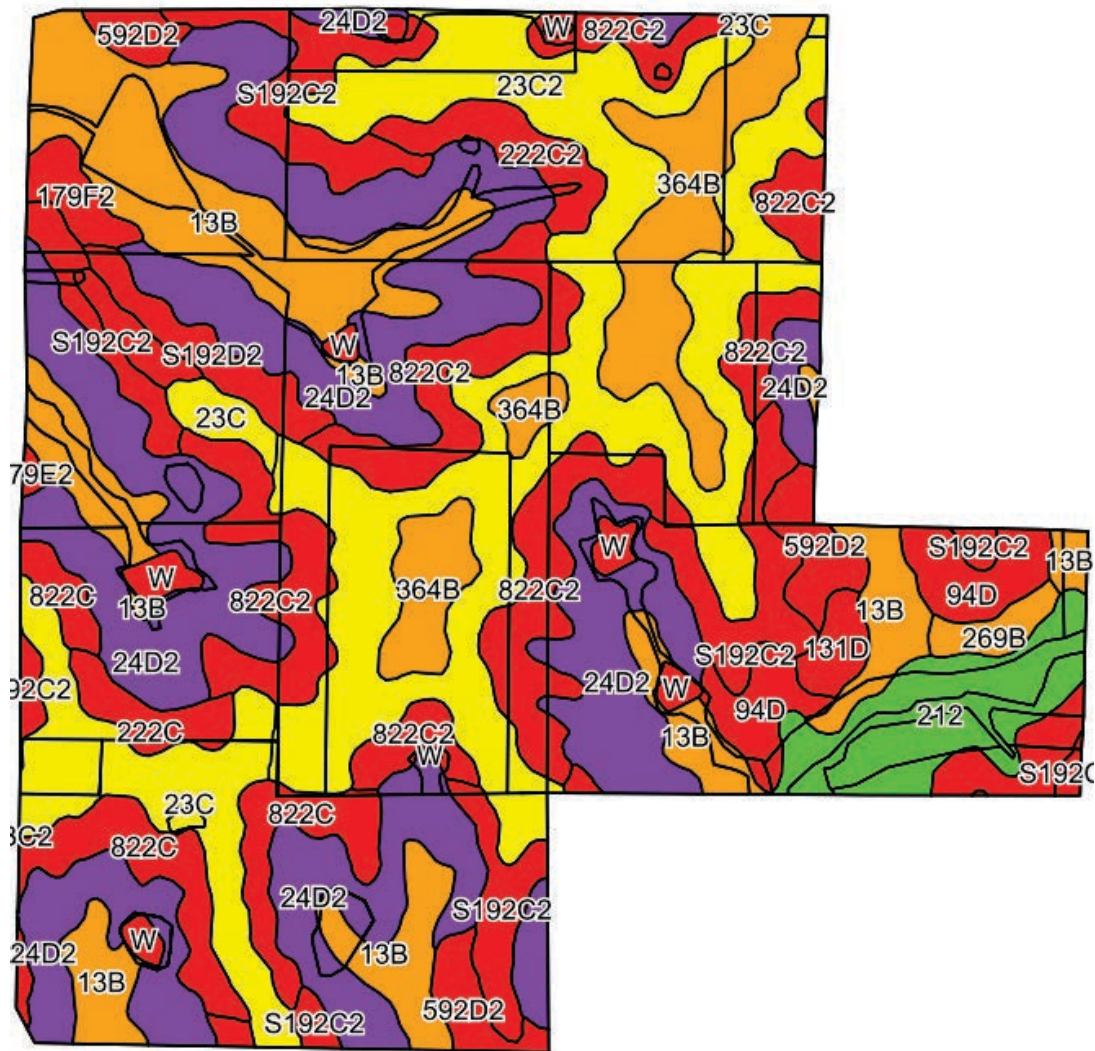
Location Map



Aerial Map



Soils Map



Area Symbol: IA159, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	105.17	23.1%		51
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	75.87	16.7%		62
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	55.25	12.2%		78
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	46.16	10.2%		31
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	30.64	6.7%		29
364B	Grundy silty clay loam, 2 to 5 percent slopes	25.90	5.7%		72
23C	Arispe silty clay loam, 5 to 9 percent slopes	22.48	4.9%		66
822C	Lamoni silty clay loam, 5 to 9 percent slopes	17.72	3.9%		39
212	Kennebec silt loam, 0 to 2 percent slopes	16.46	3.6%		90
94D	Mystic-Caleb complex, 9 to 14 percent slopes	10.33	2.3%		23
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	10.08	2.2%		10
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.11	1.3%		28
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	5.71	1.3%		9
W	Water	5.29	1.2%		0
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.21	0.9%		31
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	4.04	0.9%		40
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	3.42	0.8%		12
131D	Pershing silt loam, 9 to 14 percent slopes	2.78	0.6%		41
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	2.68	0.6%		71
452C	Lineville silt loam, 5 to 9 percent slopes	2.48	0.5%		48
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.13	0.2%		24
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.46	0.1%		24
Weighted Average					51.9



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