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L-2500184

# LAND FOR SALE

360± Acres, Ringold County, Iowa

OFFERED AT  
**\$2,160,000**

## Highlights:

- 360 contiguous acres mixed between pasture, CRP, and crop acres
- Whole farm average CSR2 of 51.2
- Ridge farm that does not take any adjoining water runoff
- Additional contiguous 114 acres of hay, CRP, and pasture ground available



For additional information, please contact:

Jon Peterson, Agent | (515) 360-1567

[JPeterson@FarmersNational.com](mailto:JPeterson@FarmersNational.com)

# 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. The farm lies to the north of Highway 2 and east of 300th Avenue.

## Legal Description:

SW 1/4 and the S 1/2 of the NW 1/4 and the SW 1/4 of the NE 1/4 and the N 1/2 of the SE 1/4 all in section 4 T68N R28W Athens Township exact legal per abstract.

## Property Description:

360 acres on Highway 2 located two miles west of Kellerton, Iowa. The farm currently has 171.4 acres of pasture, 122.36 acres in CRP with various expiration dates through 2035, and 33.61 acres being cropped through March 1, 2029, 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 or pasture/hay farm over the next 10 years.

## CRP Information:

- 122.36 acres with an annual payment of \$17,251.00
- 33.61 acres (BTIP), due to expire in 2029.

## FSA Information:

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

Subject to FSA reconstitution.

## Farm Data:

Cropland	33.60 acres
Pasture	171.40 acres
Non-crop	27.64 acres
CRP	122.36 acres
Roads	5.00 acres
Total	360.00 acres

## Taxes:

- \$5,340.00

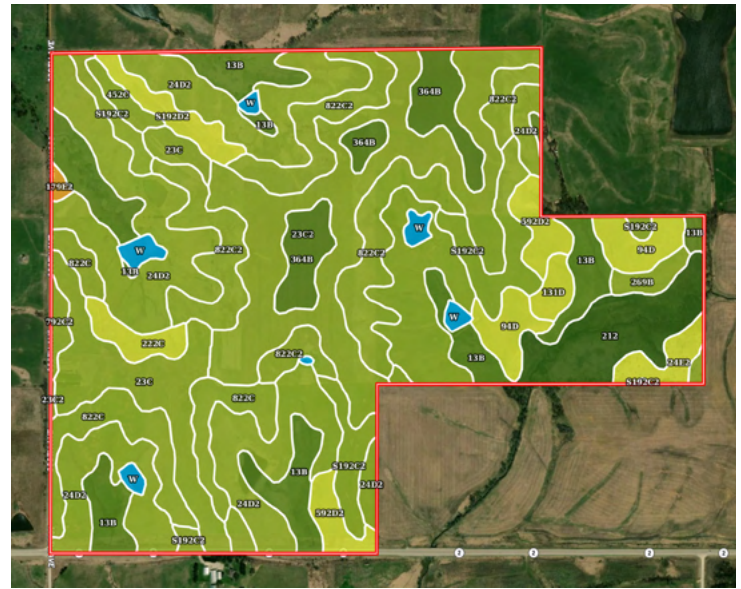


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	87.75	24.93	51.0	0	71	3e
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	49.03	13.93	62.0	0	76	3e
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	38.05	10.81	31.0	0	60	3e
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	35.62	10.12	78.0	0	78	2e
23C	Arispe silty clay loam, 5 to 9 percent slopes	22.55	6.41	66.0	0	81	3e
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	20.94	5.95	29.0	0	67	3e
822C	Lamoni silty clay loam, 5 to 9 percent slopes	18.82	5.35	39.0	0	71	3e
212	Kennebec silt loam, 0 to 2 percent slopes	16.55	4.7	90.0	0	94	1
364B	Grundy silty clay loam, 2 to 5 percent slopes	15.17	4.31	72.0	0	80	2e
94D	Mystic-Caleb complex, 9 to 14 percent slopes	10.13	2.88	23.0	0	76	4e
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	8.37	2.38	10.0	0	67	4e
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	5.43	1.54	9.0	0	64	4e
W	Water	4.71	1.34	-	0	-	-
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.2	1.19	31.0	0	58	4w
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	4.19	1.19	40.0	0	67	4e
131D	Pershing silt loam, 9 to 14 percent slopes	2.77	0.79	41.0	0	66	4e
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	2.67	0.76	71.0	0	89	3w
452C	Lineville silt loam, 5 to 9 percent slopes	2.48	0.7	48.0	0	75	3e
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	1.87	0.53	24.0	0	60	3e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.72	0.2	24.0	0	62	6e
TOTALS		352.0 2(*)	100%	51.22	-	71.92	2.87

# Property Location

