



For Sale: 78 Taxable Acres, ML  
Ringgold County, near Mount Ayr, Iowa



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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# Irving Farm – Ringgold County 78 Taxable Acres, ML

**Asking Price:** \$395,000.00

**Town:** Mount Ayr

**County:** Ringgold

**State:** IA

**Taxes:** \$1,338.00 annually (Ringgold Co. Treasurer)

**Terms:** Cash, payable at closing

**Land Use:** 78.22 farmland acres, 43.36 cropland acres, remainder in timber (FSA)

**Possession:** At closing

**CSR Description:** CSR2- 56.2 (Surety Maps)

**Comments:** Brand new listing! Check back for updated comments or give listing agents Brennan Kester, 515-450-6030, or Mark Pearson, 641-344-2555, a call for more information!

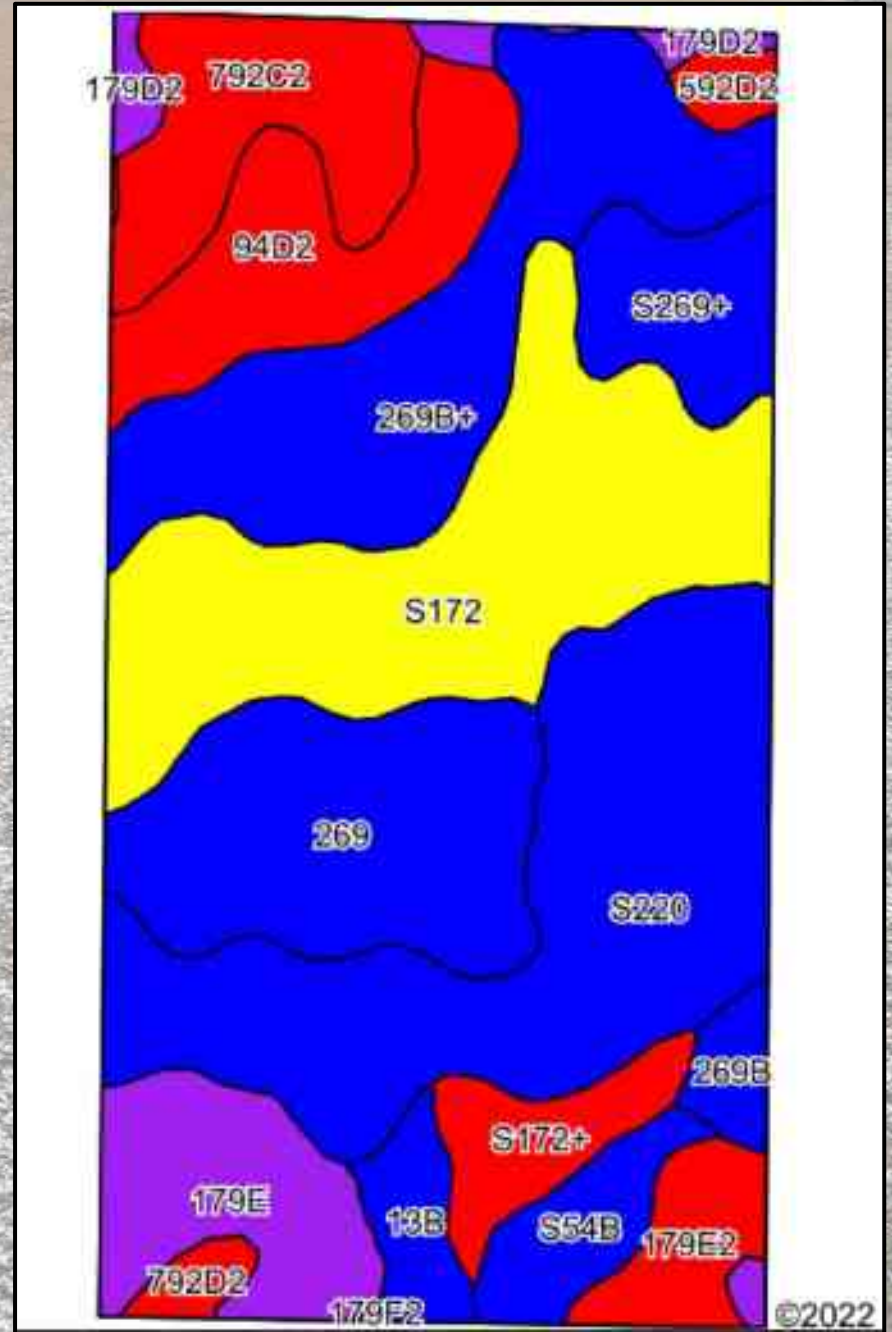
**Listing Agents:**  
**Brennan Kester & Mark Pearson**  
**515-450-6030/641-344-2555**

**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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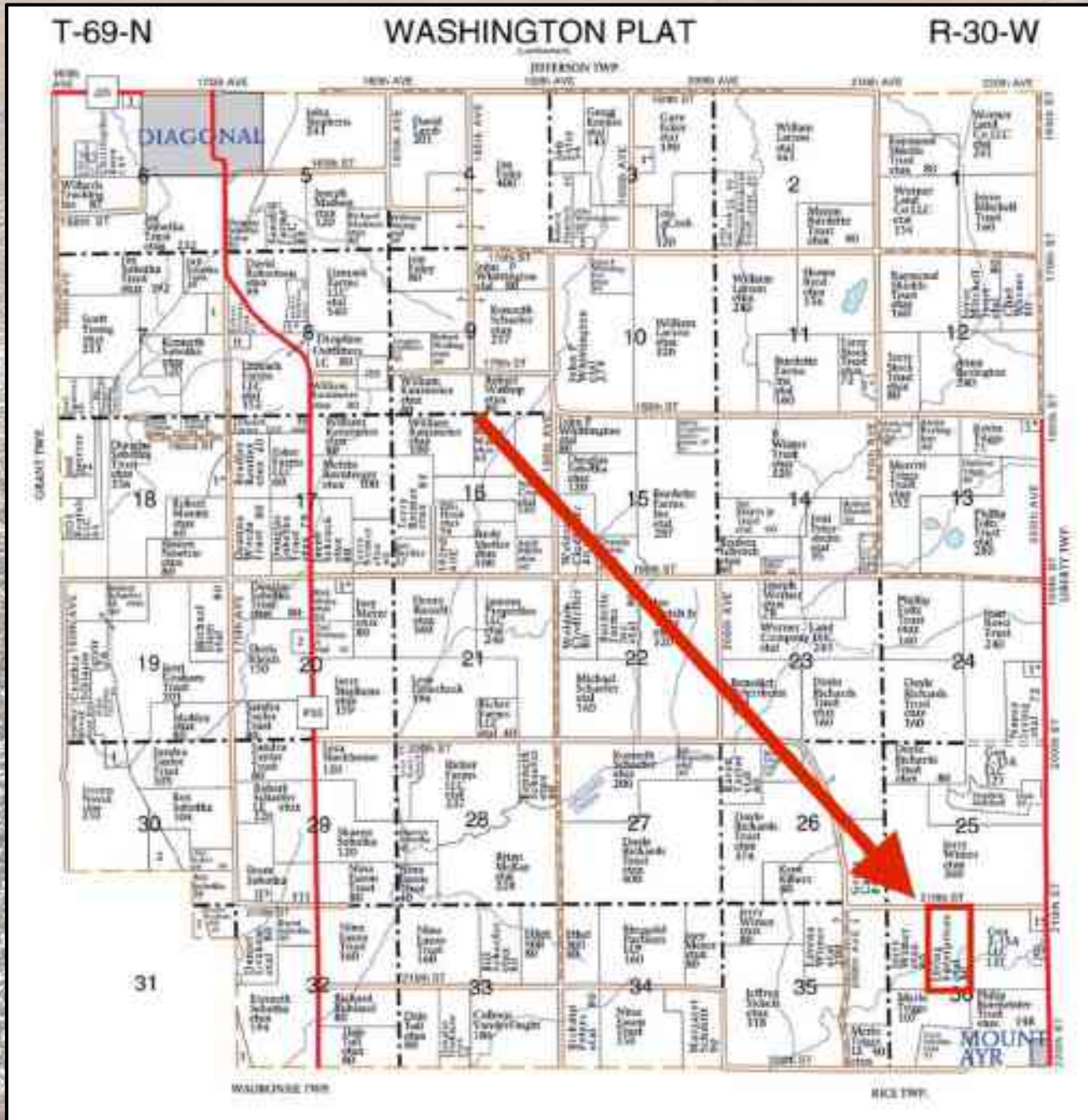
## 78 Taxable Acres, ML

Code	Soil Description	Acres	Percent of field	CSRG Legend	Non-tr Class %	% Corn Bu.	% Alfalfa Tons	% Soybeans Bu.	% Bluegrass Tons	% Tall Grasses Tons	CSRG**	CSR							
S220	Notaway silt loam, heavy ill. 0 to 2 percent slopes, occasionally flooded	15.11	19.5%		IIIe	0	0	0	0	0	77								
E172	Wabash silt clay, 0 to 2 percent slopes, occasionally flooded	13.37	17.2%		IIIe						57								
J68B+	Humeston silt loam, 2 to 5 percent slopes, overwash, rarely flooded	10.84	13.7%		IIIe	80	1.7	23.2	1.4	2.4	71	58							
268:	Humeston silt clay loam, 0 to 2 percent slopes, occasionally flooded	8.75	11.2%		IIIe	80	1.7	23.2	1.4	2.4	70	58							
94D2	Mystic-Caleb complex, 5 to 14 percent slopes, moderately eroded	5.06	7.3%		IVe	120	3.1	34.8	2.2	9.6	20	13							
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	4.90	6.4%		IIIe	123.2	3.4	35.7	2.2	3.7	24	27							
179E	Gars loam, 14 to 18 percent slopes	4.83	6.0%		VIe	144	4	41.8	2.8	4.3	30	35							
S289+	Humeston silt loam, 0 to 2 percent slopes, overwash, occasionally flooded	3.08	4.0%		IIIe						77								
S172+	Wabash silt loam, 0 to 2 percent slopes, overwash, occasionally flooded	2.32	3.0%		IIIe							18							
S54B	Zook silt clay loam, heavy ill. 2 to 5 percent slopes, rarely flooded	2.09	2.7%		IIIe	0	0	0	0	0	0	71							
179E2	Gars loam, 14 to 18 percent slopes, moderately eroded	2.02	2.6%		VIe	139.2	3.8	40.4	2.9	4.2	24	33							
13B	Climax-Zook-Humeston complex, 0 to 5 percent slopes	1.62	2.0%		IIIe	80	1.7	23.2	1.4	2.4	70	58							
179D2	Gars loam, 9 to 14 percent slopes, moderately eroded	1.05	1.4%		VIe	183.2	4.6	47.3	2.8	4.5	38	43							
269B	Humeston silt clay loam, 2 to 5 percent slopes, rarely flooded	0.05	0.2%		IIIe	80	1.7	23.2	1.4	2.4	71	53							
S62D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	0.63	0.8%		IVe	88	2.3	25.8	1.8	2.8	10	5							
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.61	0.8%		IVe	88	2.3	25.8	1.8	2.8	7	13							
S693D2	Gars-Armstrong complex, 9 to 14 percent slopes, moderately eroded	0.20	0.2%		IVe	0	0	0	0	0	0	32							
<b>Weighted Average</b>												<b>3.12</b>	<b>55</b>	<b>1.4</b>	<b>16</b>	<b>1</b>	<b>1.7</b>	<b>56.2</b>	<b>%</b>





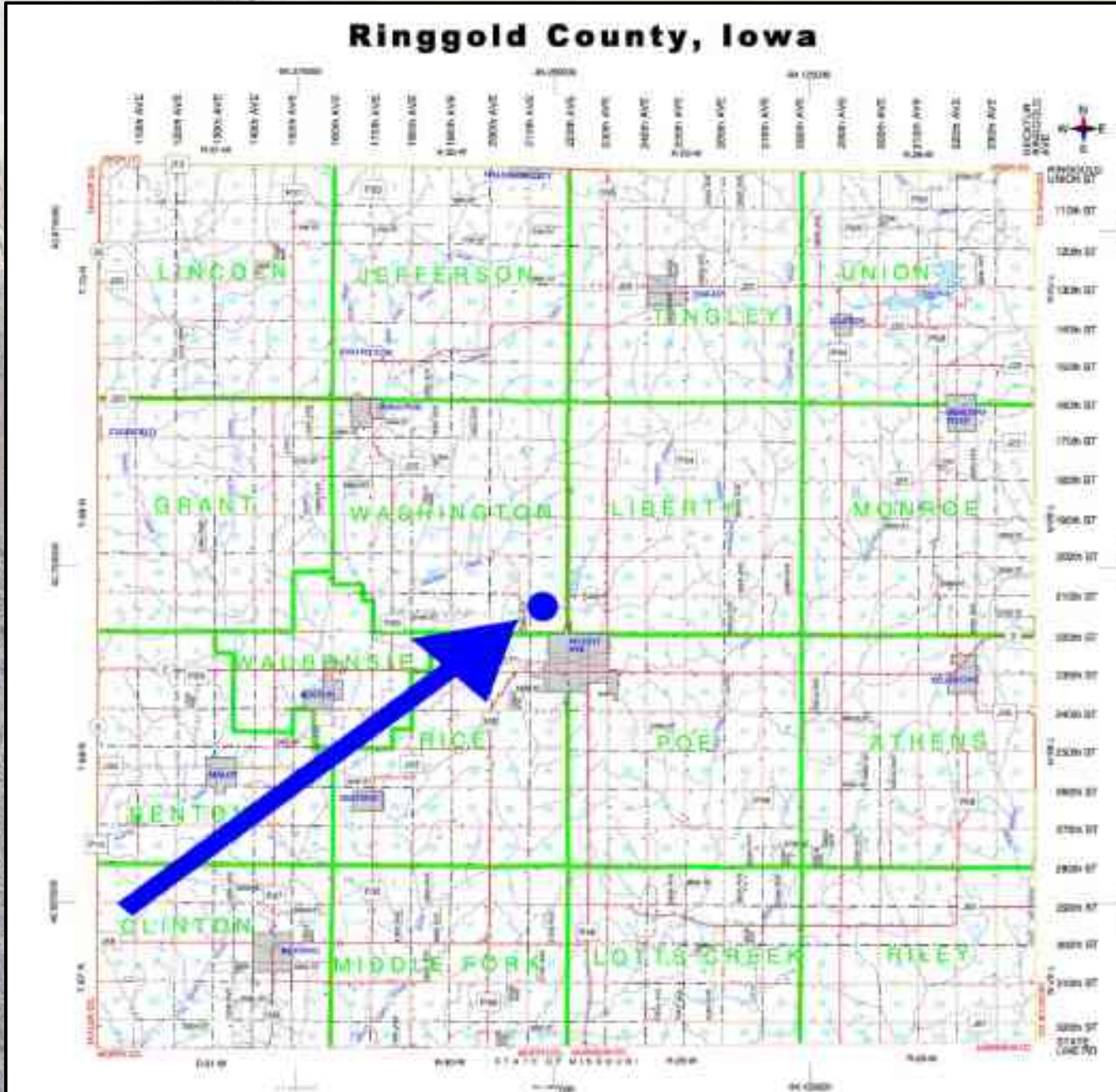
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