

MIDWEST LAND GROUP PRESENTS

55 ACRES IN

RINGGOLD COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

55 +/- ACRES IN NORTHWEST RINGGOLD COUNTY

You are going to want to see this 55-acre farm located in northwest Ringgold County! A quality tillable farm with impressive income and return, but also a major food source and travel corridor between neighboring large tracts of timber and cover in an area known for high deer density and producing giant mature whitetails season after season.

This property is ready for a new owner and lies just two miles southeast of Clearfield in a strong well-known farming community. A reliable and quality tenant is in place for the 2024 farming year on this property that boasts a 49.4 CSR2 rating and has great access via field approaches on both the southeast corner and northwest corner of the property, large enough for larger equipment.

Investors, there are 48.28 base cropland acres and 41 of those acres are being leased in row crop production providing a great annual return making this an excellent opportunity for someone looking to add more land to their portfolio with a tenant already in place. This property has been well maintained and is in great condition and will continue to provide and generate income for many years to come with little to no maintenance. Tiling and

waterways are in place and additional streams of revenue would exist with the potential to lease hunting rights.

Hunters, this farm is trampled with deer sign. Scrapes and rubs along the grassy timbered waterways on the edges of the tillable affirm this property's potential at being a great late muzzleloader season in a Redneck tower blind when deer are hammering food sources as this is a main food source in the area. A muzzleloader tag is a much easier draw for non-residents than most Iowa tags and this farm would shine in the late season. With the current cropping history, one could easily turn some or all of the certified tillable acres into CRP and still have the ability to plant food plots or buy back some of the row crops from the tenant for late-season hunting opportunities.

The current owner hung a few cameras during the last 10 days of Iowa's muzzleloader season and had several large bucks on camera that were feeding on the property daily. Don't miss this opportunity to add this great farm to your land portfolio! Contact land agent Kyle Steinfeldt for more information on this excellent opportunity, today!



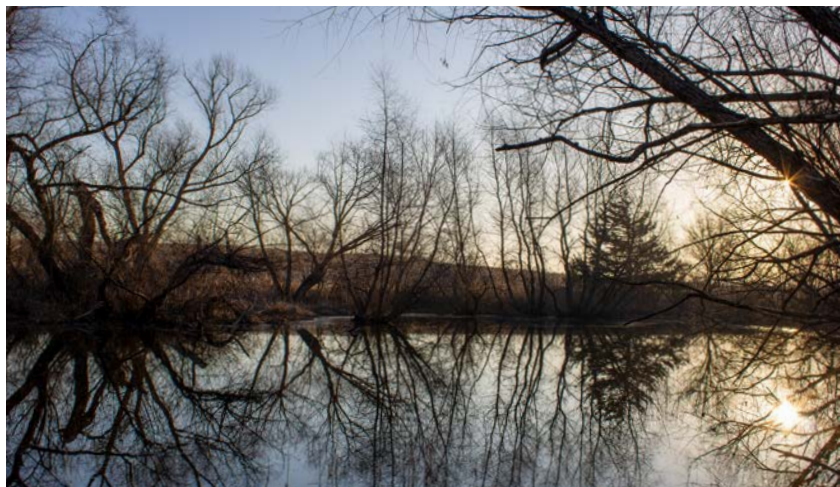
PROPERTY FEATURES

PRICE: **\$370,000** | COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **55**

- 55 +/- acres
- 41 acres being cash rented in 2024
- 49.8 CSR2
- Great access
- Tenant in place for 2024
- Great ROI
- Taxes \$841.27
- Investment opportunity
- Great hunting potential
- Tiled, great drainage
- Potential to be put in CRP



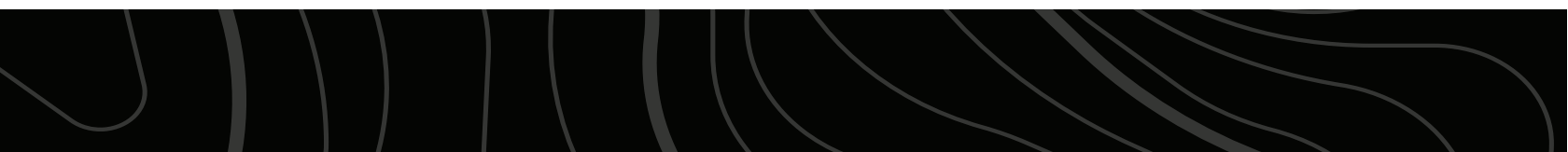
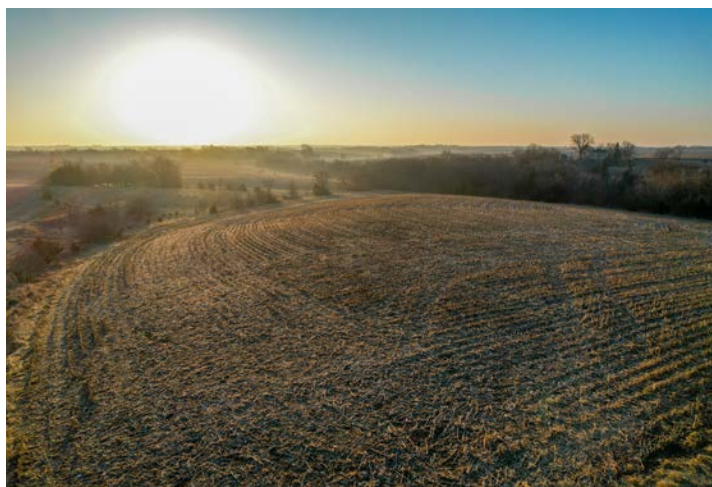
55 +/- ACRES



41 ACRES BEING CASH RENTED IN 2024



49.8 CSR2



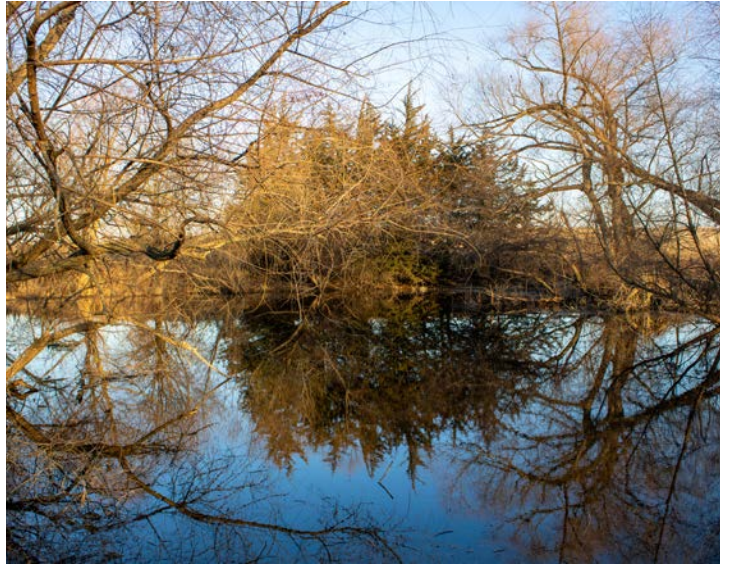
GREAT ACCESS



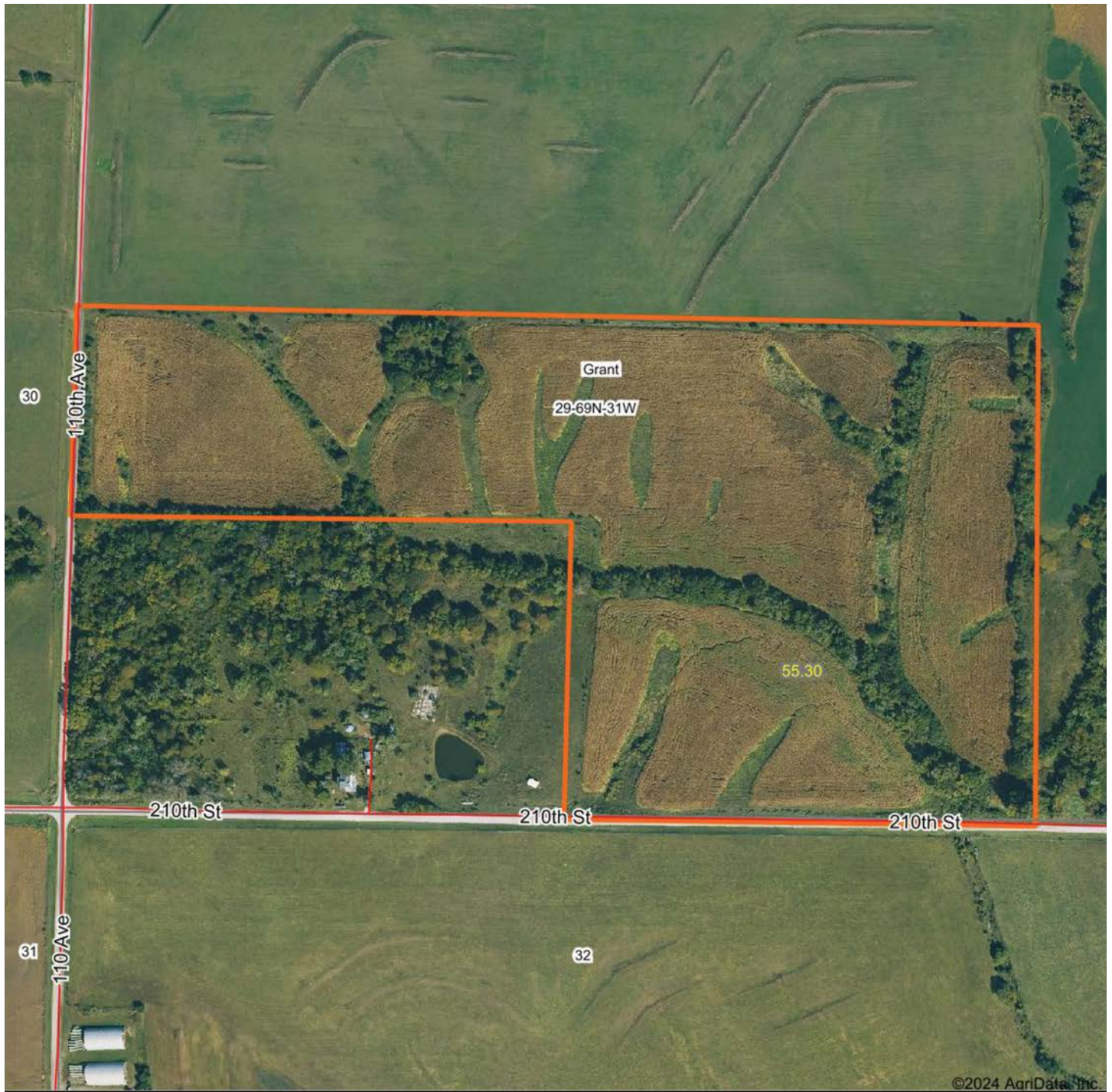
GREAT HUNTING POTENTIAL



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 40° 44' 31.77, -94° 26' 52.13



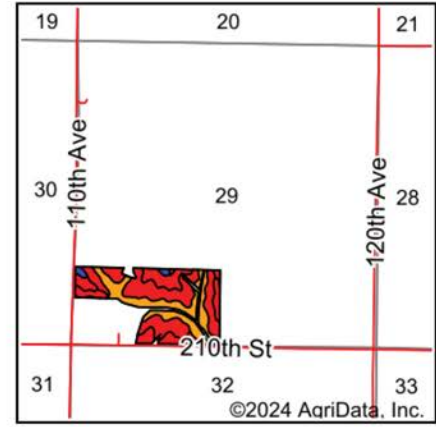
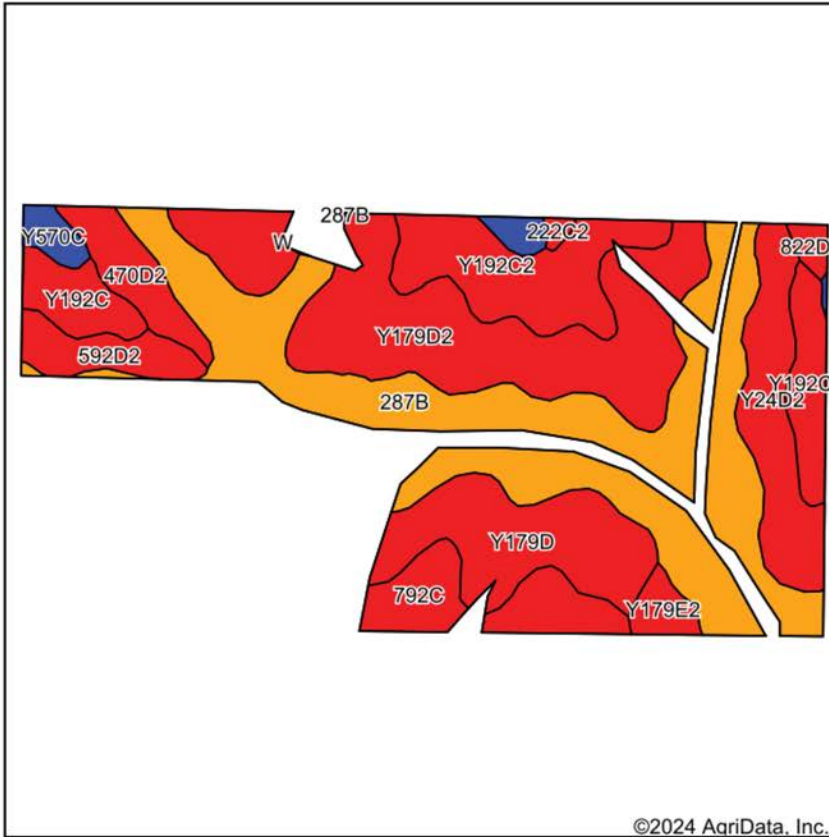
29-69N-31W
Ringold County
Iowa



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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2/26/2024

SOIL MAP



State: **Iowa**
 County: **Ringgold**
 Location: **29-69N-31W**
 Township: **Grant**
 Acres: **51.61**
 Date: **2/26/2024**



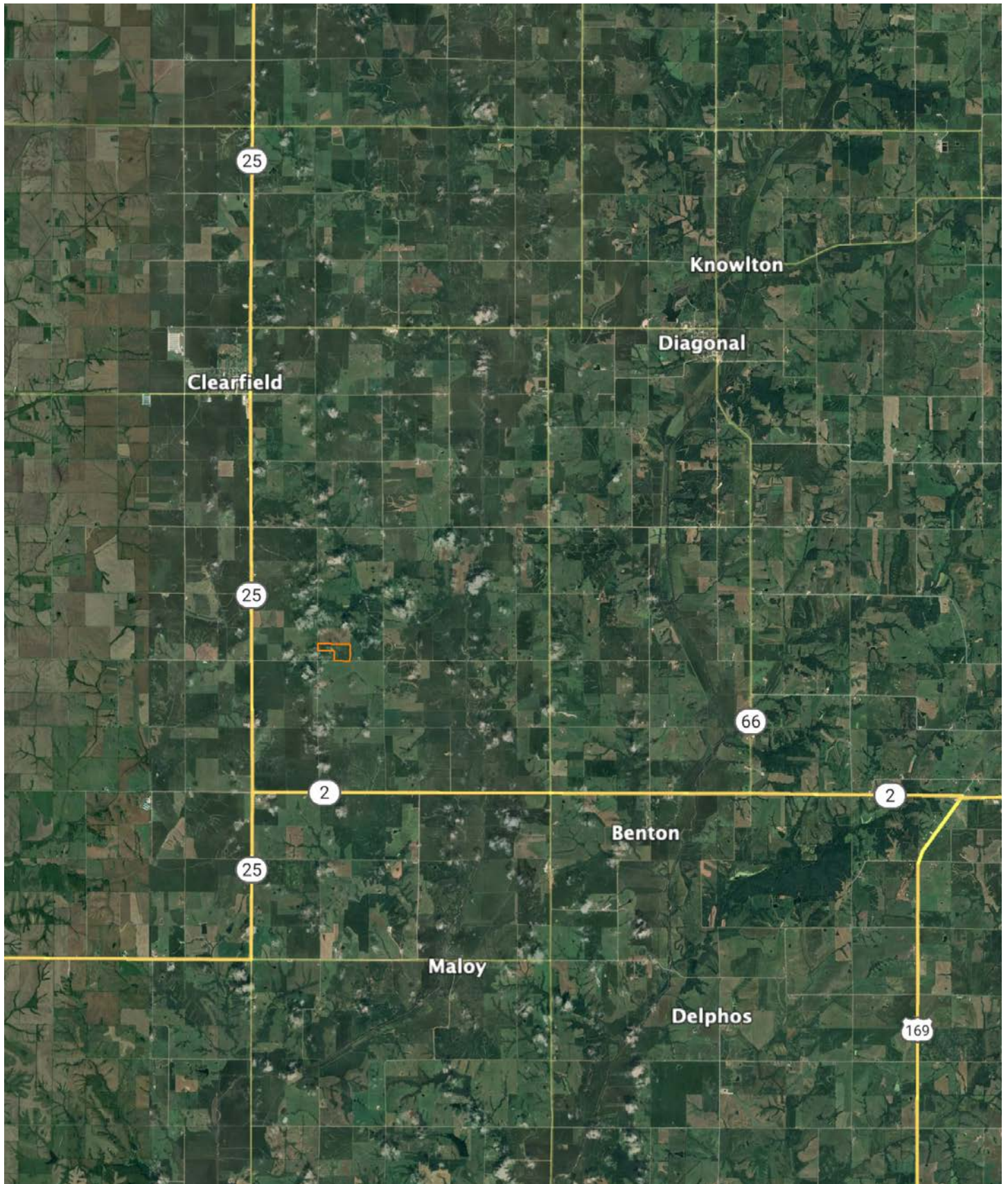
Soils data provided by USDA and NRCS.

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Area Symbol: IA159, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	15.78	30.6%		IIw	184.0	53.4	75	60	72	69	71
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	9.21	17.8%		IVe			43		73	73	52
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	6.02	11.7%		IIIe	0.0	0.0	33		63	63	46
Y179D	Gara loam, dissected till plain, 9 to 14 percent slopes	5.13	9.9%		IVe			49		84	84	64
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.78	7.3%		IIIe	0.0	0.0	49		75	75	55
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.37	6.5%		IVe	134.4	39.0	20	27	65	65	46
792C	Armstrong loam, 5 to 9 percent slopes	2.86	5.5%		IIIe	128.0	37.1	35	31	67	67	51
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.65	3.2%		IVe	88.0	25.5	10	5	67	67	50

OVERVIEW MAP



AGENT CONTACT

Kyle Steinfeldt's deep-rooted passion for the outdoors extends beyond the woods and water where he grew up in small town Iowa. Motivated and driven to succeed, Kyle uses his strong work ethic, professionalism, quiet confidence, and customer service skills to help his clients connect with other buyers and sellers and achieve their goals, often exceeding their expectations. Kyle's expertise in land values and market knowledge of both tillable tracts and recreational farms reaches a wide span across the entire state of Iowa including north central Iowa where his family farms several hundred acres.

Kyle also enjoys spending time in southern Iowa, where he likes to hunt, fish farm ponds, and manage family-owned farms for turkeys and giant whitetails. Kyle graduated high school in Eldora and earned a BA in Business Administration from Wartburg College in Waverly. His past career in sales had him working for several outdoor brands as a Senior Product/Sales Manager in the fishing tackle industry where he developed new products and brought new fishing tackle to market.

Kyle's passion for fishing has taken him across the country to chase walleye, smallmouth, and crappie recreationally and competitively. He's earned top honors in several national level tournaments since 2013 when he and his tournament partner won the Bass Pro Shop's Crappie Master's National Championship. Kyle lives on an acreage near Riverside with his wife, Ashley Steinfeldt, and three border collies Concho, Jig, and Cinch. If you're in the market to buy or sell, give Kyle a call to experience the Midwest Land Group difference and pursue your real estate goals today!



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