

MIDWEST LAND GROUP PRESENTS

74.73 ACRES

RINGGOLD COUNTY, IA

1440 200TH STREET, DIAGONAL, IOWA, 50845



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT BLEND: AGRICULTURE, HOME, & HUNTING ON 74.73 ACRES

Nestled in the scenic countryside of Ringgold County, this 74.73 acre property offers a perfect blend of rural living and agricultural opportunity. Featuring a spacious 1,344 square foot modular home built in 1987, this residence boasts 3 bedrooms and 2 bathrooms, ideal for family living or a weekend retreat. The 2-car garage provides ample storage and convenience.

The property benefits from paved road frontage along County Road P27, ensuring easy access year-round. With 37 +/- acres currently under row crop cultivation, this land generates a reliable income of \$6,750 per year. The average CSR2 rating of 47 indicates productive soil, making it an excellent choice for continued farming or investment.

In addition to its agricultural potential, the property is home to four ponds, adding both aesthetic charm and recreational opportunities. Wildlife enthusiasts will

appreciate the exceptional hunting available on-site, with ample opportunities for deer and other game.

Included on the property are a 30'x40' metal barn, perfect for equipment storage or livestock, and a 12'x21' shed for livestock or additional storage needs. These structures enhance the functionality of the property and provide versatile options for the new owner.

This 74.73 acre farm property in Ringgold County is a rare find, combining a comfortable home with productive farmland and excellent hunting opportunities. Whether you're looking to invest in agriculture, seeking a peaceful rural lifestyle, or both, this property is sure to meet your needs.

Contact Land Agent Heath Martin today to schedule a showing and explore all that this property has to offer!



PROPERTY FEATURES

PRICE: **\$549,000** | COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **74.73**

- 74.73 acres in Ringgold County
- 37 +/- acres in tillable production
- 1,344 sq. ft. modular home with 2 car garage
- 30'x40' barn
- 12'x21' shed with livestock stalls or extra storage
- 4 ponds
- \$6,750 cash rent yearly
- Paved road frontage to P27
- CSR2 47
- Great deer hunting



37 +/- ACRES IN TILLABLE PRODUCTION

Currently under row crop cultivation, this land generates a reliable income of \$6,750 per year. The average CSR2 rating of 47 indicates productive soil, making it an excellent choice for continued farming or investment.



1,344 SQ. FT. MODULAR HOME



30'X40' BARN



12'X21' SHED



4 PONDS

In addition to its agricultural potential, the property is home to four ponds, adding both aesthetic charm and recreational opportunities.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

Boundary Center: 40° 45' 30.5, -94° 23' 18.92

23-69N-31W
Ringgold County
Iowa

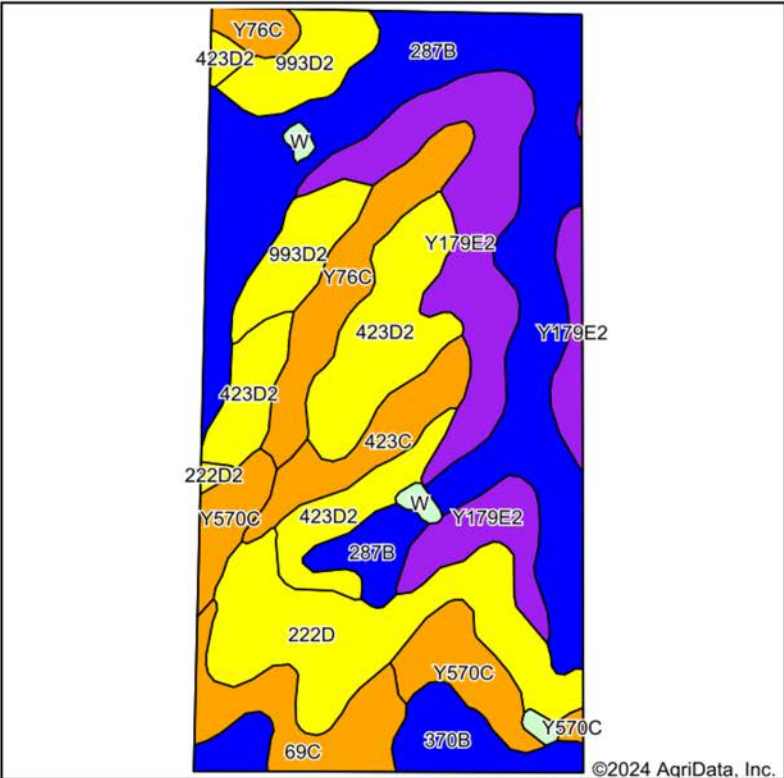
0ft 410ft 821ft



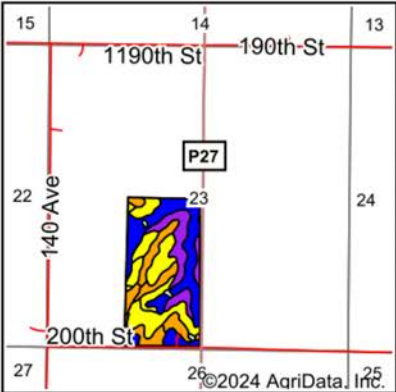
10/29/2024

Field borders provided by Farm Service Agency as of 5/21/2008

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Ringgold**
Location: **23-69N-31W**
Township: **Grant**
Acres: **74.73**
Date: **10/29/2024**



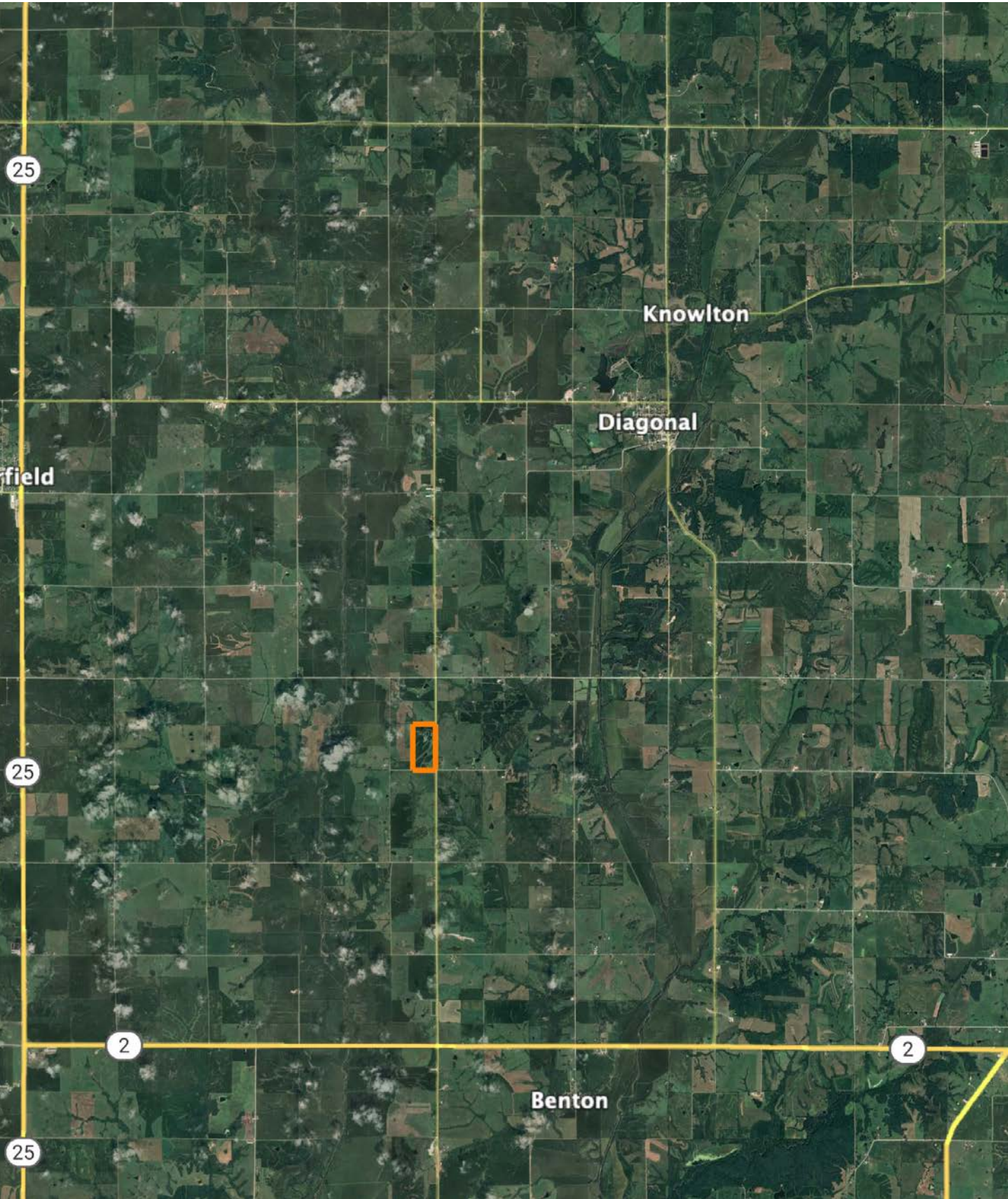
Maps Provided By:



Area Symbol: IA159, Soil Area Version: 29													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	19.82	26.7%		> 6.5ft.	Ilw	184.0	53.4	75	72	69	45	71
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	11.68	15.6%		> 6.5ft.	Vle			32	70	70	53	49
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	9.74	13.0%		0.7ft. (Abrupt textural change)	IVe	97.6	28.3	6	62	62	59	48
222D	Clarinda silty clay loam, 9 to 14 percent slopes	8.54	11.4%		> 6.5ft.	IVe	116.8	33.9	8	57	57	52	48
Y76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	4.96	6.6%		> 6.5ft.	Ille			80	81	81	74	74

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Heath Martin has deep roots in the heart of rural America. Growing up amidst the cattle and timber industries, he developed a lifelong passion for the outdoors, particularly hunting and fishing. With extensive knowledge of land management for cattle, timber, whitetail deer and hunting in the Midwest, Heath stands out as a leading land agent in the region.

Heath earned his wildlife biology degree from Arkansas Tech University. Before joining Midwest Land Group, he gained diverse experience in land surveying, the oil and gas industry, wildlife management, and with the National Forest Service. "My love for land, the outdoors, and hunting is what drives me," Heath says. "Being a land agent allows me to blend all these passions into one fulfilling career. I truly enjoy connecting with buyers and sellers about their land needs."

Heath possesses a wealth of expertise in deeds, leases, environmental regulations, and land management, complemented by a notable track record in deer, turkey, and bear hunting. After successfully transforming his in-laws' family ranch from a working cattle operation into a premier hunting destination in the Ouachita Mountains, Heath and his wife, Lindsey, now reside in Osceola, Iowa. Together, they own and manage properties across multiple states, further enhancing his ability to assist clients in finding or developing their ideal hunting properties.

In addition to his real estate career, Heath is a published outdoor writer and videographer. He holds QDMA Level 1 certification and is a former national and world champion amateur 3D archer, with a passion for bowhunting across North America. Whether you're seeking a perfect piece of land for recreation, investment, or conservation, Heath is ready to help you achieve your goals. Start your journey by sharing your vision with him today.



HEATH MARTIN, LAND AGENT
479.221.9387

HeathMartin@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.