

MIDWEST LAND GROUP PRESENTS

315 ACRES IN

RINGGOLD COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CRP INCOME, HUNTING, AND FUTURE TILLABLE POTENTIAL

Midwest Land Group is proud to offer this exceptional 315 +/- acre farm in Ringgold County, Iowa. Located 1.5 miles west of Redding on County Road J55, the property presents a unique opportunity for those seeking a blend of income, recreation, and future tillable potential.

For the investment-minded buyer, the property currently generates a reliable annual income of \$57,165 through its 239.02 acres enrolled in CRP programs. This includes 20.82 acres in a CP21 buffer program, which runs through September 2028, and 218.2 acres in a CP42 program, extending to September 2026. This consistent income stream provides a valuable return on investment.

Looking to the future, the 218.2 acres currently in the CP42 program offer significant potential for conversion to tillable land upon contract expiration in September 2026. The open acres have a CSR2 rating of 54.5 along with approximately 93 +/- acres of bottom ground. This presents a valuable opportunity for future expansion or diversification of farming operations.

For outdoor enthusiasts, the farm offers exceptional hunting opportunities. The property boasts extensive cover provided by the CRP, creating an ideal habitat for trophy-class whitetail deer. The Grand River, flowing along the eastern boundary, provides a consistent water source. Trail camera footage confirms a healthy deer population, including some impressive bucks. The timbered draws and fingers throughout the property are filled with deer sign. Additionally, the farm supports healthy populations of pheasants and turkeys.

The property also includes several attractive features, such as potential building sites along the north end, offering scenic views and easy access. The paved road frontage on the north and the gravel road on the west provide excellent accessibility.

Whether you're an investor seeking a steady income stream, a hunter looking for a prime recreational property, or a farmer planning for future expansion, this farm offers a versatile and valuable investment. Contact land broker Korey O'Day at (515) 519-5779 for more information and to schedule a showing.



PROPERTY FEATURES

PRICE: **\$1,968,750** | COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **315**

- Located 1.5 miles west of Redding, Iowa
- \$57,165 annual income from existing CRP contracts
- CRP includes both CP21 and CP42 contracts
- CP21: 20.82 acres expiring September 2028
- CP42: 218.2 acres expiring September 2026
- CRP acres could be converted to tillable production upon contract expiration
- Extensive CRP cover for wildlife
- Timbered draws and fingers
- Proven deer population with trail camera evidence of large bucks
- Healthy numbers of turkeys and pheasants
- Grand River located on the east side of the property
- Paved road access via County Road J55
- Additional access point via gravel road along the western boundary
- Scenic building locations along the north end of the property
- Taxes approximately \$5,600
- 16 miles from Mount Ayr, Iowa
- 90 miles from Des Moines



CRP INCOME

For the investment-minded buyer, the property currently generates a reliable annual income of \$57,165 through its 239.02 acres enrolled in CRP programs. This includes 20.82 acres in a CP21 buffer program, which runs through September 2028, and 218.2 acres in a CP42 program, extending to September 2026.



GRAND RIVER ON EAST SIDE OF PROPERTY

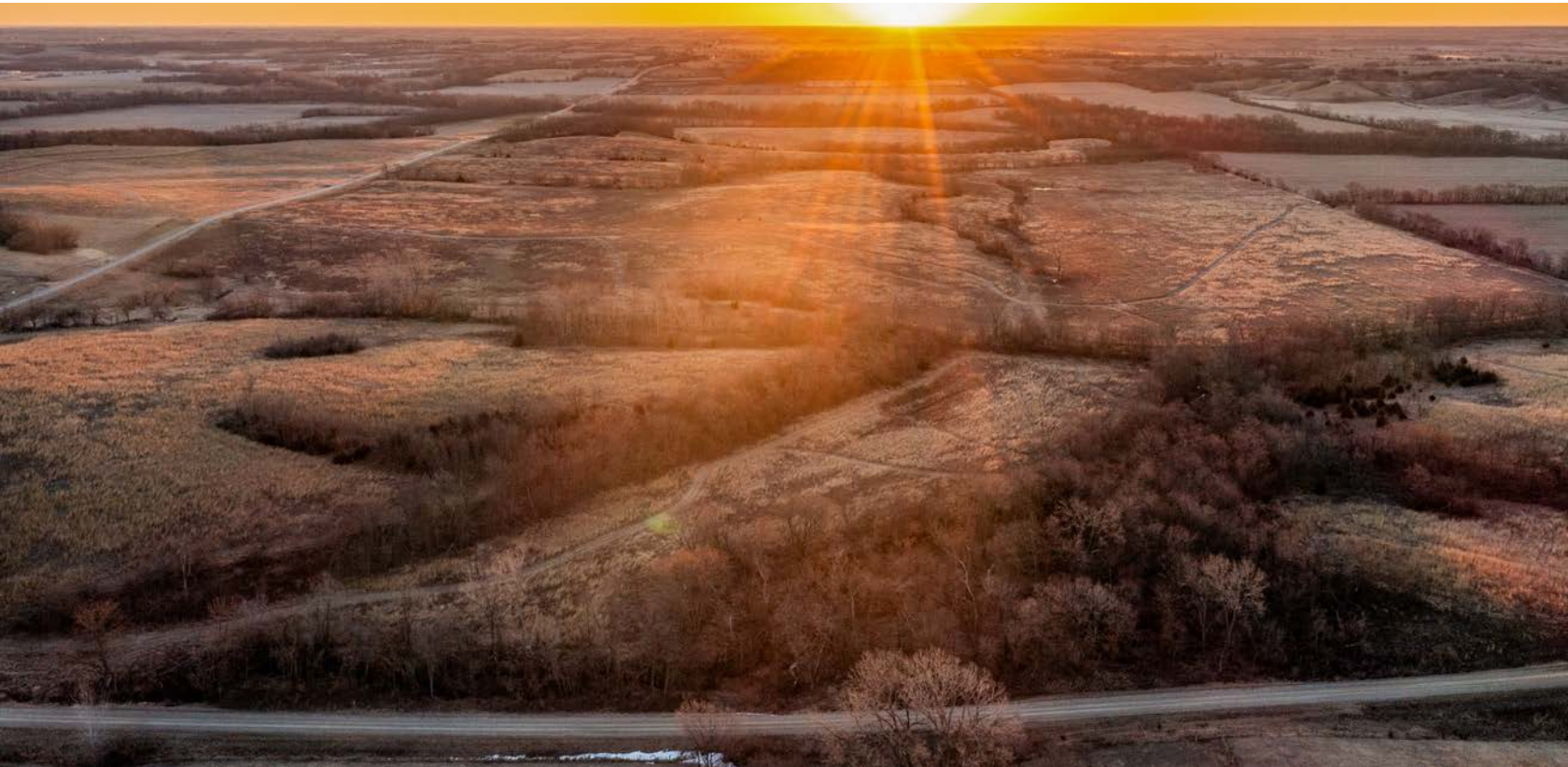


SCENIC BUILDING LOCATIONS



MULTIPLE ACCESS POINTS

The paved road frontage on the north and the gravel road on the west provide excellent accessibility.



HUNTING OPPORTUNITIES

Trail camera footage confirms a healthy deer population, including some impressive bucks. The timbered draws and fingers throughout the property are filled with deer sign. Additionally, the farm supports healthy populations of pheasants and turkeys.



ADDITIONAL TRAIL CAM PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 40° 36' 24.72, -94° 25' 27.83

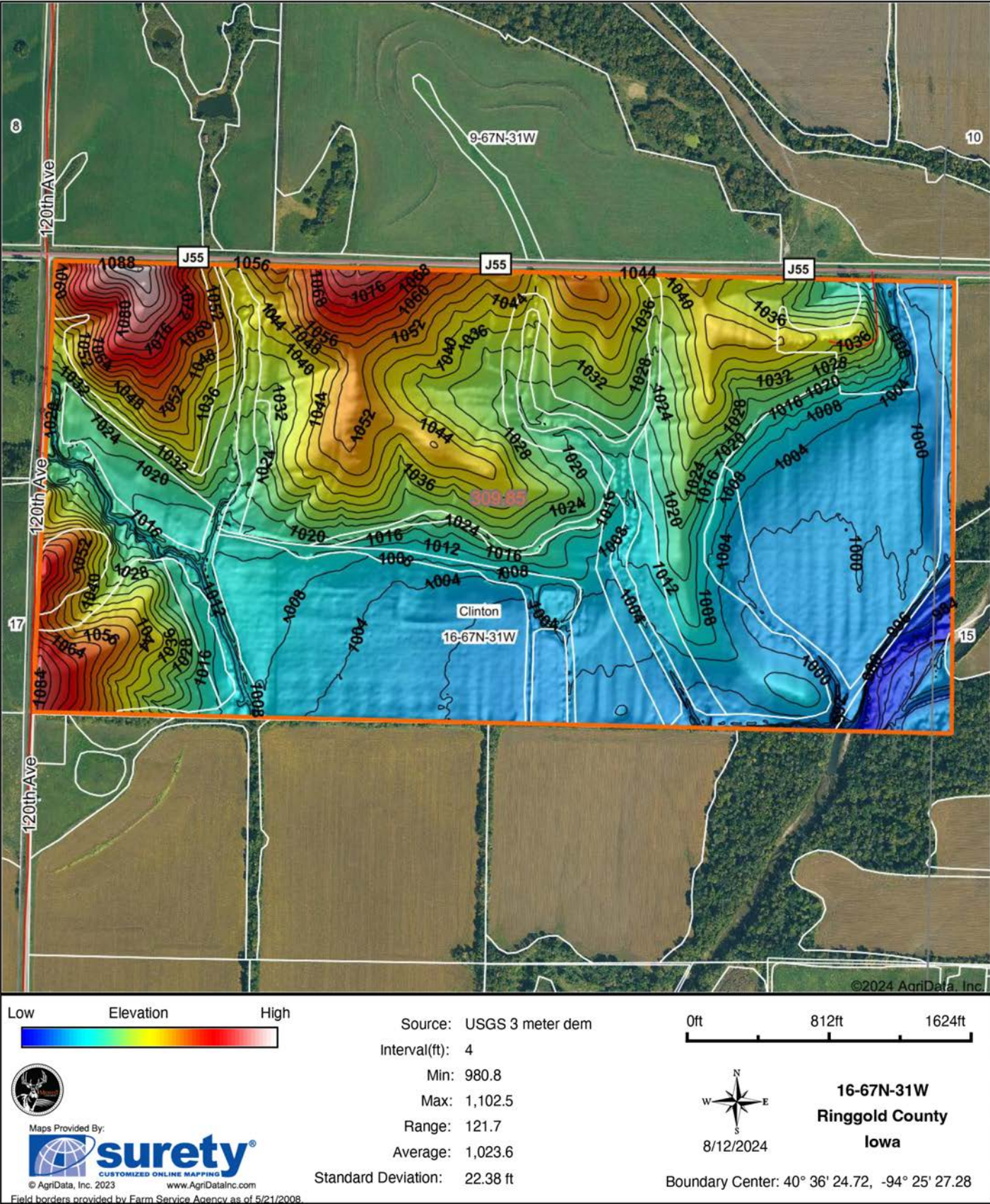
0ft 865ft 1729ft

16-67N-31W
Ringgold County
Iowa

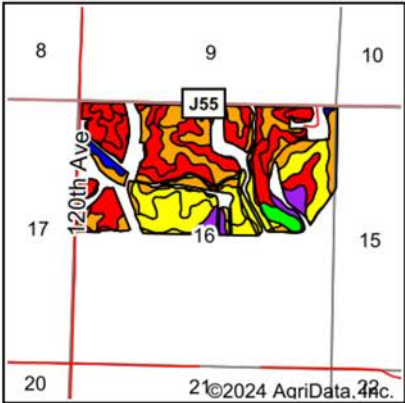
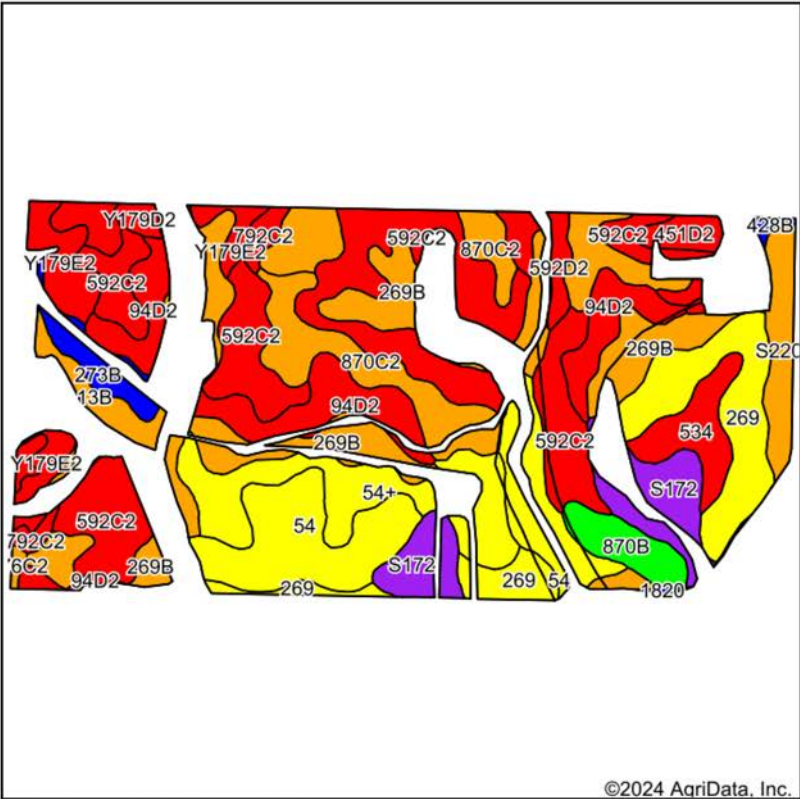


3/11/2025

HILLSHADE MAP



SOILS MAP



State: **Iowa**
County: **Ringgold**
Location: **16-67N-31W**
Township: **Clinton**
Acres: **239.7**
Date: **8/12/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA159, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCP Overa
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	47.71	19.9%		Ille	31	20								
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.27	9.7%		Ilw	67	70								
870C2	Sharpsburg silty clay loam, terrace, 5 to 9 percent slopes, eroded	21.65	9.0%		Ille	79	67								
269	Humeston silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.36	8.5%		Illw	70	58								

SOILS MAP CONTINUED

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCP Overa
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	19.96	8.3%		IIIw	71	53								
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	19.54	8.2%		IVe	20	13								
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	16.29	6.8%		IIw	69	75								
S172	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	11.18	4.7%		IIIw	57									
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	9.36	3.9%		VIe	32									
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	8.18	3.4%		IIw	78	59								
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.27	3.0%		IIw	77									
534	Carlow silty clay, 0 to 2 percent slopes	6.60	2.8%		IIIw	43	43								
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	5.84	2.4%		IIIe	24	27								
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	5.28	2.2%		Ile	91	87								

SOILS MAP CONTINUED

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCP Overa
Y76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.71	2.0%		IIe	75									
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	3.59	1.5%		IVe	10	5								
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	3.52	1.5%		Ile	81	72	9	5	152	3	62	5	41	
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	2.72	1.1%		IVe	41	33								
Y179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	1.25	0.5%		IVe	43									
792C	Armstrong loam, 5 to 9 percent slopes	0.71	0.3%		Ile	35	31								
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	0.48	0.2%		Ile	88	84								
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	0.23	0.1%		IIw	87									
Weighted Average					2.96	54.5	*-	0.1	0.1	2.2	*-	0.9	0.1	0.6	*n 73

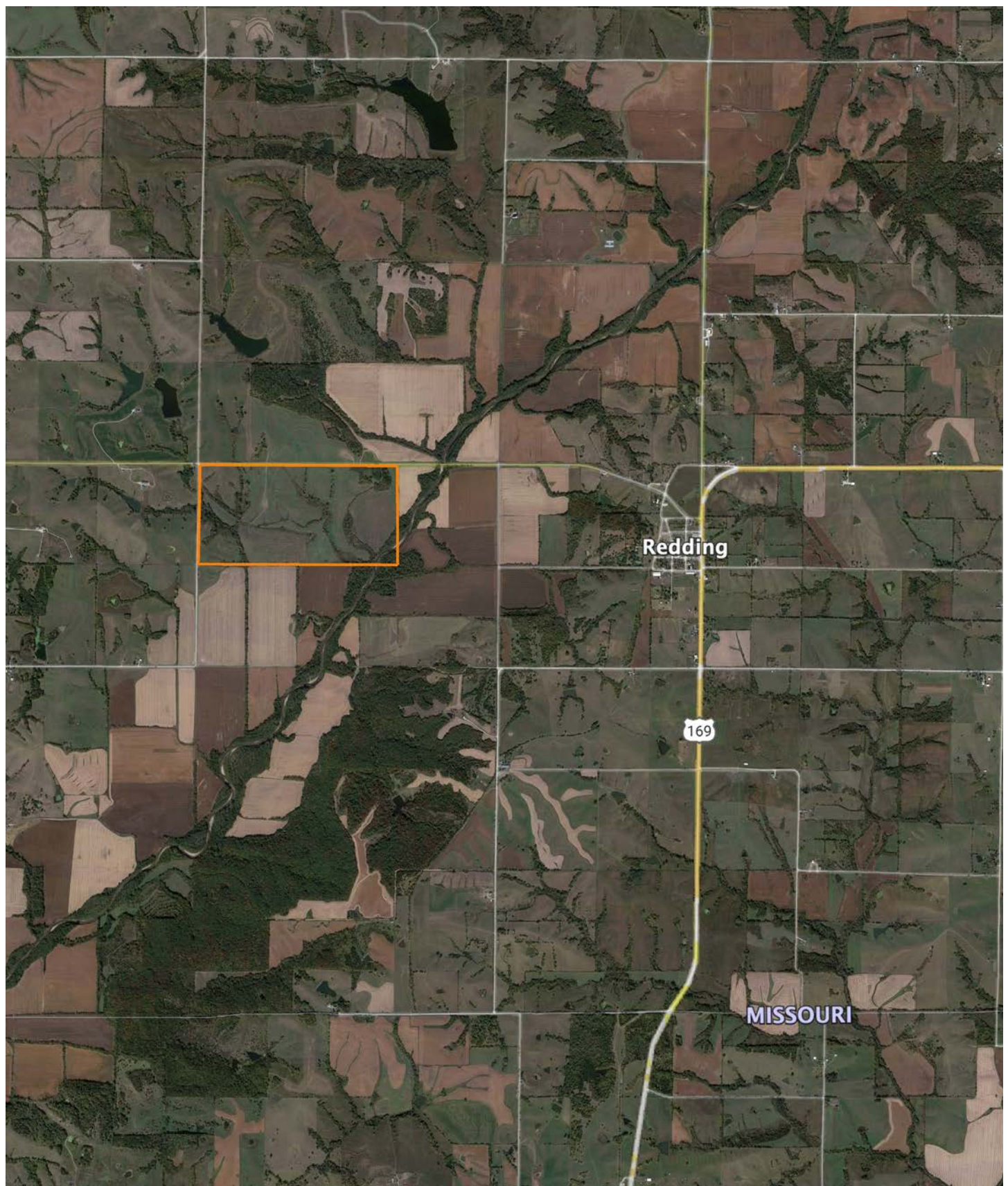
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



BROKER CONTACT

A lifelong passion for the outdoors fuels Korey O'Day's expertise in Iowa and Missouri land sales. Born and raised in Eldridge, Iowa, Korey developed a passion for hunting and the outdoors early in life. His childhood consisted of hunting trips to south central Iowa and in the early 2000's, his family purchased a piece of land in Ringgold County. This gave Korey and his brothers the opportunity to work and hunt on the family farm. Now, with more than two decades of experience managing land, Korey has a deep understanding of hunting, recreational, and agricultural properties. This knowledge and experience translates directly towards serving his clients at Midwest Land Group.

After graduating from the University of Iowa, Korey served in a business development position at Hometown Mechanical in Davenport, where he honed his skills in sales, relationship building, and brand management. Korey also produced outdoor media content for Midwest Whitetail, with a focus on photography, video production, and social media management. His passion for the outdoors is still stronger than ever and most of his free time is spent doing some type of hunting or work on the farms.

Korey's extensive market knowledge, work ethic, and professionalism has led to him being a top producer in his time at Midwest Land Group. If you're in the market to buy or sell land in Iowa or Missouri, give Korey a call today.



KOREY O'DAY,

LAND BROKER

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