

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

RINGGOLD COUNTY IOWA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING, INCOME, AND BUILDING SITES IN RINGGOLD COUNTY

Midwest Land Group is proud to present an ideal combination farm in Ringgold County, Iowa. Located just west of the Ringgold/Decatur line, this 80 +/- acre farm offers hunting, income, and beautiful building sites just 1/4 mile from a paved road. The farm consists of 53 +/- FSA tillable acres with a CSR2 of 43.5. The remainder of the farm consists of timber, wooded draws, and a creek.

This farm offers great hunting opportunities, which will only improve with the addition of food plots and additional bedding cover. CRP would be a great option for this property if the new owner is looking to improve the hunting while still receiving income from the property. Hunting opportunities on this farm are abundant. While taking photos on the property, I saw deer and turkeys. Access is ideal from a hunting standpoint, with the entrance to the property lying on the southeast corner. As an added bonus, this farm is bordered to the west and north by the Kellerton Bird Conservation Wildlife Management Area, which consists of almost 1,650 acres of prime wildlife habitat. I have personally hunted the WMA for the past 10 years and can attest to the strong deer, pheasant, and quail populations.

In addition to the hunting and recreational opportunities, this property offers a solid return on investment from the 53 +/- FSA tillable acres. The farm currently has a rental agreement in place through September 31, 2025. Call me for additional details on the lease agreement. Improvements on the property include terracing, new fencing, and a large crossing on the northern portion of the farm. Many of the improvements have been completed in cooperation with the NRCS office.

If you're looking for a place to plant roots in the country, the southeast corner of the property would make an ideal build site for a home or hunting cabin. The views to the south are beautiful and go on for miles. Power and water are available along the road at the southern portion of the property, which is just 1/4 mile from pavement.

This diverse Ringgold County property has a lot to offer and is located in a quality area. If you've been looking for a nice hunting property with income, you'll want to check this one out. For additional information or to schedule a private showing, please contact Korey O'Day at (515) 519-5779.



PROPERTY FEATURES

PRICE: **\$460,000** | COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **80**

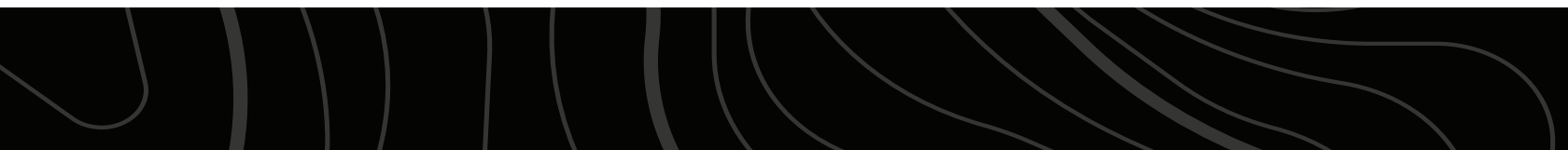
- 53 +/- tillable acres with 43.5 CSR2
- 27 +/- acres timber and wooded draws
- Very secluded
- Hunting opportunities include deer, turkeys, upland, and small game
- Borders 1,600+ acres of DNR ground
- Beautiful build site option
- 1/4 mile off pavement
- Annual taxes: approximately \$1,242
- 2 miles to Kellerton
- 11 miles to Mt. Ayr
- 11 miles to Lamoni
- 65 miles to Des Moines
- Shown by appointment only



53 +/- TILLABLE ACRES WITH 43.5 CSR2



27 +/- ACRES TIMBER AND WOODED DRAWS



BEAUTIFUL BUILD SITE OPTION



HUNTING OPPORTUNITIES



AERIAL MAP



Maps Provided By:



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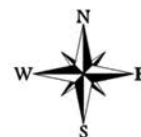
www.AgriDataInc.com

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

Boundary Center: 40° 41' 7.76, -94° 3' 36.17

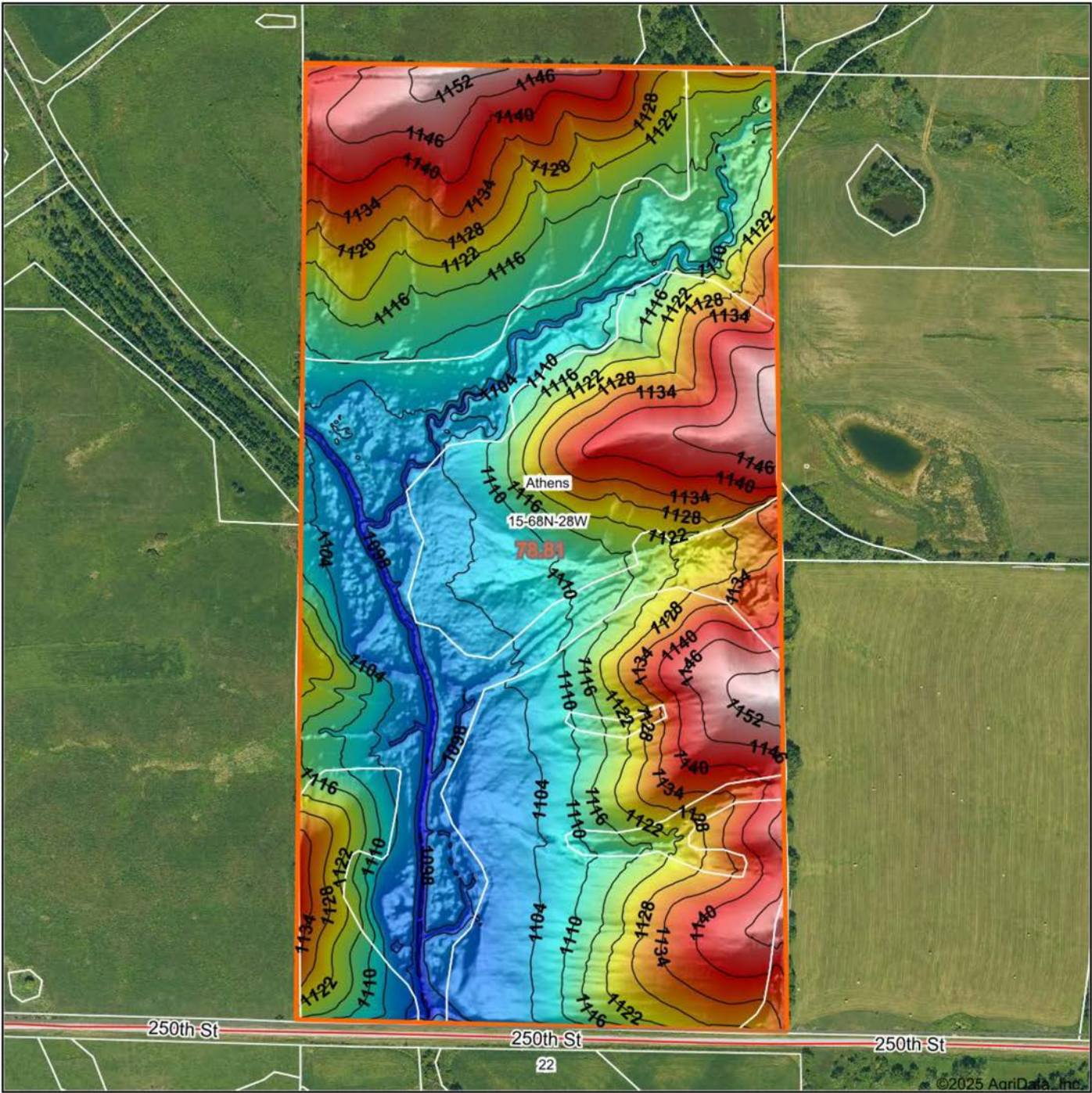
15-68N-28W
Ringgold County
Iowa

0ft 493ft 985ft



4/28/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 6

Min: 1,091.2

Max: 1,156.4

Range: 65.2

Average: 1,120.0

Standard Deviation: 15.62 ft

0ft 424ft 849ft

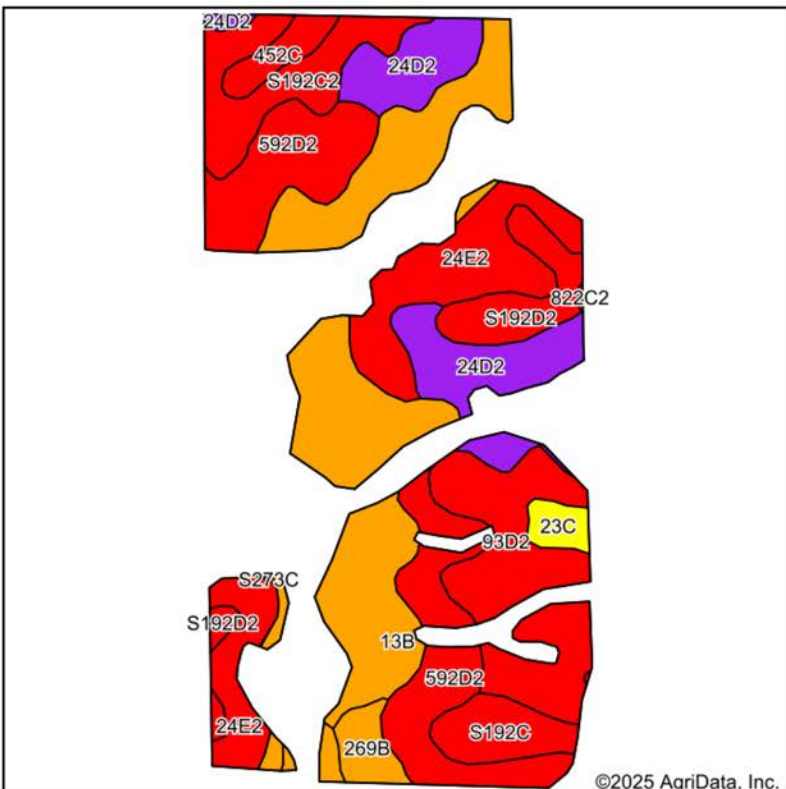


4/28/2025

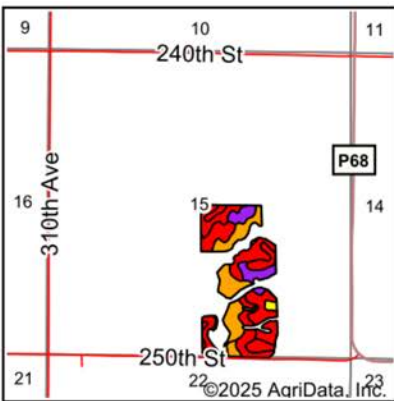
15-68N-28W
Ringgold County
Iowa

Boundary Center: 40° 41' 7.76, -94° 3' 36.09

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Ringgold**
Location: **15-68N-28W**
Township: **Athens**
Acres: **52.75**
Date: **4/28/2025**



Maps Provided By:



Area Symbol: IA159, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	13.01	24.7%		Ilw	78	59	79	74	54	73
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	8.74	16.6%		Ive	10	5	67	67	61	50
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	6.90	13.1%		Ive	40	38	66	66	52	49
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	6.61	12.5%		Ive	32	25	69	69	55	50
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	6.02	11.4%		Ille	51	48	70	70	56	54
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	3.65	6.9%		Ille	29		66	66	55	46
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	2.68	5.1%		Ive	9		65	65	53	44
S192C	Adair clay loam, heavy till, 5 to 9 percent slopes	1.97	3.7%		Ille	39		71	71	64	56
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	1.09	2.1%		Illw	71	53	88	88	76	80
452C	Lineville silt loam, 5 to 9 percent slopes	1.01	1.9%		Ille	48	36	75	75	60	59

Soils data provided by USDA and NRCS.

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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