

MIDWEST LAND GROUP PRESENTS

307 ACRES IN

RINGGOLD COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE RINGGOLD COUNTY INVESTMENT FARM

Located in Ringgold County, Iowa, this 307 +/- acre farm is a strong income-producing asset with the added benefit of southern Iowa recreational appeal. It offers the scale, rent structure, and access that long-term operators and land investors look for.

The farm includes 241 tillable acres carrying a 48.5 CSR2, currently rented at \$235 per acre under a lease running through February 2029. Ringgold County FSA records show 263.42 DCP cropland acres. At list price, the farm provides a 3.4% gross return. For buyers focused on income and stability, this is a straightforward row-crop investment with a solid tenant and terms already in place.

The non-tillable acres offer a mix of features that add some hunting and recreational appeal alongside the farming operation. A large pond provides a reliable water source and a nice focal point on the property. Hackberry Creek winds through the farm, offering natural attractions for

deer and turkeys. Deer sign is evident across the farm, especially along the creek bottom and edge habitat where travel routes are well established. The layout provides several practical options for stand locations while keeping the row-crop acres fully functional. The recreational appeal also presents potential for a hunting lease to generate additional income if desired.

Access is a key strength. A well-maintained gravel road borders the property on the east side, and Level B roads on the north and west offer additional entry points for equipment or hunting access. This three-sided access improves field operations and gives an owner multiple options for low-impact approaches during the fall.

For investors seeking dependable returns or operators looking to add productive acres, this farm lines up well with both goals. Contact Land Broker Korey O'Day at (515) 519-5779 for additional details or to schedule a tour.



PROPERTY FEATURES

COUNTY: **RINGGOLD** | STATE: **IOWA** | ACRES: **307**

- 241 tillable acres carrying a 48.5 CSR2
- 263.42 DCP cropland acres per Ringgold County FSA
- Tillable acres rented at \$235/acre through February 2029
- 3.4% gross return at list price
- Large pond providing a reliable water source
- Hackberry Creek runs through the property
- Mix of cover, creek bottom, and edge habitat with strong deer sign
- Potential for hunting lease income
- Well-maintained gravel road access on the east boundary
- Level B road access on the north and west sides
- Efficient field layout for farming operations
- Good tenant in place with a long-term lease
- Located 1.5 miles north of Tingley, Iowa
- 14 miles from Mount Ayr
- 70 miles from Des Moines
- Property taxes are approximately \$5,398



241 TILLABLE ACRES

For buyers focused on income and stability, this is a straightforward row-crop investment with a solid tenant and terms already in place.



HACKBERRY CREEK



LARGE POND

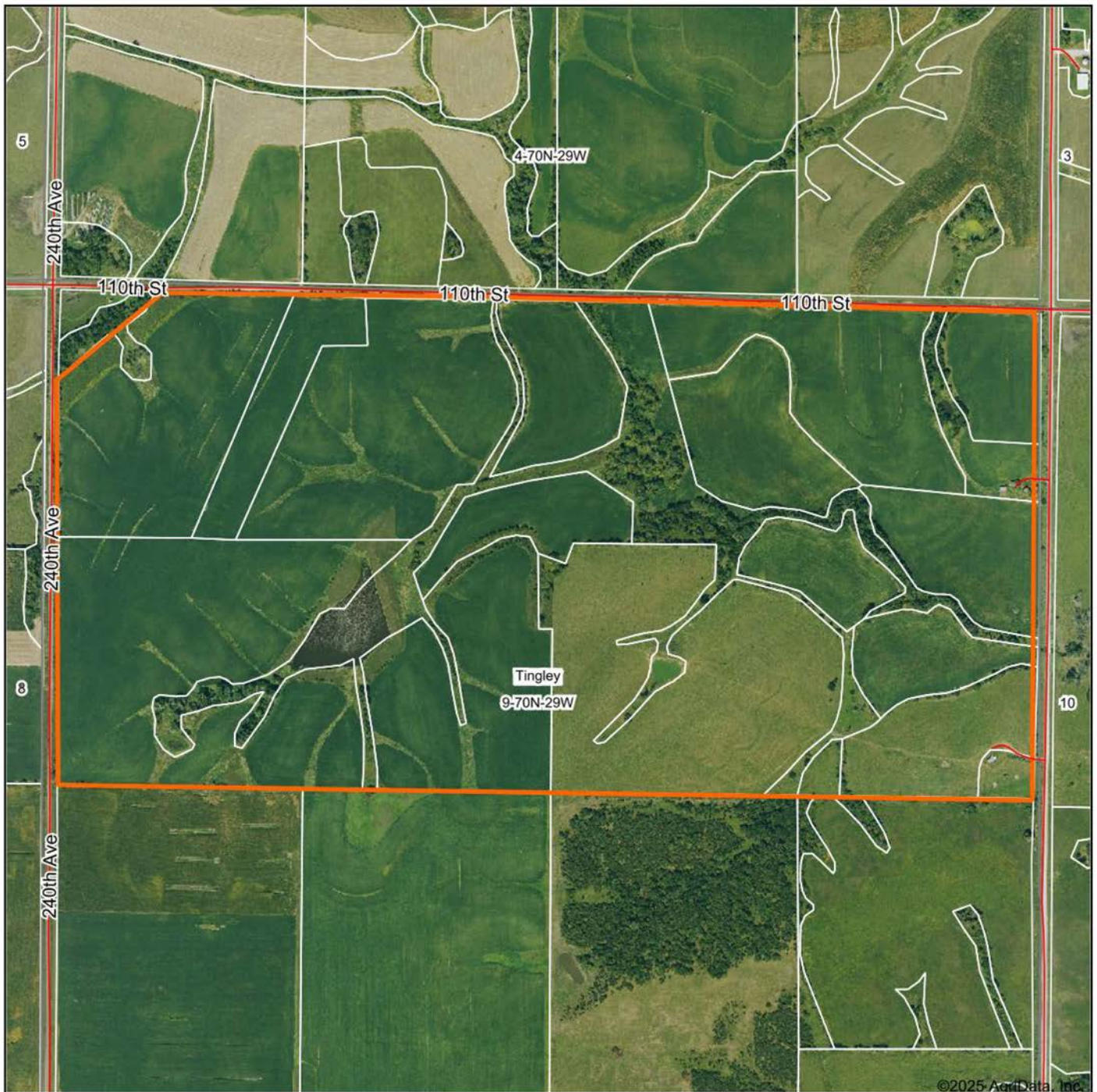


POTENTIAL FOR HUNTING LEASE INCOME

Deer sign is evident across the farm, especially along the creek bottom and edge habitat where travel routes are well established. The recreational appeal also presents potential for a hunting lease to generate additional income if desired.



AERIAL MAP



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Maps Provided By:

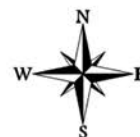


CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 52' 48.25, -94° 11' 43.59

0ft 821ft 1643ft

9-70N-29W
Ringgold County
Iowa



12/1/2025

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

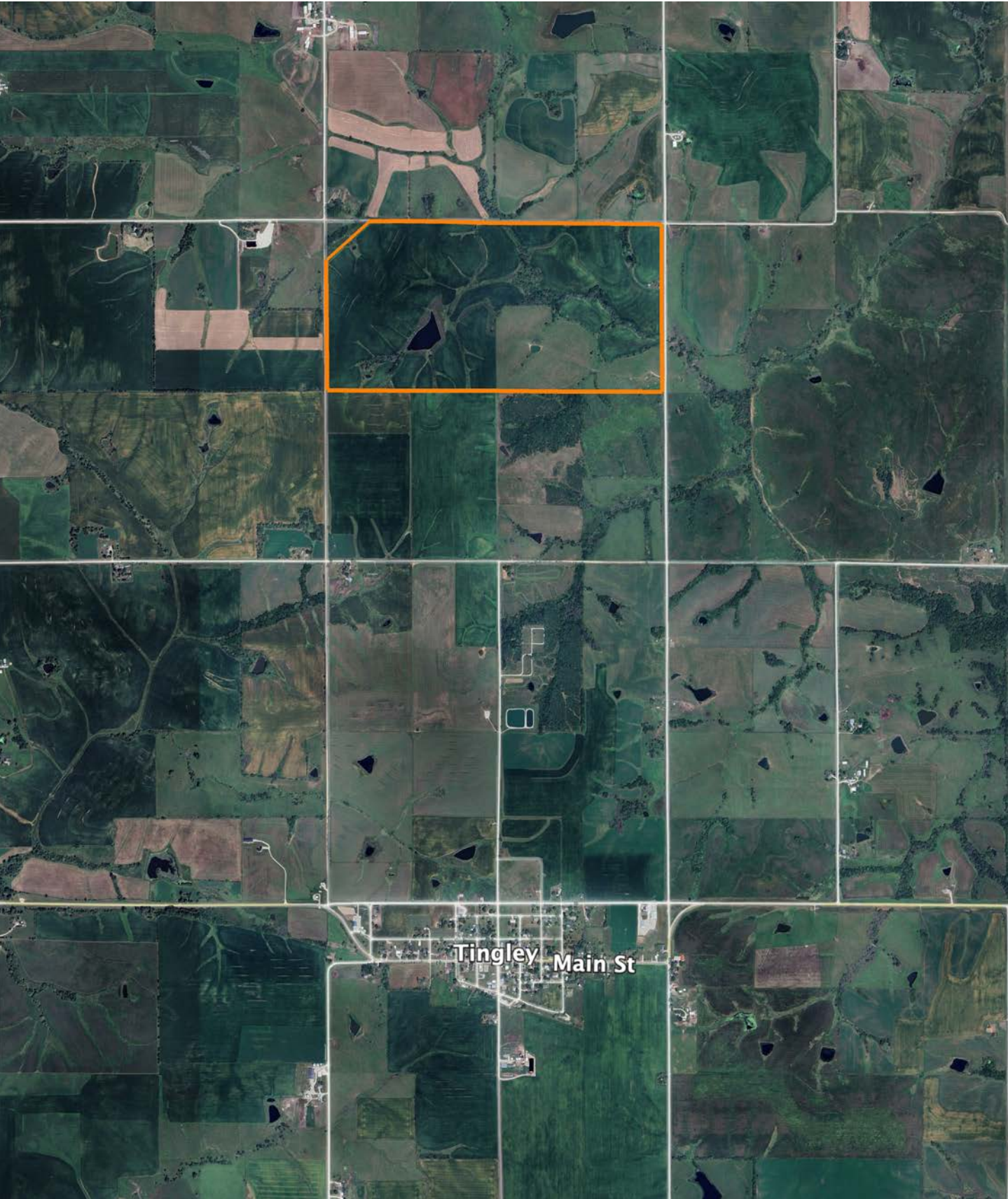
SOILS MAP CONTINUED

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CS
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.54	7.6%		> 6.5ft.	Well drained	IVe	144.0	4.0	41.8	2.6	4.3	10.2	40	
212	Kennebec silt loam, 0 to 2 percent slopes	14.23	5.9%		> 6.5ft.	Moderately well drained	Iw	228.8	6.4	66.4	4.1	6.9	13.4	90	
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	13.41	5.5%		> 6.5ft.	Moderately well drained	IIw	0.0	0.0	0.0	0.0	0.0	0.0	77	
222C	Clarinda silty clay loam, 5 to 9 percent slopes	11.57	4.8%		0.9ft. (Abrupt textural change)	Poorly drained	IVw	145.6	3.1	42.2	2.6	4.4	9.3	31	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	9.69	4.0%		> 6.5ft.	Somewhat poorly drained	IVe	100.8	2.6	29.2	1.8	3.0	9.5	10	
822C	Lamoni silty clay loam, 5 to 9 percent slopes	5.42	2.2%		> 6.5ft.	Somewhat poorly drained	IIle	134.4	3.5	39.0	2.4	4.0	9.5	39	
592D	Mystic loam, 9 to 14 percent slopes	5.22	2.1%		> 6.5ft.	Somewhat poorly drained	IVe	91.2	2.4	26.4	1.6	2.7	10.5	10	
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	4.82	2.0%		> 6.5ft.	Moderately well drained	IIle	0.0	0.0	0.0	0.0	0.0	0.0	77	
S54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	4.75	2.0%		> 6.5ft.	Poorly drained	IIw	0.0	0.0	0.0	0.0	0.0	0.0	68	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	4.53	1.9%		> 6.5ft.	Somewhat poorly drained	IVe	134.4	3.5	39.0	2.4	4.0	9.6	20	
24D	Shelby clay loam, 9 to 14 percent slopes	4.41	1.8%		> 6.5ft.	Well drained	IIle	172.8	4.8	50.1	3.1	5.2	10.2	52	

SOILS MAP CONTINUED

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Bluegrass Tons	*i Tall Grasses Tons	*i Water-Holding Inch	CSR2**	CSR
S172	Wabash silty clay, 0 to 2 percent slopes, occasionally flooded	4.01	1.7%		> 6.5ft.	Very poorly drained	IIIw							57	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.74	1.5%		> 6.5ft.	Well drained	IIle	168.0	4.7	48.7	3.0	5.0	10.2	51	48
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	2.75	1.1%		> 6.5ft.	Somewhat poorly drained	IVe	88.0	2.3	25.5	1.6	2.8	10.5	10	5
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	2.52	1.0%		> 6.5ft.	Somewhat poorly drained	IIle	129.6	3.4	37.6	2.3	3.9	9.5	31	30
S192C	Adair clay loam, heavy till, 5 to 9 percent slopes	1.86	0.8%		> 6.5ft.	Somewhat poorly drained	IIle	0.0	0.0	0.0	0.0	0.0	0.0	39	
131D	Pershing silt loam, 9 to 14 percent slopes	1.24	0.5%		> 6.5ft.	Somewhat poorly drained	IVe	80.0	2.1	23.2	1.4	2.4	11.8	41	36
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	1.15	0.5%		> 6.5ft.	Poorly drained	IIIw	80.0	1.7	23.2	1.4	2.4	10.1	71	53
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.95	0.4%		> 6.5ft.	Poorly drained	IVe	112.0	2.4	32.5	2.0	3.4	9.3	8	10
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.73	0.3%		> 6.5ft.	Somewhat poorly drained	IIe	80.0	2.1	23.2	1.4	2.4	12.2	72	75
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.55	0.2%		> 6.5ft.	Poorly drained	IVw	140.8	3.0	40.8	2.5	4.2	9.3	28	25
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	0.21	0.1%		> 6.5ft.	Somewhat poorly drained	IIle	80.0	2.1	23.2	1.4	2.4	11.7	62	50

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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