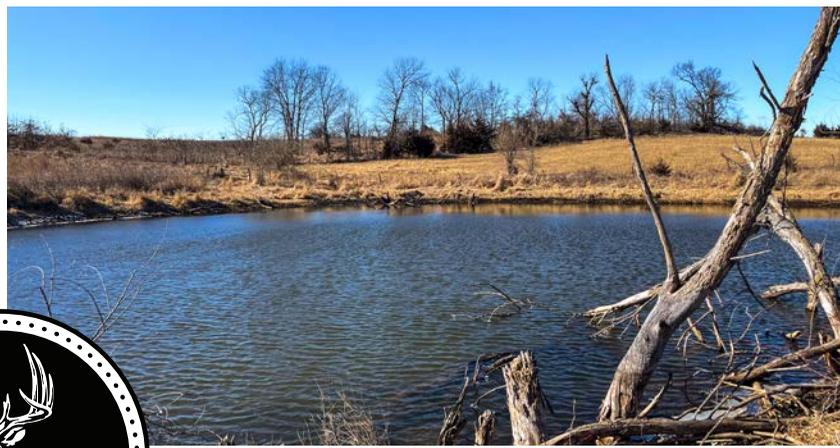


MIDWEST LAND GROUP PRESENTS

195 TOTAL ACRES
RINGGOLD COUNTY, IA

200TH STREET AND COUNTY ROAD P46, KELLERTON, IOWA 50133



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, HUNT & FISH – A PREMIER INCOME FARM

Eastern Ringgold County presents a rare opportunity to own 195 +/- contiguous acres in one of southern Iowa's most respected trophy whitetail corridors. Offered as the full 195 acres or split into 140 +/- and 55 +/- acre tracts, this property combines strong, dependable income with maturing hardwood plantings, diverse water features, and the kind of layered habitat structure serious deer managers pursue. Rolling terrain, established CRP, cedar thickets, native grasses, multiple ponds, and a year-round creek system create both recreational appeal and long-term investment strength in a proven neighborhood.

The 195 +/- acre farm generates \$24,585.69 annually from CRP, tillable acres, and pasture lease. A decade-old CRP tree planting is transitioning into a meaningful oak and walnut component, while three ponds and a beautiful year-round creek establish natural travel corridors and reliable water. The layout supports multiple wind directions and strategic access. November trail camera history documented several mature bucks, reinforcing the property's age structure and trophy potential.

The 140 +/- acre tract captures the heart of southern Iowa habitat design. Producing \$17,653.87 annually, it features rolling topography, dense bedding cover, two established ponds, and a strong creek corridor that concentrates deer movement. The maturing CRP tree plantings enhance security cover and long-term value, while thoughtful entry routes preserve low hunting pressure.

The 55 +/- acre parcel blends lifestyle and recreation with income, generating \$6,931.82 annually. A stunning 2.7-acre pond serves as the centerpiece, offering fishing, waterfowl potential, and an exceptional build site overlooking the water. CRP acres and tillable income add both habitat diversity and financial stability.

Together or individually, these tracts represent a balanced combination of income production, developing hardwood habitat, quality water features, and legitimate trophy whitetail potential in a highly sought-after southern Iowa location.



PROPERTY FEATURES

ACRES: **195** | COUNTY: **RINGGOLD** | STATE: **IOWA**

- \$24,585.69 total annual income
- 49 acres pasture/hay lease – \$4,704 annually (~\$96/acre)
- \$12,949.87 CRP income on the 140-acre portion
- \$6,931.82 income attributed to the 55-acre portion
- Established CRP tree planting (oak & walnut) approximately 10 years old
- Three ponds total (two on 140 acres, one on 55 acres)
- Year-round creek serving as a primary wildlife travel corridor
- Layered habitat structure is ideal for mature buck movement
- Proven mature buck activity and strong age structure
- Strong pheasant and quail habitat
- Designed a layout for hunting multiple wind directions
- Located in a proven Ringgold County trophy corridor
- Taxes \$3,180 annually
- Quality fence
- Approximately 7–8 miles east of Mount Ayr
- Approximately 16–18 miles northwest of Lamoni
- Approximately 7–8 miles south of Tingley
- Approximately 12–13 miles north of the Missouri state line

ACRES: **140** | COUNTY: **RINGGOLD** | STATE: **IOWA**

- Approximately \$17,653.87 annual income
- \$12,949.87 CRP income
- 49 acre pasture/hay lease with approximately \$4,704/annual income
- Established CRP tree planting (oak & walnut)
- Two established ponds
- Year-round creek acting as a key wildlife travel corridor
- Dense bedding cover and layered habitat
- Rolling terrain creates natural funnels
- Proven mature buck activity
- Located in the respected Ringgold County trophy neighborhood
- Strong upland bird habitat
- Quality fence
- Taxes are approximately \$2,442 annually
- Access suitable for multiple wind strategies

ACRES: **55** | COUNTY: **RINGGOLD** | STATE: **IOWA**

- \$6,931.82 total annual income (2026)
- \$5,056.82 CRP income
- 12.5 acre tillable lease @ \$150/acre (\$1,875 annually)
- Approximately 29.66 acres enrolled in CRP (CP38E-2 & CP2)
- 2.7 acre pond
- Exceptional build site potential overlooking water
- Pavement frontage (east side)
- Gravel frontage (north side)
- Strong pheasant & quail habitat
- Taxes are approximately \$738 annually
- Land to be surveyed before closing

BUILD SITES

Scenic build site potential overlooking water offers the rare opportunity to live on your farm without disrupting core hunting areas.



QUALITY FENCE

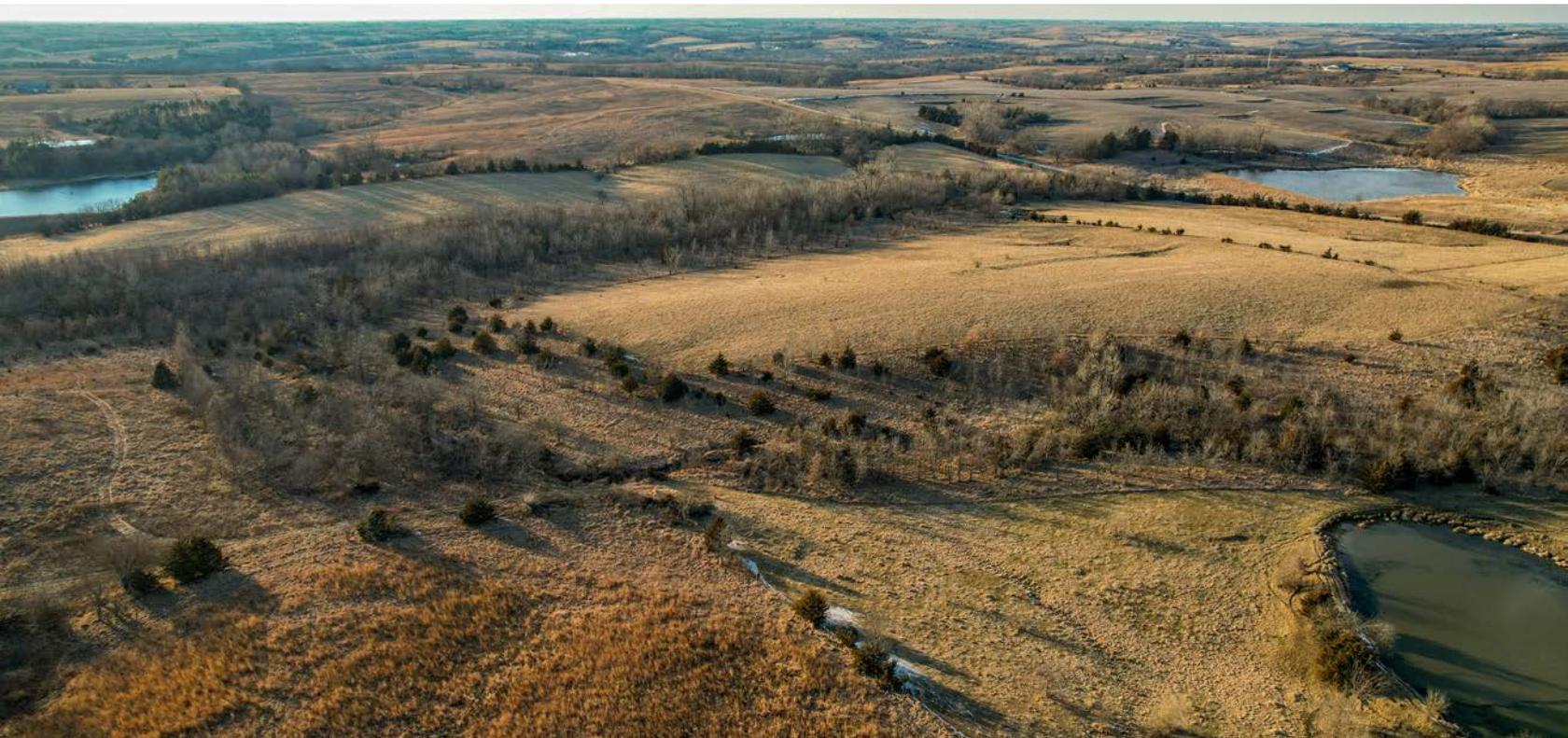


PONDS



CRP INCOME

The CRP tree planting completed around 10 years ago is transitioning into a meaningful oak and walnut component that enhances both habitat strength and long-term value.

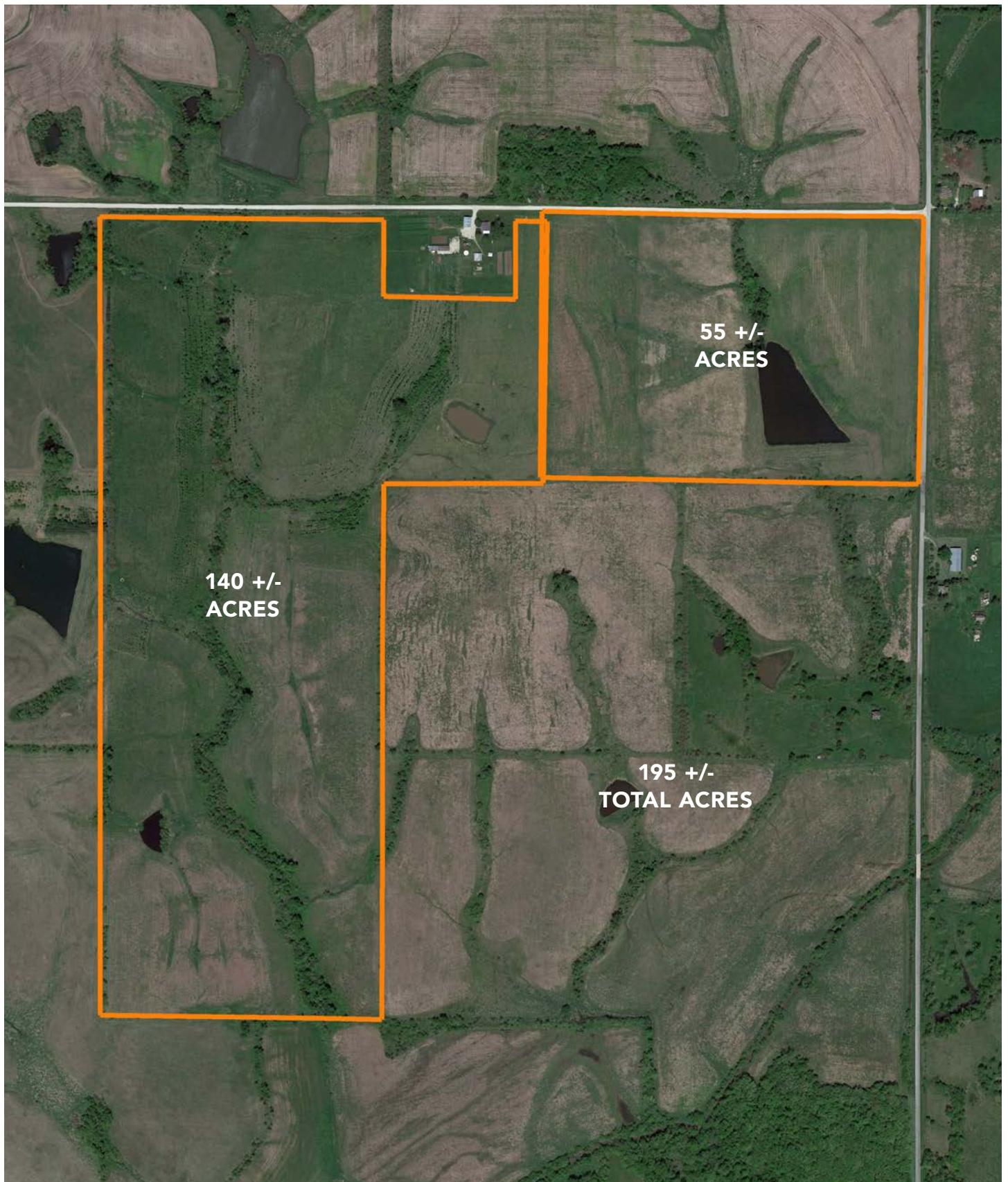


HUNTING OPPORTUNITIES

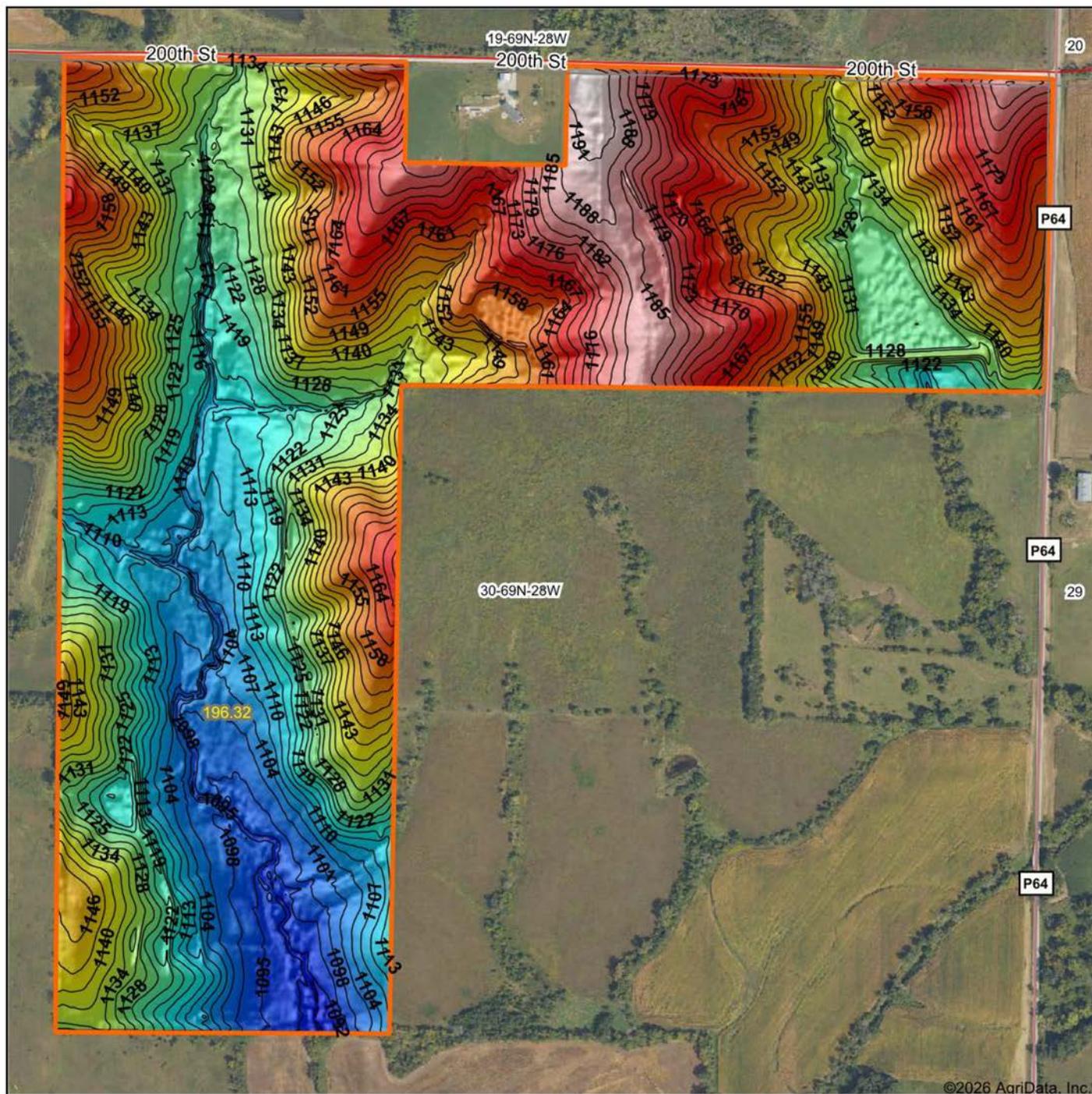
The property hunts well for multiple wind directions and allows for strategic entry and exit to preserve deer movement patterns. The combination of water, bedding cover, travel corridors, and a surrounding large-acreage neighborhood habitat creates a setting capable of producing older age-class whitetails.



AERIAL MAP



HILLSHADE MAP



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Low Elevation High

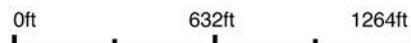


Maps Provided By:



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,089.7
 Max: 1,194.6
 Range: 104.9
 Average: 1,139.0
 Standard Deviation: 24.77 ft

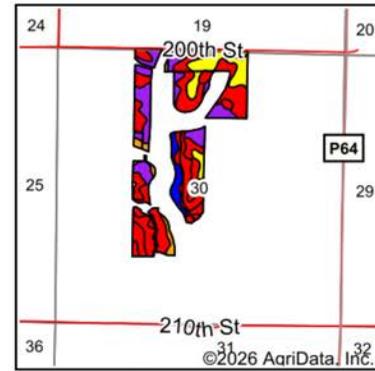
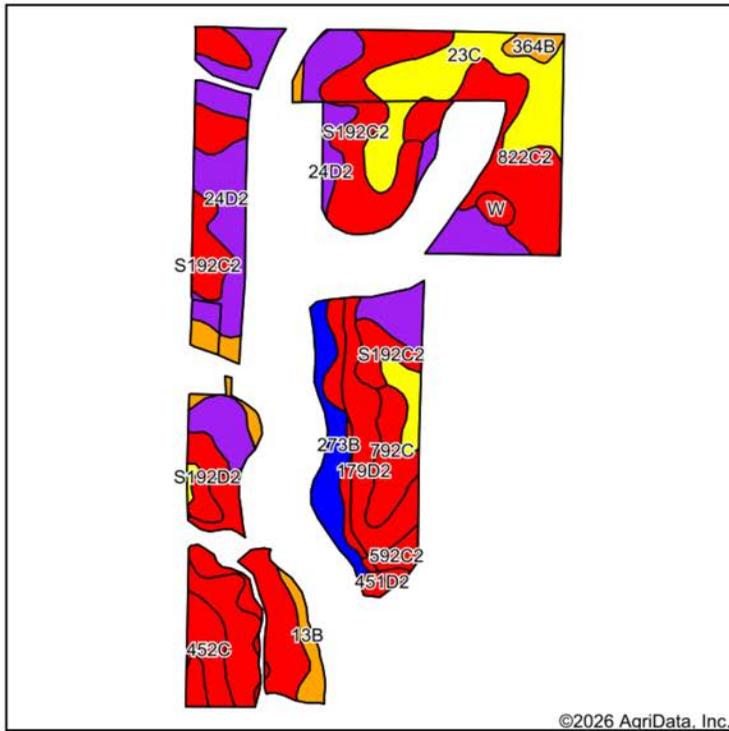


2/26/2026

30-69N-28W
Ringgold County
Iowa

Boundary Center: 40° 44' 53.65, -94° 7' 0.08

SOILS MAP



State: **Iowa**
 County: **Ringgold**
 Location: **30-69N-28W**
 Township: **Monroe**
 Acres: **90**
 Date: **2/17/2026**



Maps Provided By:

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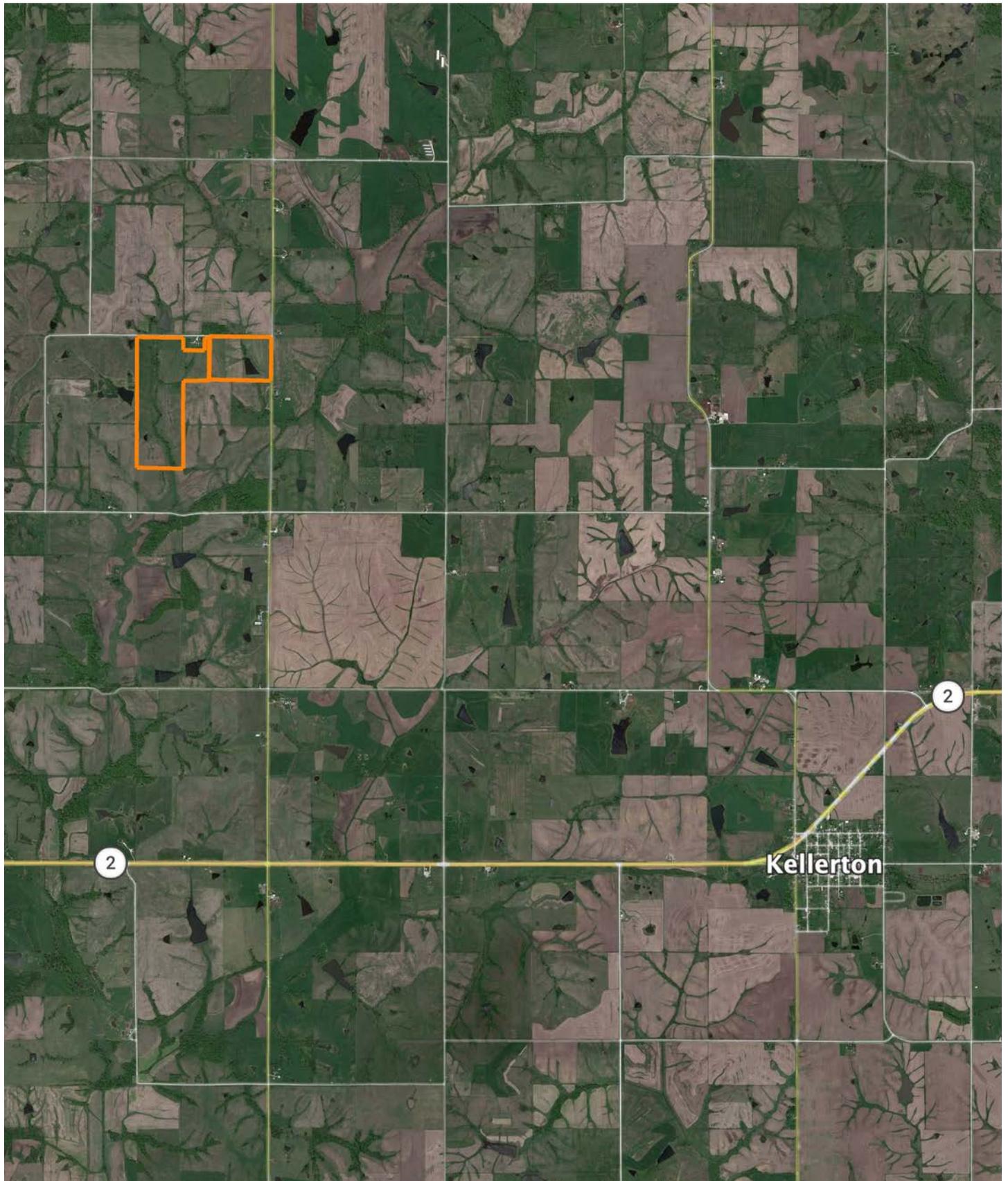


Soils data provided by USDA and NRCS.

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Area Symbol: IA159, Soil Area Version: 31													
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	
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	19.74	22.0%		Ille	0.0	0.0	29		66	66	46	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	18.68	20.8%		Ille	168.0	48.7	51	48	70	70	54	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	13.58	15.1%		Ive	163.2	47.3	38	43	66	66	48	
23C	Arispe silty clay loam, 5 to 9 percent slopes	11.46	12.7%		Ille	80.0	23.2	66	55	78	78	71	
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	8.12	9.0%		Ille	129.6	37.6	31	30	61	61	50	
273B	Olmitz loam, heavy till, 2 to 5 percent slopes	4.02	4.5%		Ile	224.0	65.0	81	72	91	91	77	
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	3.32	3.7%		Ilw	80.0	23.2	78	59	79	74	73	
792C	Armstrong loam, 5 to 9 percent slopes	3.26	3.6%		Ille	128.0	37.1	35	31	67	67	51	
452C	Lineville silt loam, 5 to 9 percent slopes	2.47	2.7%		Ille	80.0	23.2	48	36	75	75	59	
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	1.88	2.1%		Ive	0.0	0.0	9		65	65	44	
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	1.02	1.1%		Ille	115.2	33.4	31	20	70	70	53	
364B	Grundy silty clay loam, 2 to 5 percent slopes	1.00	1.1%		Ile	80.0	23.2	72	75	79	79	68	
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.74	0.8%		Ive	163.2	47.3	41	33	77	77	59	

OVERVIEW MAP



AGENT CONTACT

Helping landowners achieve their real estate goals with integrity, experience, and a deep respect for the land is Kyle Steinfeldt's mission. Kyle's passion for the outdoors extends beyond the woods and water where he grew up in small-town Iowa. Motivated and driven to succeed, he takes great pride in representing his clients with honesty, respect, and a high level of communication throughout the entire process.

As both a Land Agent and a landowner, Kyle understands firsthand what sellers expect from their representation. He also understands and appreciates the history, hard work, and legacy behind many of the farms and properties he represents. Each client and transaction is important to Kyle, having helped many families successfully navigate the sale of some of their largest and most meaningful assets.

In his free-time, Kyle enjoys actively managing and improving his farm in southern Iowa through food plots, habitat enhancement, and long-term stewardship and conservation practices. As a Land Professional, he uses that hands-on experience to effectively position farm and recreational tracts and highlight their strengths to qualified buyers. He has extensive knowledge of land values and market trends across the state of Iowa, representing recreational and hunting properties as well as highly productive tillable farmland.

Kyle graduated high school in Eldora and earned a bachelor's degree in business administration with an emphasis in marketing from Wartburg College in Waverly. He previously worked in a senior level sales position as well as product management roles within the outdoor industry, experience that strengthened his negotiation skills and ability to market property effectively.

Kyle lives on an acreage near Riverside with his wife, Ashley, and their three border collies—Concho, Jig, and Cinch. If you're considering selling, Kyle would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!



KYLE STEINFELDT, LAND AGENT
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KSteinfeldt@MidwestLandGroup.com



MidwestLandGroup.com

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