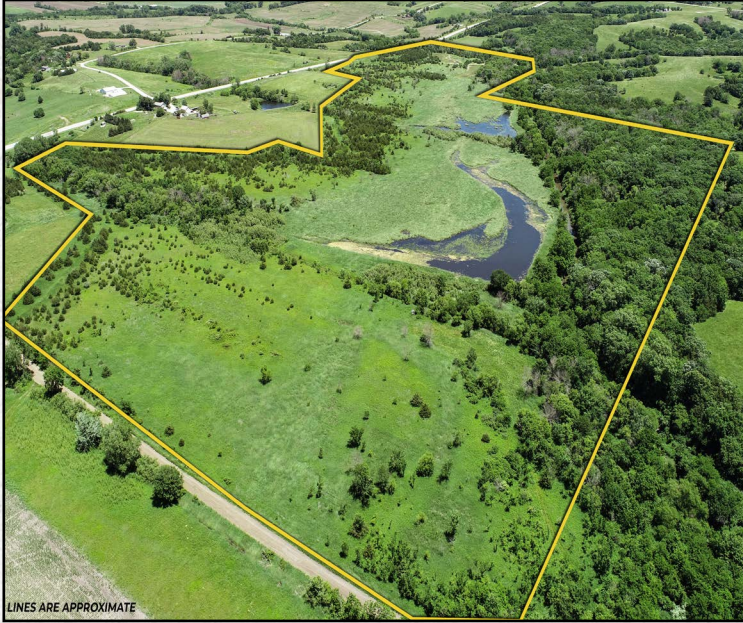




LAND FOR SALE

Ringgold County

146.69
ACRES +/-



FARM DESCRIPTION

PRICE: \$518,000

Located just over 2 miles west of Mount Ayr, Iowa in central Ringgold county on the south side of HWY 2 sits this amazing recreational tract that offers deer, waterfowl, turkey, and upland game hunting! This farm consists of 118.92 acres enrolled in the Wetlands Reserve Program. The WRP easement offers a lenient compatible use agreement on the property which allows for up to nearly 6 acres of food plots. The balance of the farm approximately 27.77 acres is mature hardwood timber. The farm offers northeast and west access which is rare to find on a farm of this size. Two access points allows one to hunt the property efficiently without bumping wildlife everytime you enter or exit the property. This farm is littered with whitetail deer sign, if you're in the market for a hunting farm in south central Iowa for a fraction of the cost to similar properties for sale in the region you'll want to take a look at this property. Contact Land Broker Cody Skinner or Nick Skinner today to set up a private showing!



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

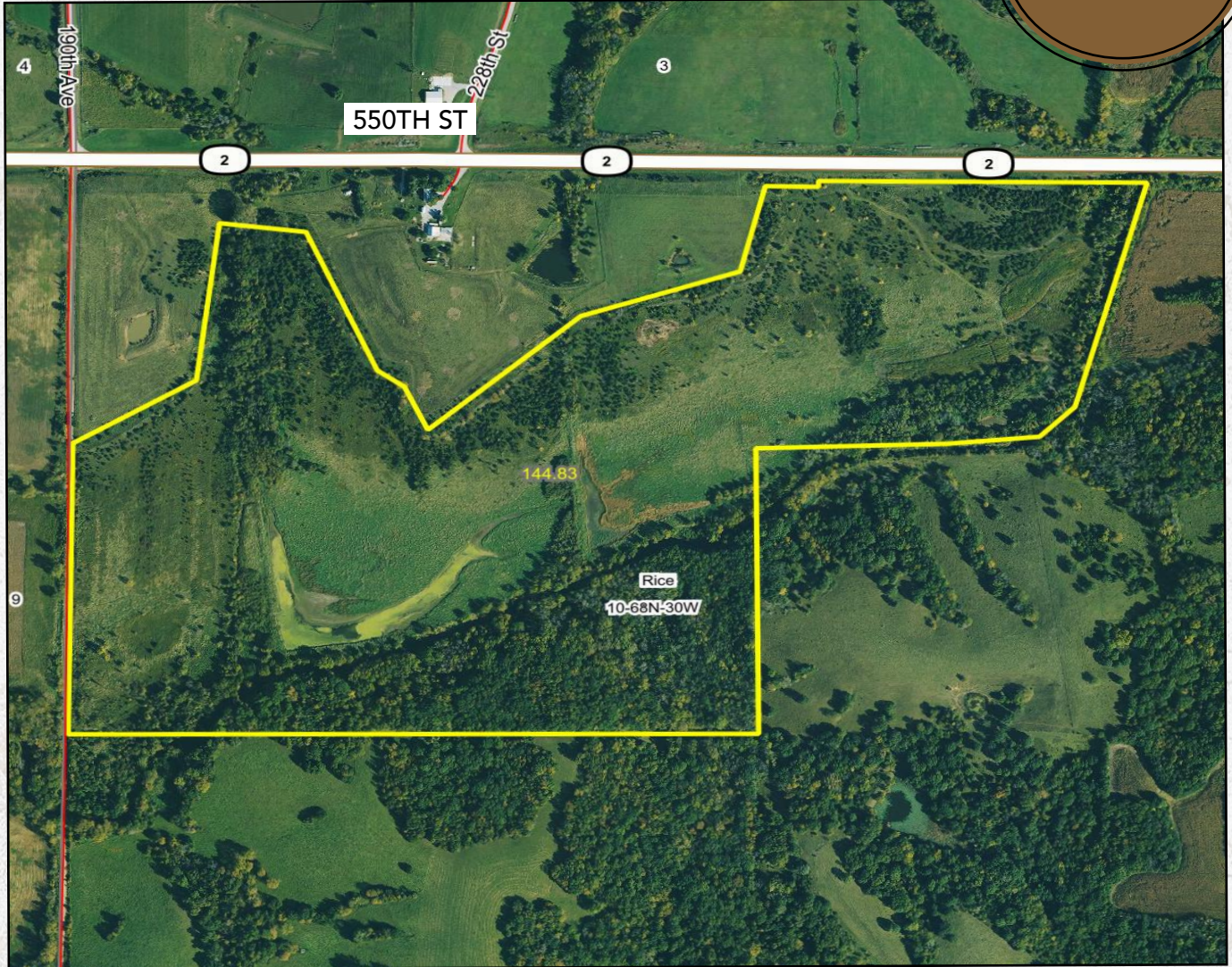
NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



AERIAL PHOTO

Ringgold County

146.69
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$518,000 or \$3,531/ Acre

Location:

From Mount Ayr, Iowa take HWY 2 west 2.3 miles. The farm is located on the south side of the road. Viewing the property is by appointment only, do not enter the property without permission from the listing agent.

Legal Description:

146.69 +/- acres located in Ringgold County, Iowa; Rice Township, Section 10. Exact legal will come from the abstract.

Tax Information:

\$2,180 +/- Annually (estimated)

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PROPERTY PHOTOS

Ringgold County

146.69
ACRES +/-



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ABOUT US

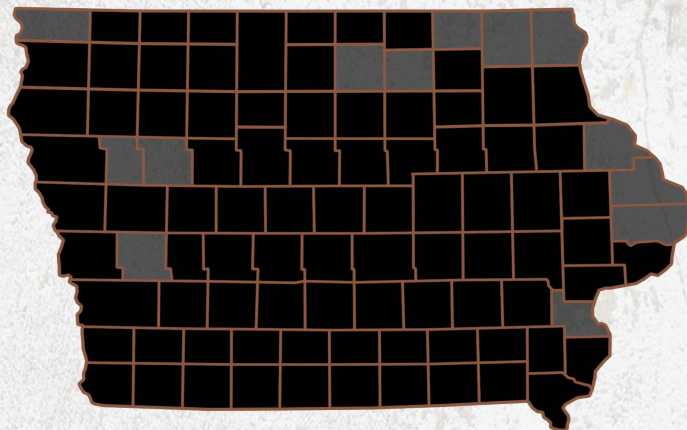
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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