



# LAND FOR SALE

Ringgold County

**80**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$464,000**

Here is a nice recreational tract with CRP income located 1.5 acres northeast of Blockton, Iowa. The farm offers 63.03 FSA cropland acres that are enrolled in CRP through September 30, 2030 paying \$8,397.00 annually or \$135.17 / acre. The farms cropland acres carry a CSR2 of 63.4. Predominate soil types across this farm are Nira Silty Loam, Macksburg Silty Clay Loam, and Sharpsburg Silty Clay Loam which combined is 36.58 +/- acres and are an outstanding 81 – 91 CSR2. A nice wooded draw runs through the middle of the property which makes for a great travel corridor for the local whitetail deer herd. There are rubs, scrapes, and deer tracks throughout the property. This farm likely has room for income growth down the road once the CRP acres expire whether you're re-enrolling the CRP acres or if you decide to farm the farm when the time comes in the Fall of 2030.

Call Land Broker Cody Skinner at 515-443-6343 or Land Agent Nick Skinner at 515-650-0974 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

**80**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$464,000 or \$5,800/Acre

### Location:

From Blockton, Iowa travel east on J55 1 mile. Turn left and go north on 110th Ave 1.25 miles. The west side of the farm is located on the east side of 110th Ave. For sale signs are located on the property.

### Legal Description:

80 +/- acres located in Ringgold County, Iowa; Clinton Township, Section 5. Exact legal will come from the abstract.

### Tax Information:

\$1,568 +/- annually estimated





# SOIL MAP

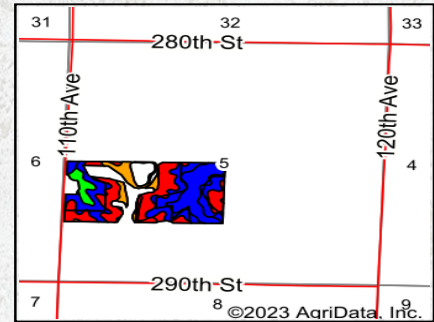
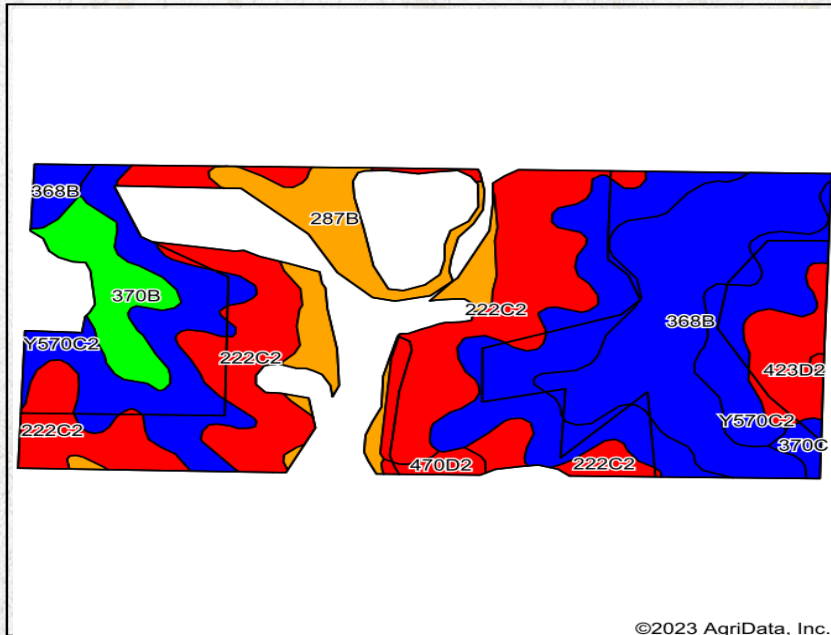
Ringgold County

**80**  
**ACRES +/-**

## Details

- 80 Acres
- 63.4 +/- FSA Cropland acres currently enrolled in CRP through 9/30/30
- CRP pays \$8,397.00 annually or \$135.17 / acre
- Predominate soil types across this farm are Nira Silty Loam, Macksburg Silty Clay Loam, and Sharpsburg Silty Clay Loam
- 36.58 +/- acres across the farm carry a 81 – 91 CSR2.
- Located 1.5 miles Northeast of Blockton, Iowa

## Soils Map



State: **Iowa**  
 County: **Ringgold**  
 Location: **5-67N-31W**  
 Township: **Clinton**  
 Acres: **64.49**  
 Date: **11/15/2023**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA159, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
Y570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	20.14	31.2%		IIIe			81		69
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	18.62	28.9%		IVw	140.8	40.8	28	25	42
368B	Macksburg silty clay loam, 2 to 5 percent slopes	12.41	19.2%		Ile	222.4	64.5	89	90	78
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	5.91	9.2%		IIw	184.0	53.4	75	60	71
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.46	5.4%		Ile	225.6	65.4	91	87	79
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.72	4.2%		IVe	97.6	28.3	6	13	48
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.59	0.9%		IVe	134.4	39.0	20	27	46
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	0.57	0.9%		IIIe	209.6	60.8	81	72	76
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	0.07	0.1%		Vle			32		49
<b>Weighted Average</b>						<b>3.01</b>	<b>119.6</b>	<b>34.7</b>	<b>63.4</b>	<b>*n 62.6</b>





# PROPERTY PHOTOS

*Ringgold County*

**80**  
ACRES +/-










# ABOUT US

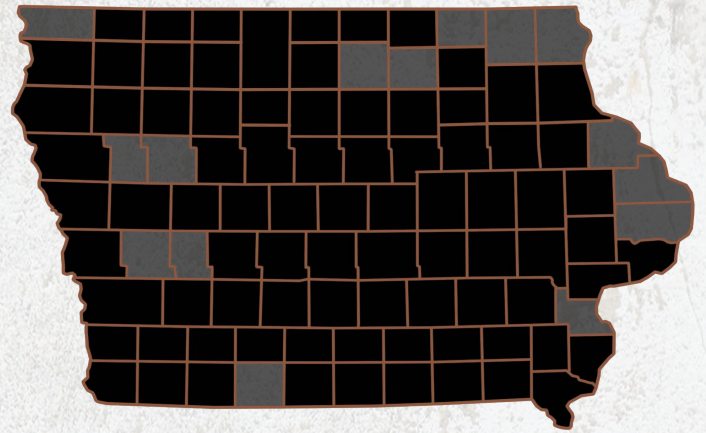
*We are Iowa Land Company*

**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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