RINGGOLD COUNTY, IA

Hunting Farm with Income

COUNTY HIGHWAY P33 MOUNT AYR, IOWA 50854

South Half of the Northwest Quarter of 5-68N-30W in Ringgold County, Iowa.
Exact legal description to be taken from Abstract.



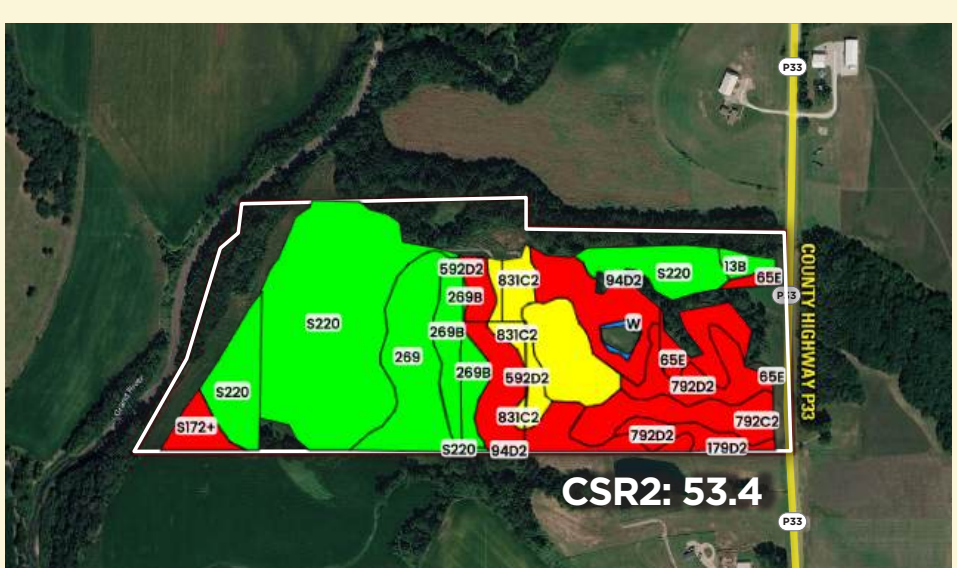
PROPERTY OVERVIEW

Peoples Company is pleased to present 83.32 acres m/l of highly tillable farmland located just a couple of miles outside of Mount Ayr, Iowa. Conveniently situated less than half a mile north of State Highway 2, this property offers an attractive combination of productive farmland, income potential, and recreational opportunities.

The farm consists of approximately 63.48 tillable acres carrying a CSR2 of 53.4. With nearly 75% of the property in row crop production, the farm provides a strong income-producing component while maintaining enough timber and natural habitat to offer additional recreational value. The 2027 farm tenancy is open, giving the new owner the flexibility to operate the ground themselves or negotiate a new lease for the upcoming crop year.

Beyond the tillable acres, a river and timbered draw run along the western portion of the property, while additional timber is located along the northeast side. These timbered areas and natural travel corridors provide quality habitat and enhance the hunting potential without sacrificing the farm's strong agricultural makeup.

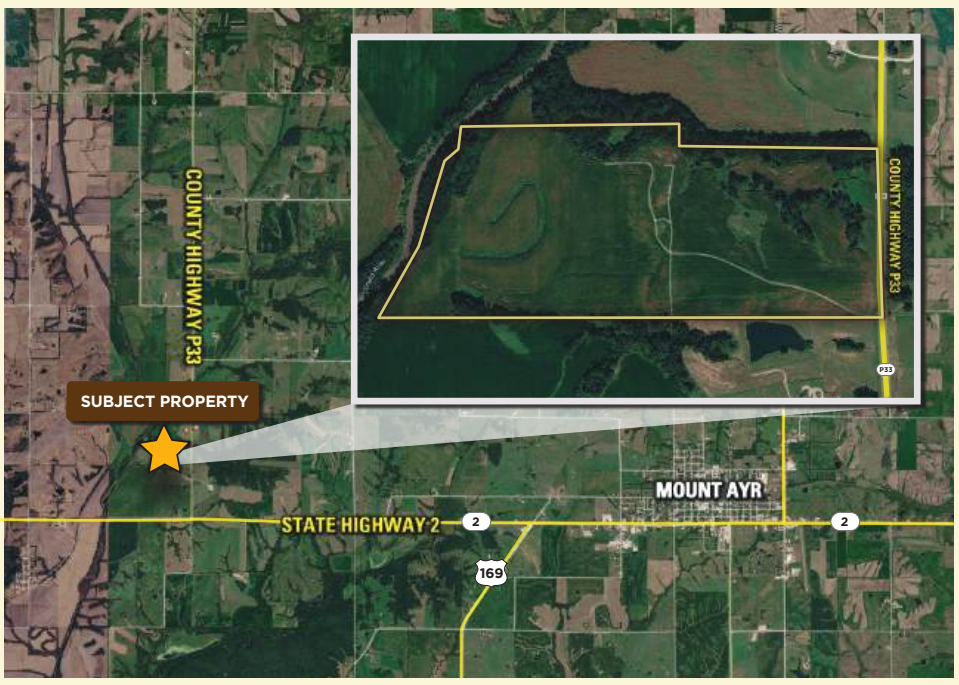
With a high percentage of tillable acres, open tenancy for 2027, convenient access to State Highway 2, and added hunting opportunities, this farm would make an excellent addition to an existing farming operation or a well-rounded land investment with both income and recreational appeal.



DIRECTIONS

From Mount Ayr, IA: Travel west out of town on State Highway 2 for 5 miles. Turn right (north) onto County Highway P33. Continue north on County Highway P33 for 0.5 miles, and the property will be to the left (west). Look for the Peoples Company signs.





FOR MORE INFORMATION CONTACT:

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INTEGRATED LAND SOLUTIONS

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