

IOWA FARM FOR SALE

194.13 ± ACRES • GRANT TOWNSHIP • RINGGOLD COUNTY, IOWA



LIST PRICE: \$8,600 Per Acre or \$1,669,518

DESCRIPTION: Midwest Ag Services is pleased to offer 194.13 acres m/l of Ringgold County farmland northeast of Clearfield, Iowa, featuring 185.07 FSA crop acres. The farm is terraced & tiled.

LOCATION: On the East side of Clearfield, IA. East of Hwy 25 (Tay-Gold Ave.) & South side of J-23.

BRIEF LEGAL: Part of Section 6, Township 69N, Range 31 West of the 5th P.M., Grant Township, Ringgold County, Iowa.

CROPLAND: 185.07 acres m/l. 2026 Certification: 182.25 acres in beans & 2.82 acres in grass.

CSR2: Average CSR2 of 57 per Surety Mapping Software.

SOILS: Nira, Macksburg, Clearfield, Clarinda, Shelby, Lamoni, Zook-Ely & Winterset. Slopes range from 2-14%.

FSA INFO: Farm #5782, Tract #3036. 185.07 crop acres. Corn base 87.69 acres with a 153 PLC yield. Bean base 88.01 acres with a 43 PLC yield.

RE TAXES: \$3,792 Per Year.

POSSESSION: At closing, subject to the 2026 farm lease which expires 2/28/27.

SALE TERMS: 10% earnest money upon acceptance of offer. Balance due at closing.

CLOSING: 45 days from accepted purchase agreement. Closing fee split 50/50 between buyer & seller.

SELLER: Wurster Residuary Trust

Kelly Summy, Broker
(402) 670-0878

Evan Summy, Broker
(402) 618-1326


Midwest
Ag Services, Inc.

Farm Management | Farm Land Sales | Farm Appraisal
245 W. Broadway, P.O. Box 845
Council Bluffs, IA 51502
(712) 323-5353

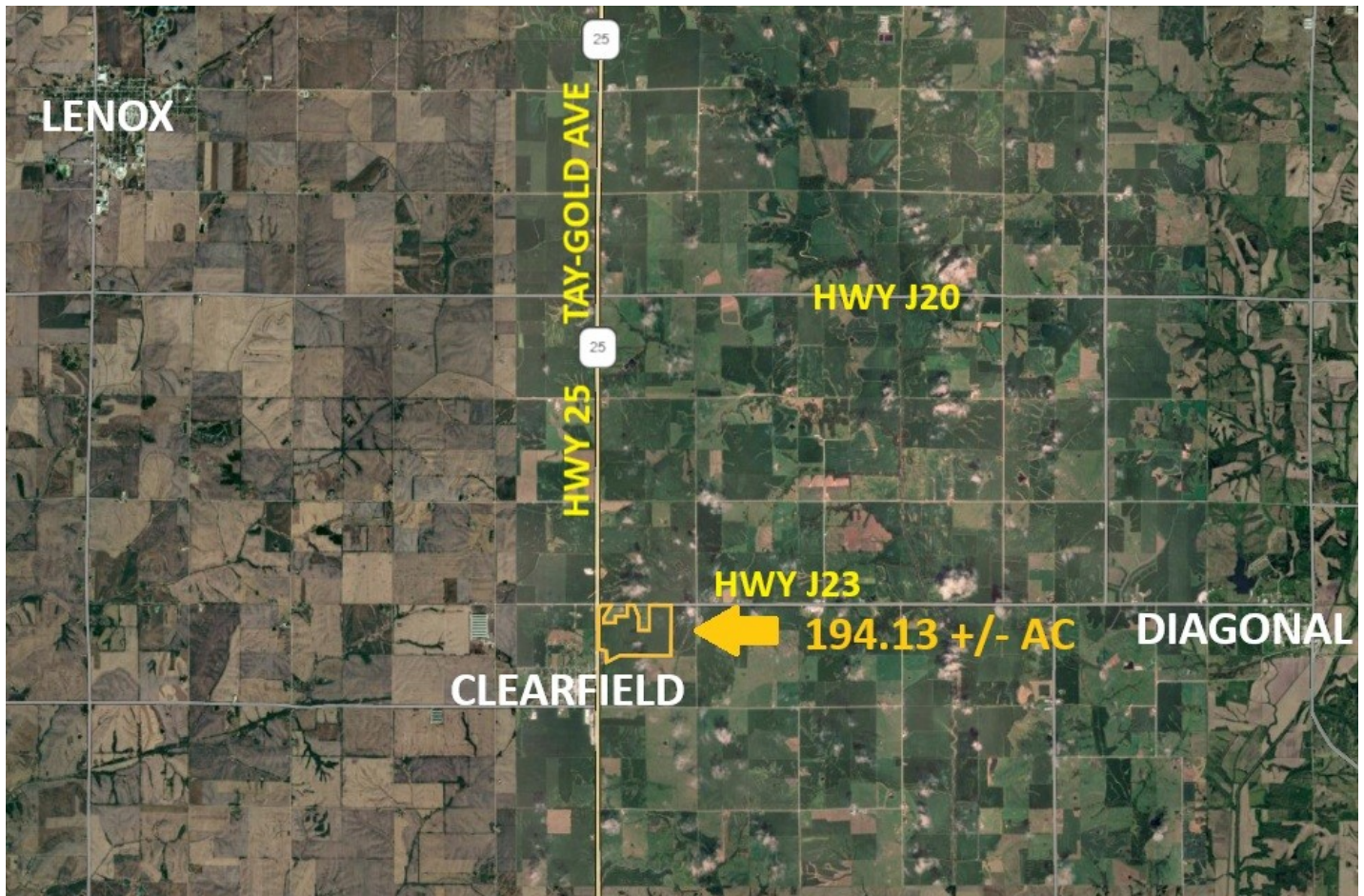
YIELD HISTORY

2020 Beans - **51.8 bu.**
2021 Corn - **242.1 bu.**
2022 Beans - **50.1 bu.**
2023 Corn - **237.3 bu.**
2024 Beans - **63.0 bu.**
2025 Corn - **194.0 bu.**

Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

Midwest Ag Services, Inc. | (712) 323-5353 | www.MidwestAgServices.com

Location Map



DRIVING DIRECTIONS

On the East side of Clearfield, IA — on the South side of J-23 & East side of Hwy 25 (Tay-Gold Ave.).

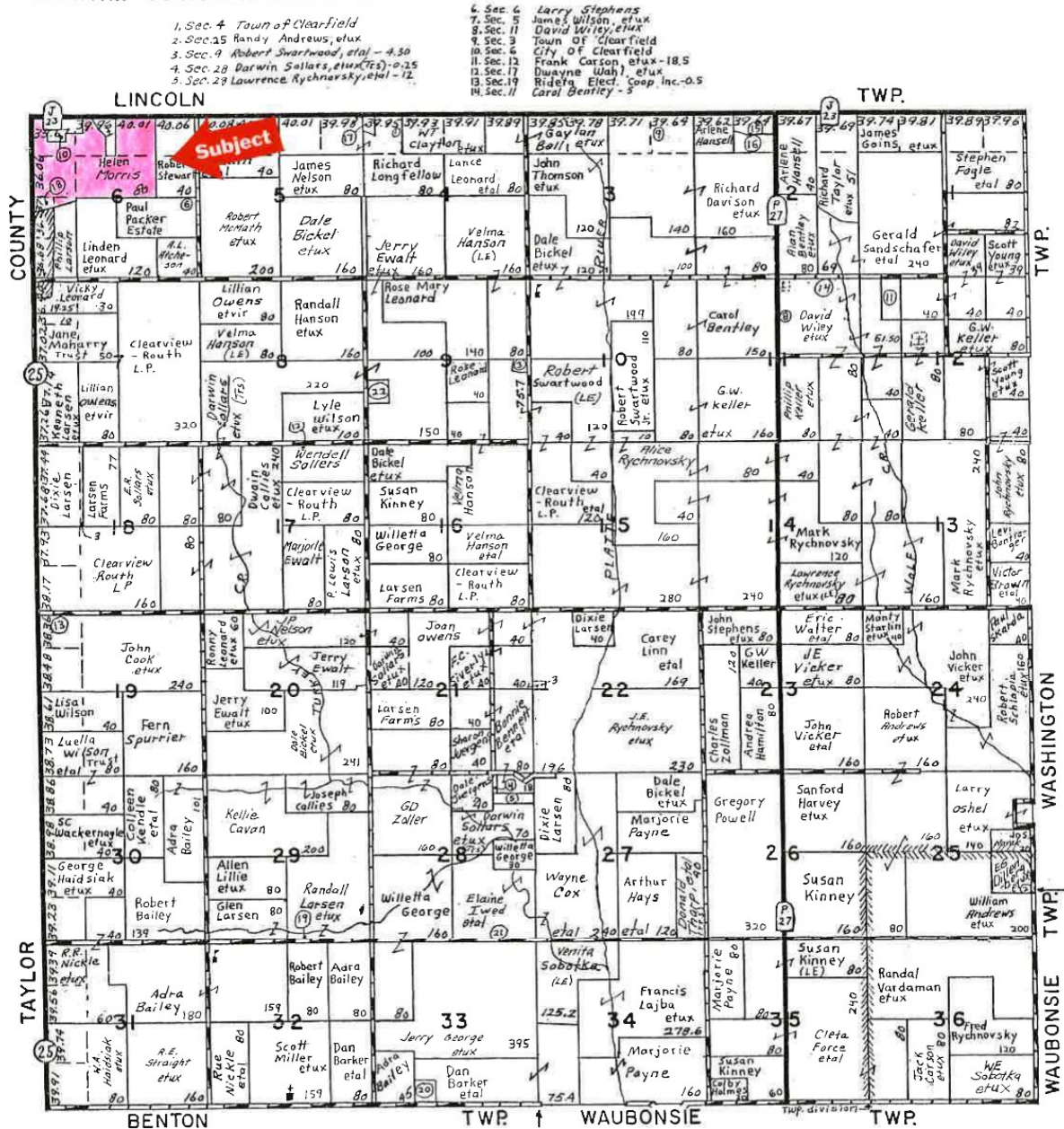
Both are paved roads.



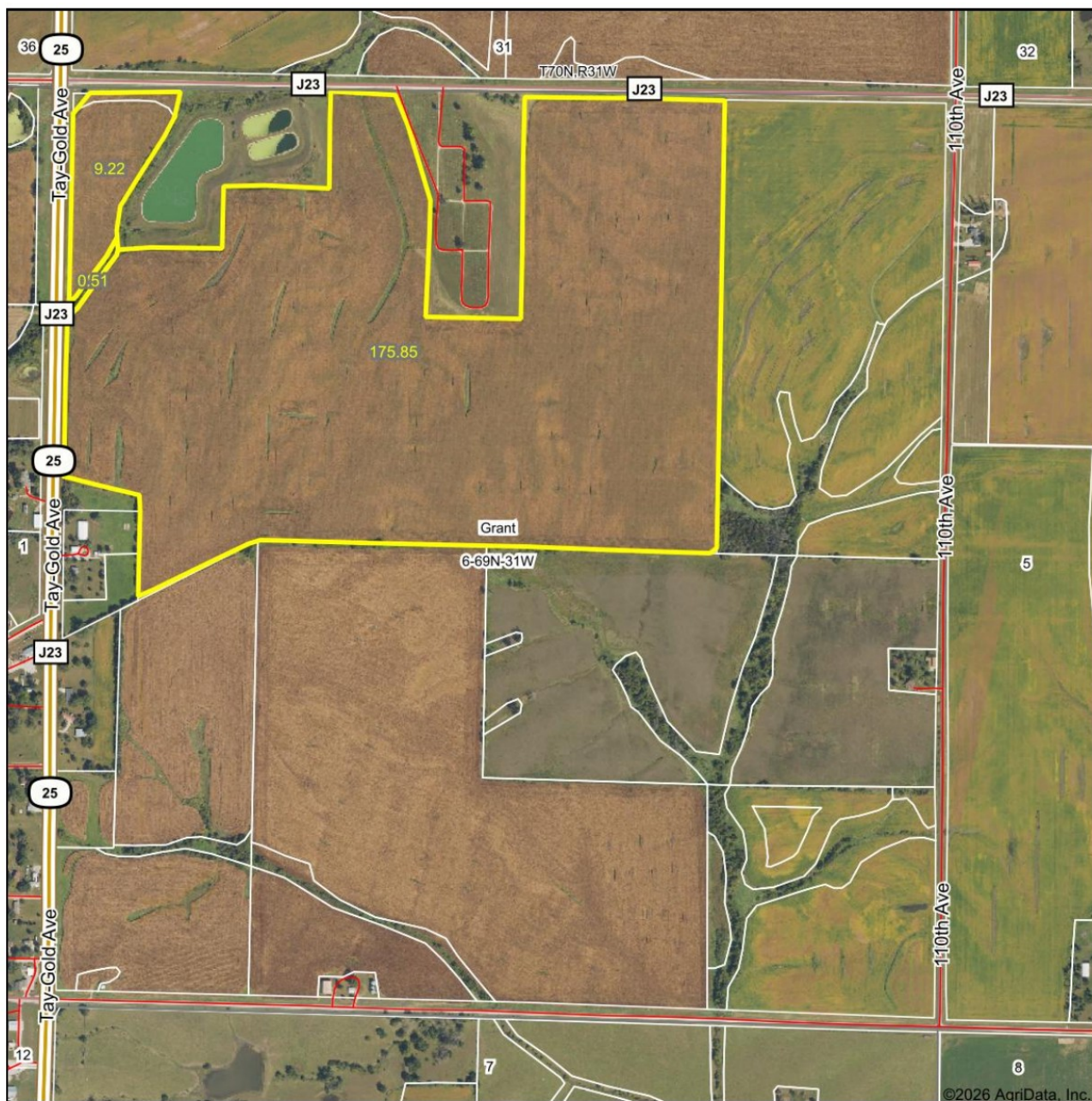


GRANT-WAUBONSIE NORTHWEST PART

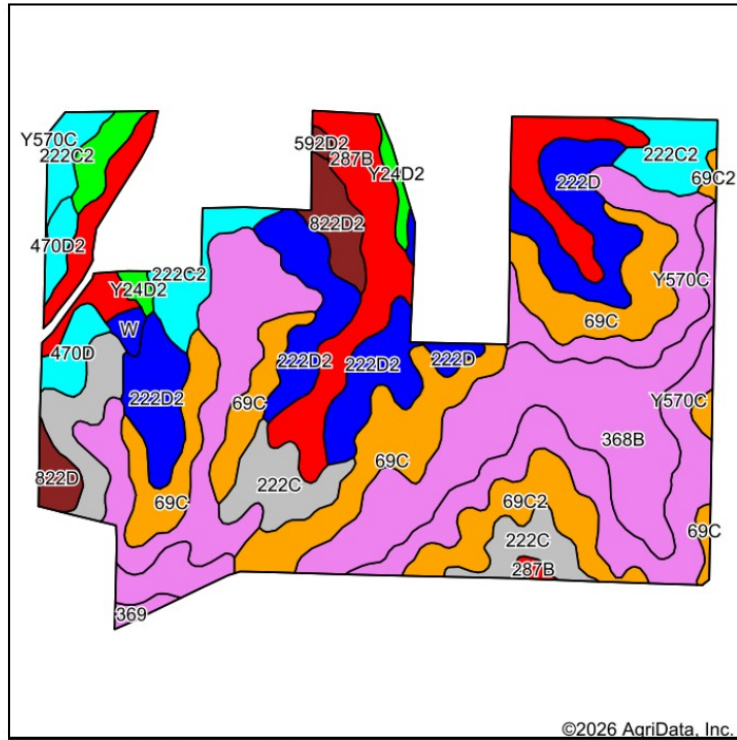
TOWNSHIP 69 NORTH-RANGE 31 WEST OF 5TH P. M.



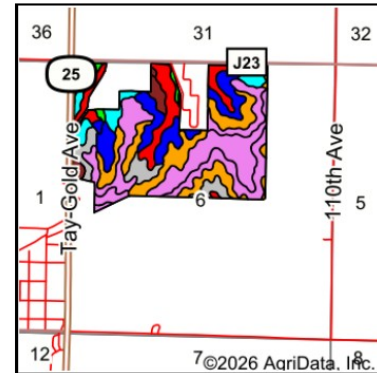
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Ringgold**
Location: **6-69N-31W**
Township: **Grant**
Acres: **185.07**
Date: **9/3/2026**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA159, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
Y570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	37.93	20.4%		IIIe	84	78
368B	Macksburg silty clay loam, 2 to 5 percent slopes	27.54	14.9%		Ile	89	78
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	27.42	14.8%		IIIw	59	69
287B	Zook-Ely silty clay loams, 0 to 5 percent slopes	21.35	11.5%		IIw	75	71
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	16.43	8.9%		IVe	8	43
222C	Clarinda silty clay loam, 5 to 9 percent slopes	13.42	7.3%		IVw	31	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.18	5.5%		IVw	28	42
222D	Clarinda silty clay loam, 9 to 14 percent slopes	8.72	4.7%		IVe	8	48
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	7.55	4.1%		IIIw	56	59
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.85	2.1%		IIIe	49	55
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.30	1.8%		IVe	10	49
470D	Lamoni-Shelby complex, 9 to 14 percent slopes	2.31	1.2%		IVe	20	51
822D	Lamoni silty clay loam, 9 to 14 percent slopes	1.76	1.0%		IVe	14	52
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	1.48	0.8%		IVe	20	46
W	Water	0.81	0.4%			0	
369	Winterset silty clay loam, 0 to 2 percent slopes	0.67	0.4%		IIw	83	71

Soils data provided by USDA and NRCS.



Soils Map (continued)

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	0.35	0.2%		IVe	10	50
Weighted Average					*-	57.1	*n 64.3

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



FSA 156 — Tract #3036

NOTE: Farm #5782 includes 5 tracts. Only Tract #3036 (185.07 crop acres, Ringgold Co.) is included in this sale & should be reconstituted.

Tract Number	: 3036
Description	: SEC 6 GRANT RINGGOLD CO
FSA Physical Location	: IOWA/RINGGOLD
ANSI Physical Location	: IOWA/RINGGOLD
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None

Tract 3036 Continued ...

Owners	: WURSTER RESIDUARY TRUST, JOAN E. WURSTER TRUST DATED OCTOBER 25, 2017
Other Producers	: [REDACTED]
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
185.78	185.07	185.07	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	185.07	0.00	0.00	0.00	0.00	0.00

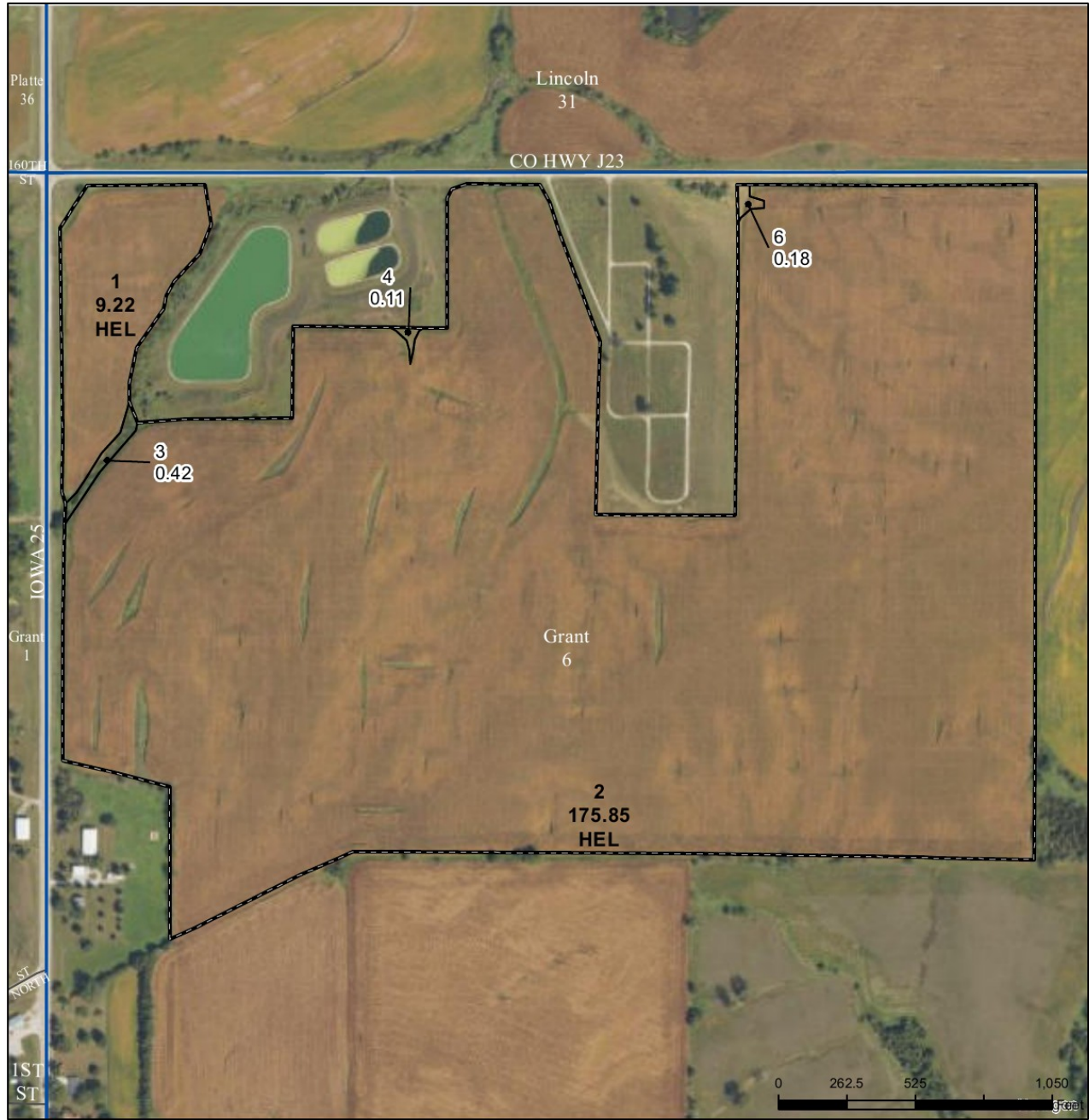
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	87.69	0.00	153
Soybeans	88.01	0.00	43
TOTAL	175.70	0.00	

NOTES



United States
Department of
Agriculture

Taylor County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 185.07 acres

2026 Program Year

Map Created November 24, 2025

Farm 5782
Tract 3036

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