

## Keokuk County Land Auction

Parcel– 95 acres m/l, Section 10, Richland Township

**Location:** Wooden Wheels Vineyards and Winery, 1179 Highway 92, Keota, Iowa 52248

**Date:** August 5, 2021 @ 10:00 am

**Description:** 95 acres m/l of quality Keokuk County farmland being offered for sale as one parcel. The farm offers a nice balance of income producing cropland and timber for recreational use. This parcel has been well maintained in the past and the cropland is leased for the 2021 crop year.

### *Agents*

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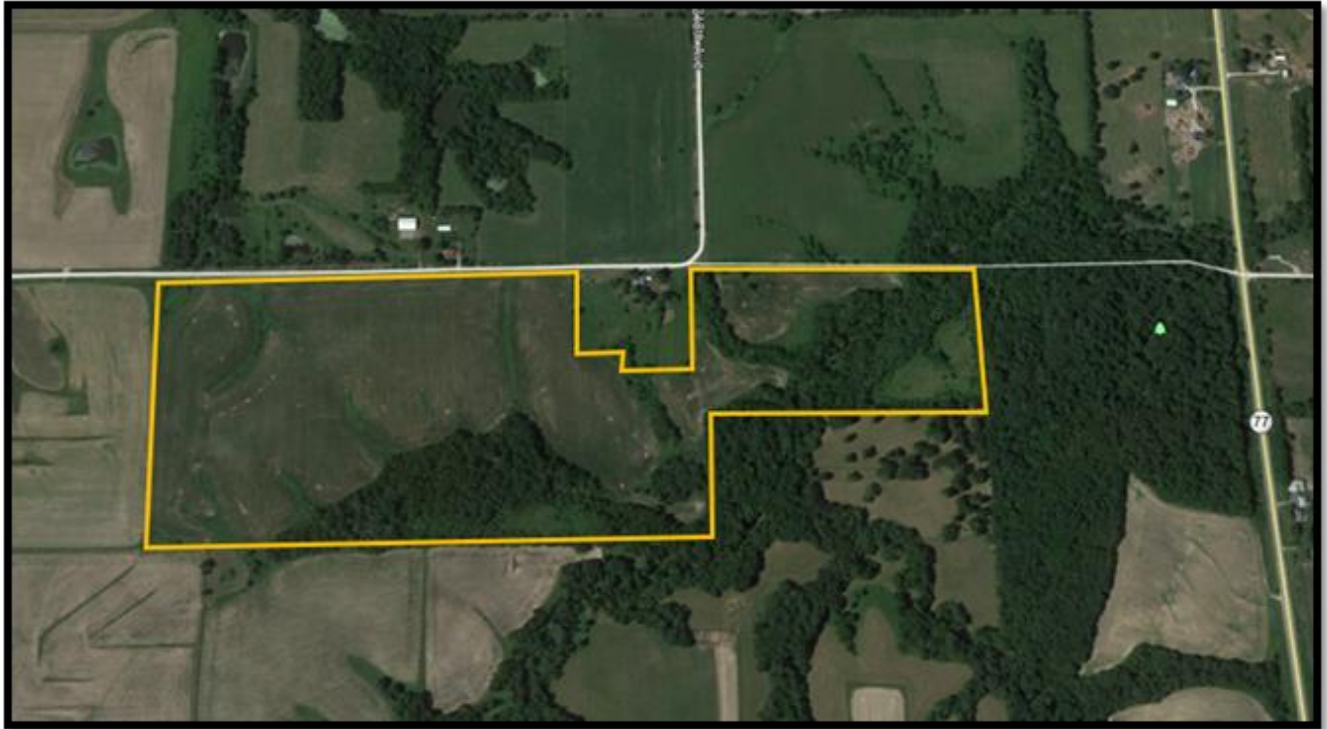


Stan McIlrath, Auctioneer

(641) 990-1187



## *Property Information*



### ***Legal Description***

95 acres m/l-The NE ¼ NW ¼, NW ¼ NE ¼ Except 5.7 acres in the Northeast Part, North 22 acres in the NE ¼ NE ¼, all in Section 10, Township 74 North, Range 10 West of the 5th P.M., Keokuk County, Iowa. Final legal description will be determined from abstract.

### ***Estimated Net Taxes***

Taxes Payable 2020-2021: \$2,096

Net Taxable Acres: 94.7

Taxes per Net Acre: \$22.13

### ***Possession***

Possession will be granted at closing, subject to possessory rights of the tenant under the 2021 cash rent lease. The second half of cash rent payment in the amount of \$5,355 will be paid to the buyer on December 1, 2021.

***FSA Data***

Farm Number: 6952

Tract Number: 2428

Cropland Acres: 71.20

Corn Base Acres: 47.68

Corn PLC Yield: 134 bu./acre

Oats Base Acres: 17.06

Oats PLC Yield: 47 bu./acre

Wheat Base Acres: 1.30

Wheat PLC Yield: 39 bu./acre

2021 Farm Program Election: Corn is enrolled under Price Loss Coverage Program. Wheat and Oats are enrolled under ARC-County Program.

*\*Information is estimated pending reconstitution of farm by Keokuk County FSA Office.*

***Corn Suitability Rating***

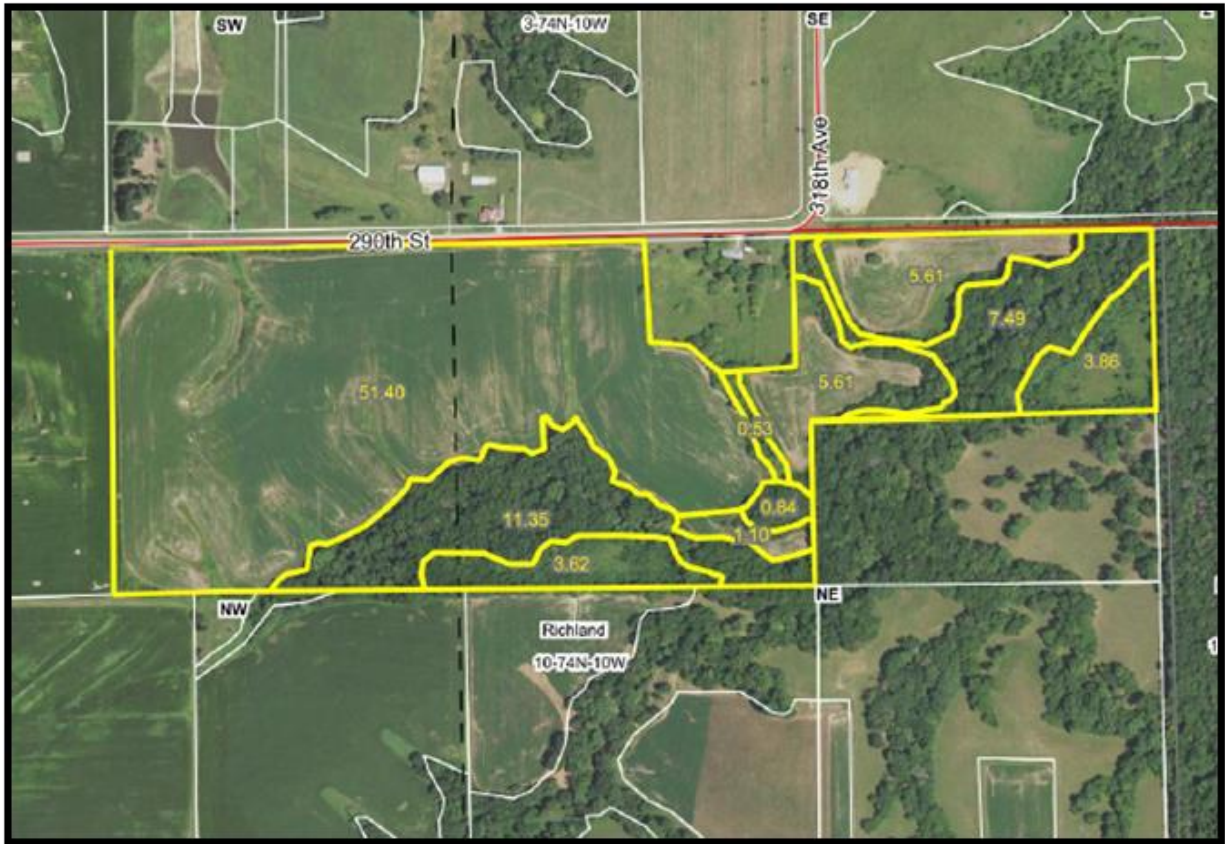
CSR2: 58.0 per Keokuk County Assessor on Entire Farm

CSR2: 57.4 per AgriData on Entire Farm

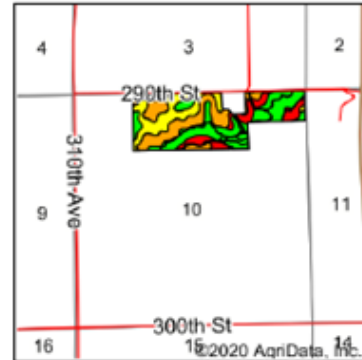
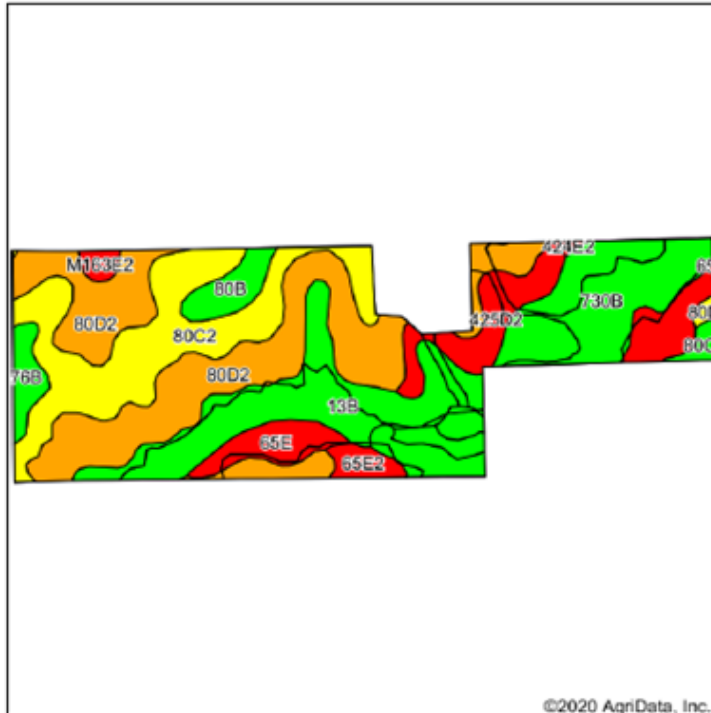
***Directions***

From Richland, travel north 3.5 miles on paved road W15 to 285<sup>th</sup> Street. Turn left onto 285<sup>th</sup> Street and continue west 0.5 miles and follow the gravel road south another 0.5 miles. Turn right and travel west 0.25 miles on 290<sup>th</sup> Street and the subject property will be located on the south side of the road. Look for Iowa Land Sales and Farm Management for sale signs.

*Aerial*



*Soils Map*



State: Iowa  
 County: Keokuk  
 Location: 10-74N-10W  
 Township: Richland  
 Acres: 91.41  
 Date: 12/7/2020

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Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	26.12	28.6%		IIIe	46	50	59
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	17.01	18.6%		IIIe	69	60	62
730B	Nodaway occasionally flooded-Coppock-Cantrell rarely flooded complex, 2 to 5 percent slopes	15.91	17.4%		IIW	76	61	80
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	13.69	15.0%		IIW	71	60	62
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	4.99	5.5%		IVe	9	12	41
65E	Lindley loam, 14 to 18 percent slopes	3.15	3.4%		Vle	31	30	61
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	3.11	3.4%		Vle	21	5	45
80B	Clinton silt loam, 2 to 5 percent slopes	2.44	2.7%		Ile	80	80	74
76B	Ladoga silt loam, 2 to 5 percent slopes	1.87	2.0%		Ile	86	85	79
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.40	1.5%		Vle	27	28	53
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.74	0.8%		IVe	36		59
80C	Clinton silt loam, 5 to 9 percent slopes	0.68	0.7%		IIIe	72	65	71
80D	Clinton silt loam, 9 to 14 percent slopes	0.30	0.3%		IIIe	51	55	68
<b>Weighted Average</b>						<b>57.4</b>	<b>*-</b>	<b>*n 63.1</b>

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

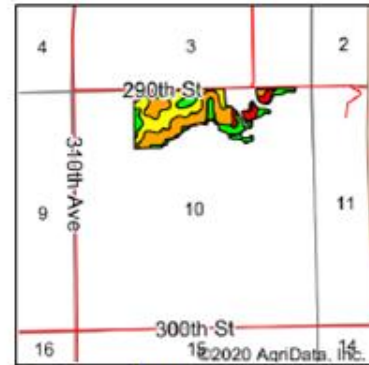
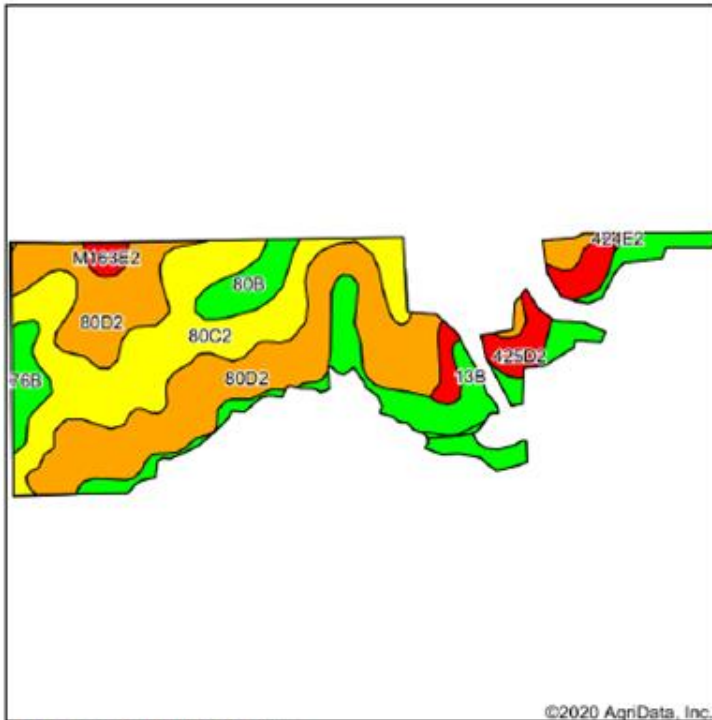
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Cropland Soils Map



State: Iowa  
 County: Keokuk  
 Location: 10-74N-10W  
 Township: Richland  
 Acres: 59.43  
 Date: 12/7/2020

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Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c	CSR2**	CSR	"n NCCPI Soybeans
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	23.64	39.8%	Orange	IIIc	46	50	59
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	17.00	28.6%	Yellow	IIIc	69	60	62
13B	Oimitz-Zook-Vesser complex, 0 to 5 percent slopes	6.10	10.3%	Green	IIw	71	60	62
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	3.93	6.6%	Red	IVe	9	12	41
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	3.55	6.0%	Green	IIw	76	61	80
80B	Clinton silt loam, 2 to 5 percent slopes	2.44	4.1%	Green	IIIc	80	80	74
76B	Ladoga silt loam, 2 to 5 percent slopes	1.87	3.1%	Green	IIIc	86	85	79
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.74	1.2%	Red	IVe	36		59
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	0.16	0.3%	Red	VIc	21	5	45
<b>Weighted Average</b>						<b>57</b>	<b>*</b>	<b>*n 61.4</b>

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

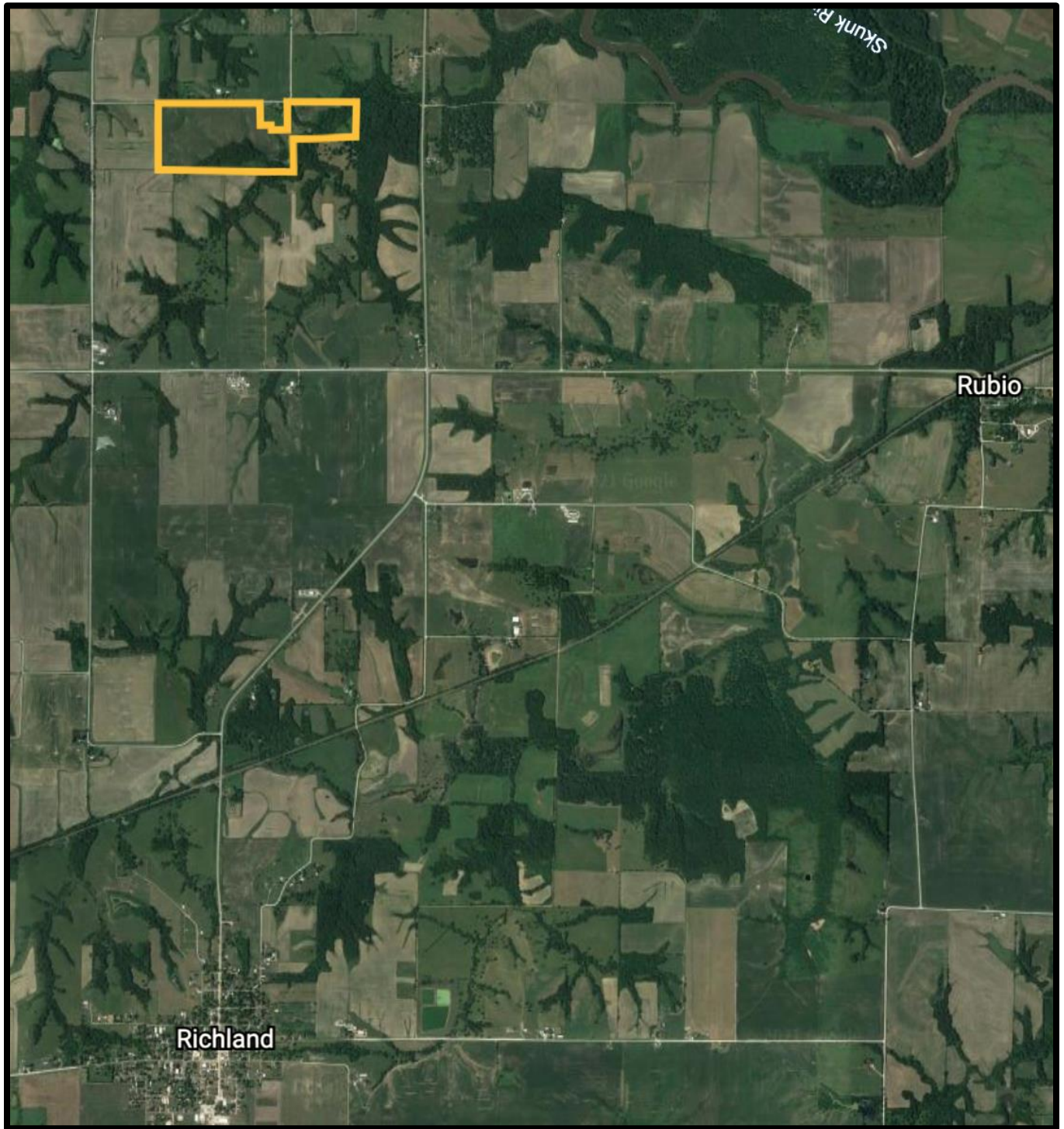
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"n: The aggregation method is "Weighted Average using all components"

"c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

*Location Map*



## ***Auction Terms & Announcements***

**Method:** This property will be offered for sale as an individual tract. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at discretion of the auctioneer.

**Contract & Earnest Payment:** A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of cash or check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

**Closing & Possession:** Closing will occur on or about September 2, 2021. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing subject to the 2021 farm lease.

The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale. In the event a potential Buyer cannot attend the auction, said Buyer can send a representative to the auction. Said representative must be registered with the Broker at least two (2) business days prior to the auction, along with a copy of a valid, signed Power of Attorney. Limited power of attorney forms are available upon request from the Broker. The Purchase Agreement cannot be assigned by Buyer without Seller's written consent.

**Announcements:** All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

**Disclaimer:** Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.