

IOWA LAND SALES & FARM MANAGEMENT

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KEOKUK COUNTY

Absolute Online Only Auction

DETAILS

Online Bidding Only:

Opens: Thursday, October 10th, 2024, @ 10 a.m.

Closes: Thursday, October 17th, 2024, @ 11 a.m

2.31
acres m/l

355,000 BUSHELS M/L OF GRAIN
STORAGE ON 2.31 ACRES M/L
SECTION 8 – WASHINGTON TOWNSHIP
– KEOKUK COUNTY, IOWA



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



355,000 bushels m/l of Grain Storage on 2.31 acres m/l

Section 8 – Washington Township – Keokuk County, Iowa

Description: 2.31 acres m/l being offered for sale as an individual parcel with 355,000 bushels m/l of Grain Storage with a Tower Dryer, Pole Building with a Deep Pit & Grain Legs/Conveyors in Keokuk County, Iowa. This sale offers a unique opportunity to purchase a quality bin site along a paved road in a competitive area of Keokuk County.



Property Information

Legal Description

Keokuk County – 2.31 acres m/l located in Auditor's Parcel A of the Northwest Quarter of Section 8 - Township 76 North - Range 13 West of the 5th P.M., Keokuk County, Iowa, (Final Legal Description will be determined from abstract).

Property Address

11268 170th Street, What Cheer, Iowa
50268

Possession

Possession of the property will be given at closing. There are 1.61 acres m/l surrounding the bin site that are included with this sale and will be available for the 2025 crop year.

Utilities

Electricity: MidAmerican Energy is the provider.

Water: There is a deep well on site (unknown condition).

Propane: There are 2 LP Tanks located on the property that belong to Allied Gas & Chemical. The Buyer will be required to purchase 1 LP Tank for \$12,000 and the other will be included as part of the sale. There are 2,160 gallons of LP in the tank that will be purchased at market price by the buyer at closing and paid to Allied Gas & Chemical.

Structures

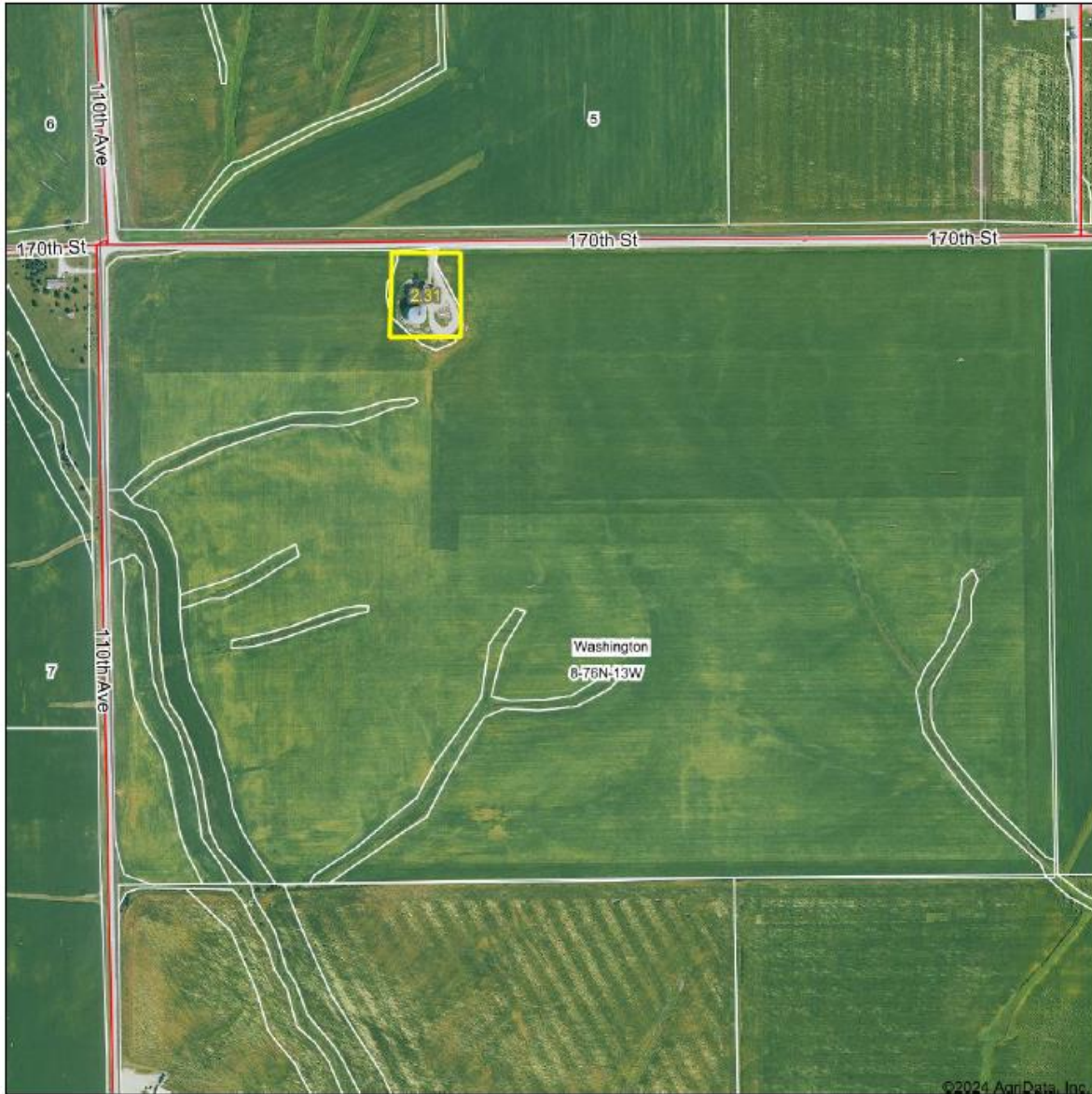
- 225,000-bushel Storage Bin built in 1985.
 - 90,000-bushel Storage Bin built in 1982.
 - 10,000-bushel Storage Bin built in 1975.
 - 30,000-bushel Wet Bin built in 2009.
 - 24' x 30' Pole Building built in 1982 with a concrete deep-pit for unloading grain.
 - MC Tower Grain Dryer with 2,400-bushel per hour capacity built in 2009.
 - 120-foot Bucket Conveyor Grain Leg with 8,500-bushel per hour capacity built in 1982.
 - Manual Distributor Head installed in 1982.
 - 120-foot Bucket Conveyor Grain Leg with 8,500-bushel per hour capacity built in 2012.
 - Manual Distributor Head installed in 2012.
 - Drag Conveyor with 8,000-bushel per hour capacity built in 2012.
 - Three-phase power services the grain handling facilities.
- There are 2,160 gallons of LP in the tank that will be purchased at market price by the buyer at closing and paid to Allied Gas & Chemical.

Estimated Net Taxes

Taxes Payable 2024-2025: \$2,174.00



Aerial



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Maps Provided By

CUSTOMER'S ONLINE MAPPING
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Boundary Center: 41° 24' 28.99, -92° 23' 17.54

0ft 644ft 1288ft

8-76N-13W
Keokuk County
Iowa



5/22/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



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Survey

Instrument #: 2022-0347
 03/04/2022 10:35:22 AM Total Pages: 1
 EPS PLATS & SURVEYS
 Recording Fee: \$ 7.00
 Dawn T. Goldman, Recorder, Keokuk County IA

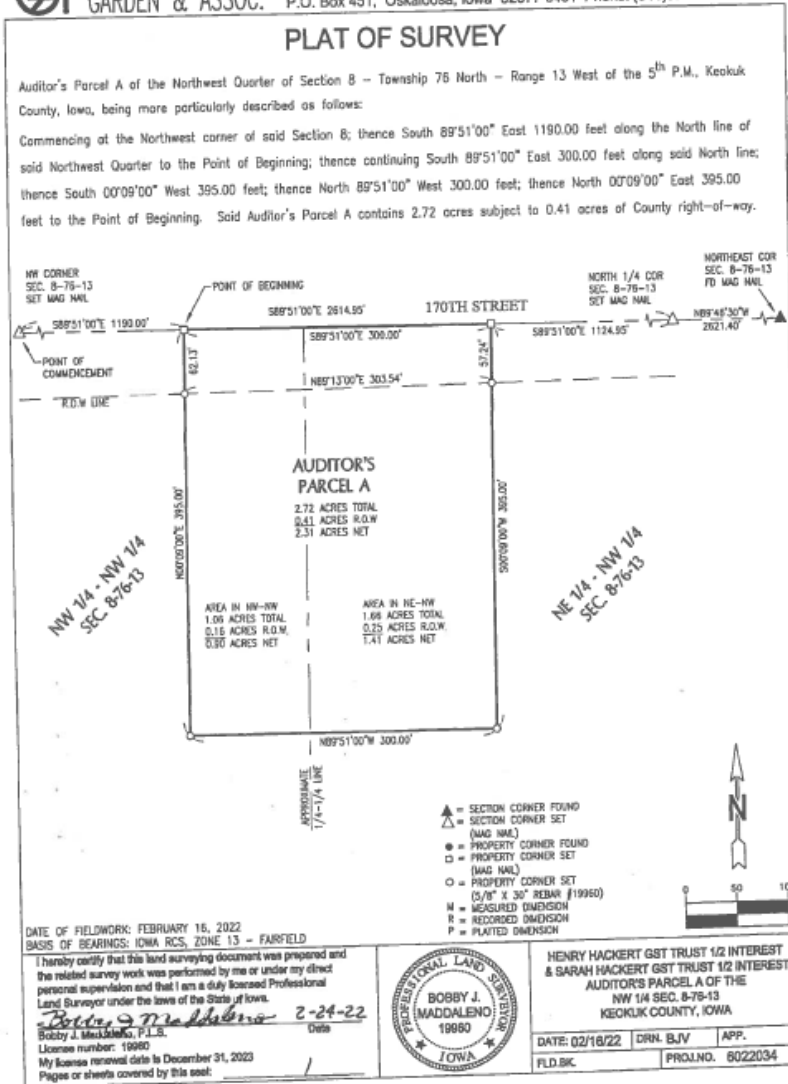
INDEX LEGEND	
LOCATION:	NORTHWEST 1/4 SEC. 8-76-13
PROPRIETOR:	HENRY HACKERT GST TRUST 1/2 INTEREST & SARAH HACKERT GST TRUST 1/2 INTEREST
REQUESTED BY:	CHARLE FLEENER
PREPARED BY:	BOBBY J. MADDALENO
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	P.O. BOX 451, OSKALOOSA, IOWA 52577

Keokuk County
 Assessor Initial/date NT 1-31/2022
 Auditor Initial/date NT 3/4/22



GARDEN & ASSOC.

RESERVED FOR RECORDER'S USE
 P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526



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Property Images



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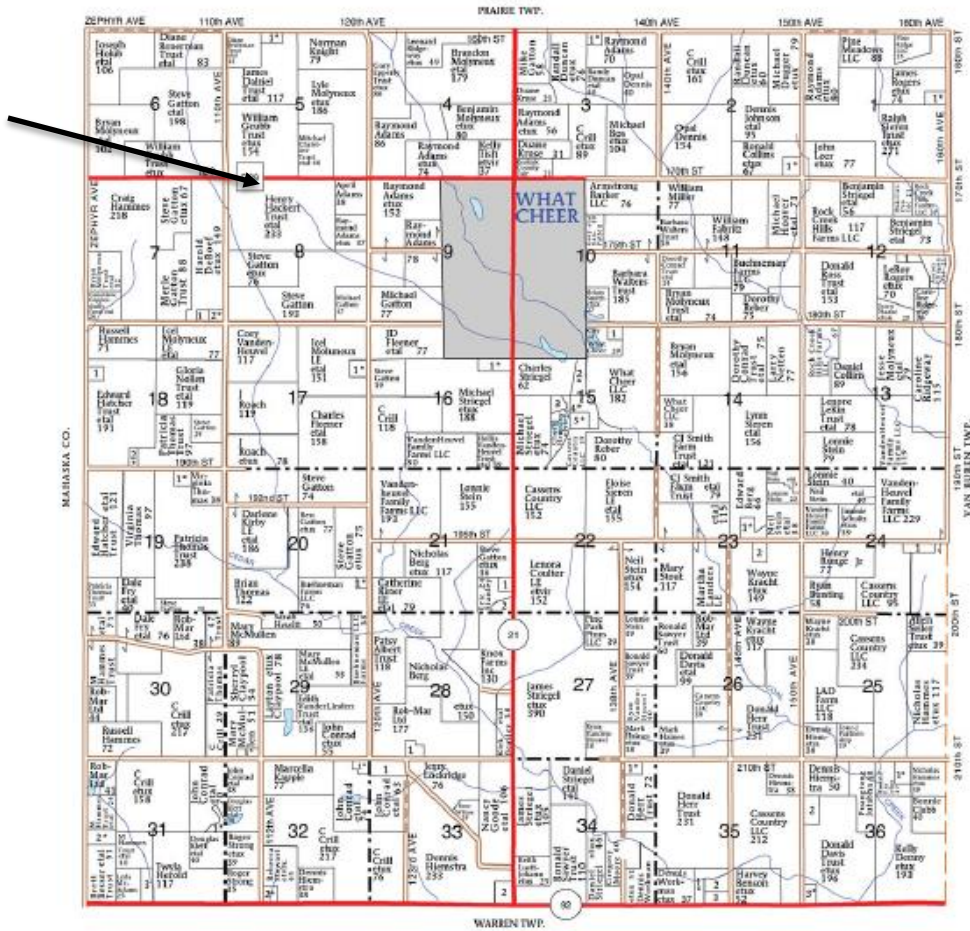


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Plat Map

T-76-N WASHINGTON PLAT R-13-W



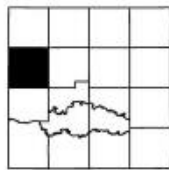
- WASHINGTON TOWNSHIP**
- SECTION 1**
1. Collins, Matthew et ux 5
- SECTION 2**
1. Dakleino, Jacco et ux 7
- SECTION 3**
1. Kromrey, Deborah et ux 7
- SECTION 5**
1. Datzel Trust, James et ux 6
- SECTION 7**
1. McCormick, Michele 6
2. Deboef, Harold et ux 6

- SECTION 12**
1. Polhaus, Mary 6
- SECTION 15**
1. Highland Cemetery Trust 6
- SECTION 19**
2. Olson LE, David et al 10
3. Four J Partnership 6
4. Huffman, Jane et ux 13
5. Ledtje, Anthony et al 10
- SECTION 16**
1. Nilles, Monte et ux 8
- SECTION 17**
1. VanWeelden, Wayne et ux 5

- SECTION 18**
1. Prestage Farms of Iowa LLC 6
- SECTION 19**
2. Gatten, Steve et al 6
- SECTION 20**
1. Gatten, Ben et ux 8
- SECTION 21**
1. Krizer, Jeffery et ux 5
- SECTION 22**
1. Cameron, Patricia 5
2. Netten, Larry 9
- SECTION 23**
1. Farmer, Steven et ux 13
2. Chubb, Trudy 5

- SECTION 24**
1. Clingan, Gerard 6
- SECTION 25**
1. Ewing, Henry 10
- SECTION 28**
1. McMullen, Isaac et ux 6
- SECTION 31**
1. Kappke, Larry et ux 8
2. Shilling, Mark et al 15
3. Baumert, Travis 12
- SECTION 32**
1. Kappke, Larry et ux 5
2. Baumert, Richard et al 5
- SECTION 33**
1. Ewing, Henry 14

2. McKay, Robert 6
- SECTION 34**
1. Smith, Patrick et al 5
- SECTION 35**
1. Alderson, Darrell et ux 16
2. Lemon, Dale 11
3. Garrett Cemetery Assn of Keokuk 9
- SECTION 36**
1. Fry, Ryan et ux 13
2. Davis, Donald 11
3. Davis, Keith et ux 5



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 CHRIS GENTRY, V. Pres. - Ollie
 DON LINDHART, Sec.-Treas./Manager - Keota
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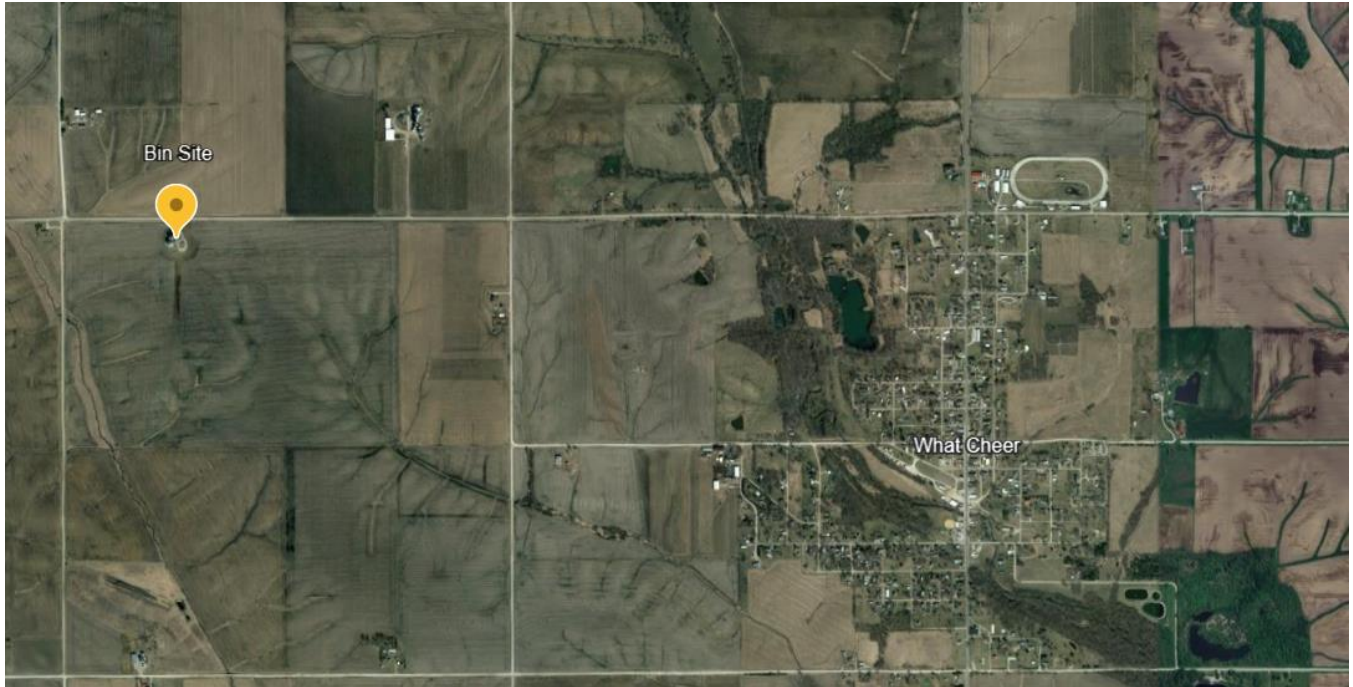


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Location Map





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. This auction will be conducted under an absolute sale method.

Contract & Earnest Payment: A 20% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of 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 is 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 November 15, 2024. Balance of purchase price payable in guaranteed check at closing. Possession will be granted to the buyer at closing. The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale.

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.

To register and bid online:

<https://bid.iowalandsales.com/auctions>

Online bidding will begin Thursday, October 10, 2024, at 10 a.m., and online bidding will end at 11 a.m. on Thursday, October 17, 2024.

Online Bidding: When using Iowa Land Sales & Farm Management’s online auction platform, all bidders recognize that the Internet may be unpredictable in performance and may, become inoperative, hinder access, or have slow connection to the online auction platform. All bidders agree that Iowa Land Sales & Farm Management nor its affiliates, members, officers, agents, or contractors are, in any way, responsible for any interference, missed bids, failure of software, or connectivity issues the bidder may experience when utilizing the online auction platform. Iowa Land Sales & Farm Management reserves the right to extend, continue, or close bidding if deemed necessary.