

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## KEOKUK COUNTY

### Online Only Land Auction

#### AUCTION DETAILS

Online Bidding:

Opens: Tuesday, November 19th, 2024, @ 10 a.m.

Closes: Tuesday, November 26th, 2024, @ 11 a.m

94.7  
acres m/1

1 PARCEL



Matt Mann  
641-990-4016

[Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com)



Vince Johnson  
641-891-5326

[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



Tessa Watts  
641-295-6027

[Tessa@IowaLandSales.com](mailto:Tessa@IowaLandSales.com)



## **94.7 acres m/1, Section 4, Jackson Township**

### **Description**

94.7 acres m/1 of Keokuk County land being offered for sale as an individual parcel. This property carries a 60.2 CSR2, with most of the land being enrolled in CRP at a competitive rental rate. This parcel is located 2.5 miles northwest of Ollie. A unique opportunity to purchase a recreational farm with these features, in this area of Keokuk County.



## Property Information | 94.7 acres m/1

### **Legal Description**

Keokuk County – 94.7 acres m/1 located in the W ¼ SW ¼ Except 2 Acres in the Southeast Corner Retracement Plat 2014-0706 in Section 4; SE ¼ SE ¼ Except Auditors Parcel A Retracement Plat 2014-0706 & NE ¼ SE ¼ Retracement Plat 2014-0706 in Section 5; all in Township 74 North, Range 11 West of the 5th P.M., Keokuk County, Iowa (Exact Legal Description to be determined from abstract)

### **FSA Data**

Farm Number: 6413

Tract Number: 12287

Cropland Acres: 88.51

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

### **Conservation Reserve Program**

Contract Number: 12214

Field Number: 1, 2, 3 & 4

Acres Enrolled: 70.73

Rental Rate per acre: \$242.60

Total Payment: \$17,159

Expiration: September 30, 2032

Contract Number: 12287

Field Number: 5 & 13

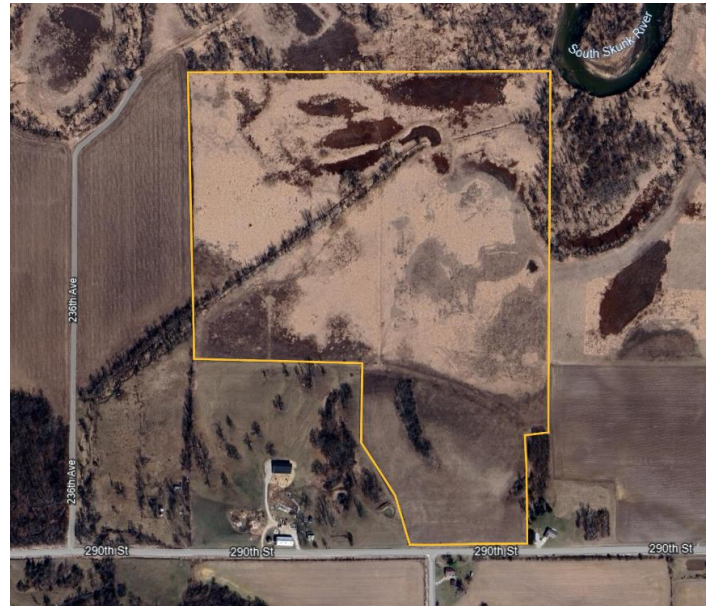
Acres Enrolled: 17.16

Rental Rate per acre: \$282.08

Total Payment: \$4,840

Expiration: September 30, 2032

*\*2025 CRP Payment will be prorated to closing.*



### **Estimated Net Taxes**

Taxes Payable 2024-2025: \$2,594

Net Taxable Acres: 94.7

Taxes per Net Acre: \$27.39

### **Possession**

Possession of the farm will be given at closing.

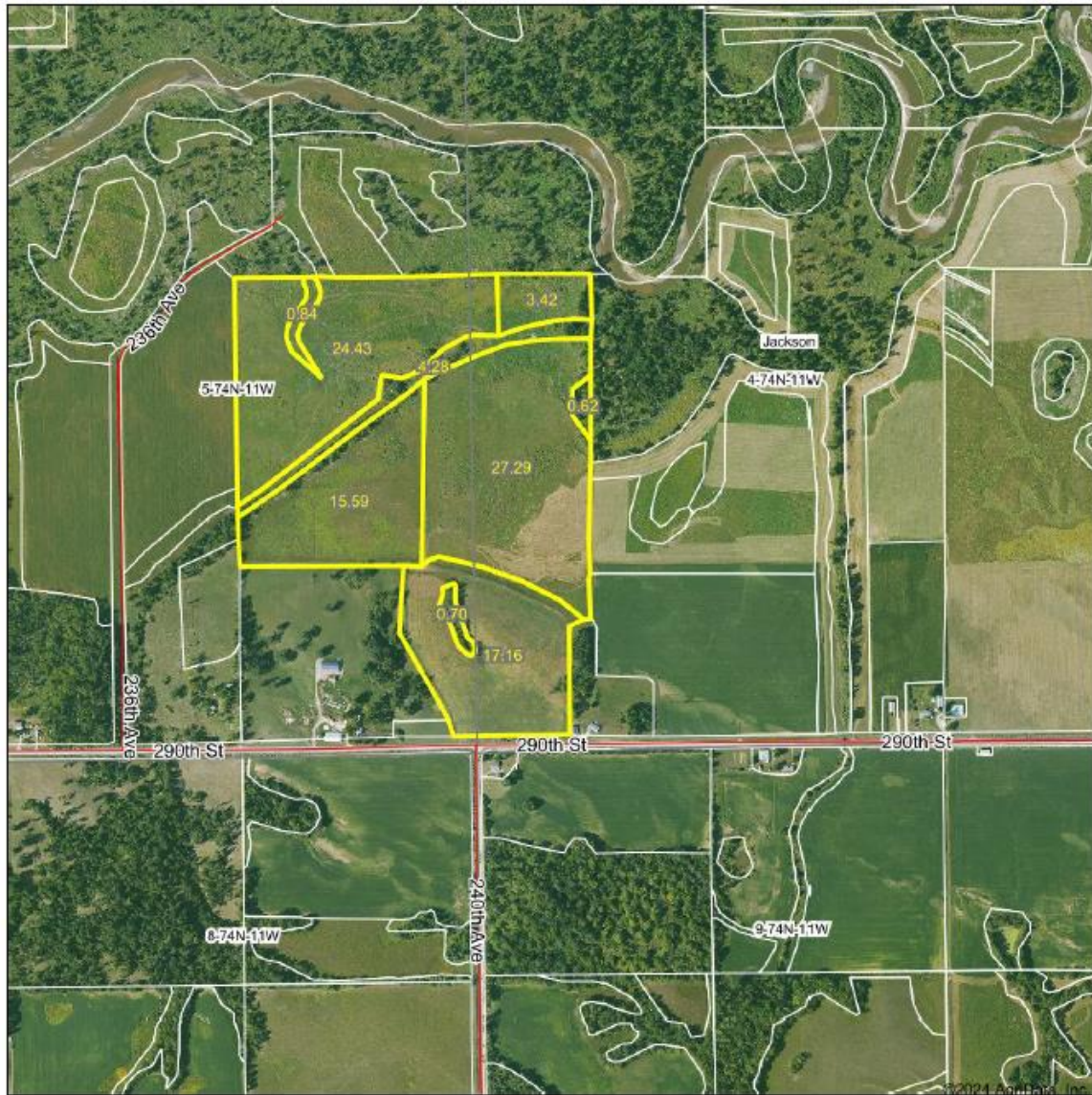
### **Corn Suitability Rating**

CSR2: 60.2 on Entire Farm per AgriData.





## Aerial



**IOWA**  
**LAND SALES**  
 & FARM MANAGEMENT  
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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING

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

Boundary Center: 41° 14' 20.22, -92° 8' 29.38

**5-74N-11W**  
**Keokuk County**  
**Iowa**

0ft 876ft 1752ft



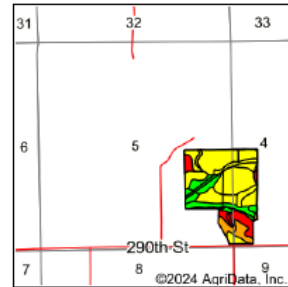
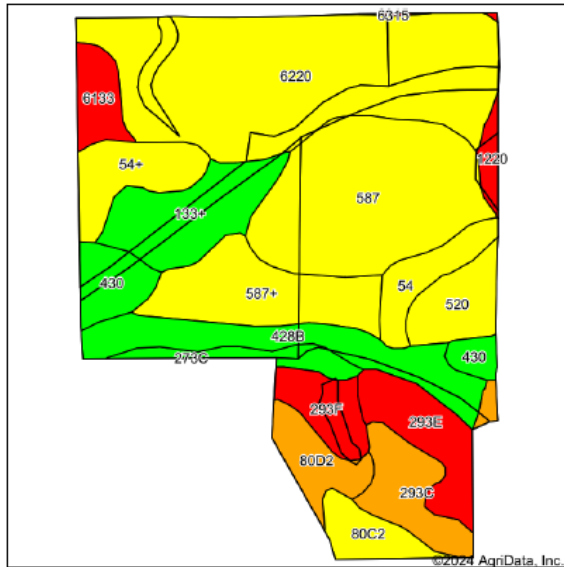
8/28/2024



# IOWA LAND SALES & FARM MANAGEMENT

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## Soils Map



State: Iowa  
 County: Keokuk  
 Location: 4-74N-11W  
 Township: Jackson  
 Acres: 94.33  
 Date: 8/28/2024

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Soils data provided by USDA and NRCS.

Area Symbol: IA107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	in NCCPI Soybeans	
6220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, frequently flooded	24.44	26.2%		Vw	64	35	57	
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.07	16.0%		llw	65	65	60	
587+	Chequest silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.21	7.6%		llw	66	67	78	
428B	Ely silty clay loam, 2 to 5 percent slopes	6.70	7.1%		lle	88	88	82	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	6.15	6.5%		llw	78	85	82	
293E	Chelsea-Fayette-Lamont complex, 14 to 18 percent slopes	4.38	4.6%		Vlle	19	23	42	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	4.29	4.5%		llle	44	41	49	
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.82	4.0%		llw	63	75	65	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.46	3.7%		llw	70	83	68	
520	Coppock silt loam, 0 to 2 percent slopes, occasionally flooded	3.22	3.4%		llw	56	65	71	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	2.78	2.9%		llle	46	50	58	
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	2.77	2.9%		Vlle	11	15	31	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.75	2.9%		llw	60	70	47	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	2.36	2.5%		llle	69	60	62	
6133	Colo silty clay loam, 0 to 2 percent slopes, frequently flooded	2.21	2.3%		Vw	5	32	3	
273C	Olimitz loam, 5 to 9 percent slopes	1.78	1.9%		llle	85	57	85	
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.86	0.9%		Vw	5	25	3	
6315	Nodaway-klum complex, 0 to 2 percent slopes, frequently flooded	0.08	0.1%		Vw	5	28	3	
<b>Weighted Average</b>						<b>3.35</b>	<b>60.2</b>	<b>55.1</b>	<b>*n 60.5</b>





# FSA Aerial



Keokuk County, Iowa



- Legend**
- Non-Cropland
  - Cropland
  - CRP
  - Tract Boundary
  - Iowa PLS
  - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 88.51 acres

2024 Program Year  
Map Created March 25, 2024

**Farm 6413**  
**Tract 12287**

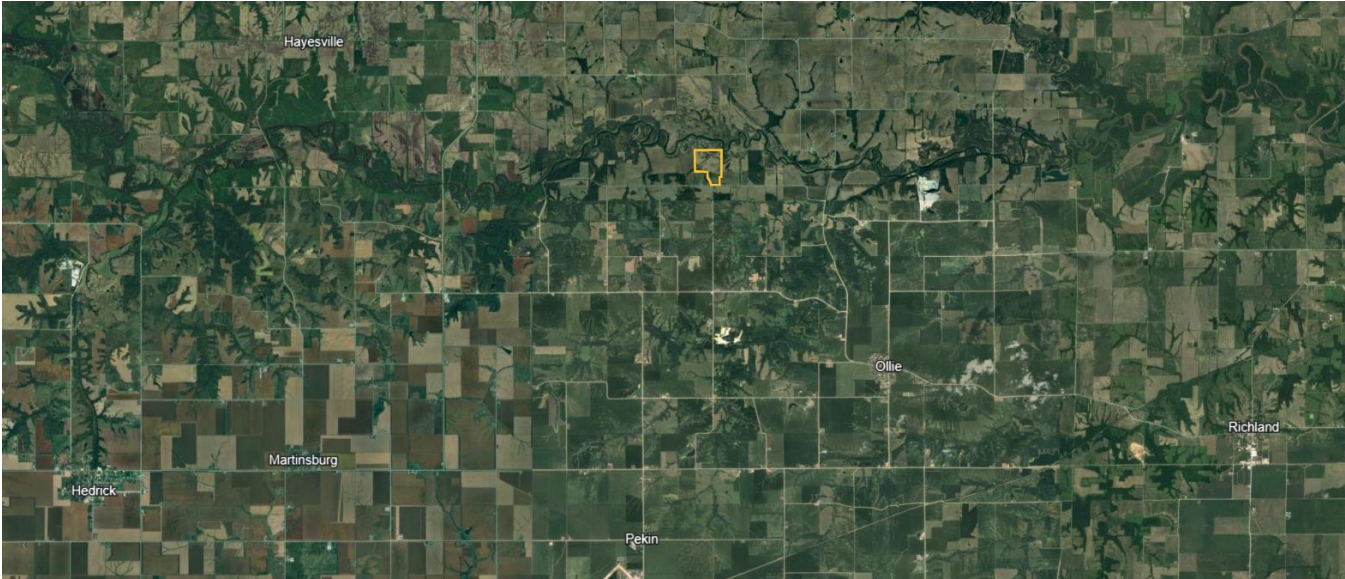
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.





## Location Map





## Online Auction Terms & Announcements

**Method:** This property will be offered for sale as an individual tract using a timed online only auction. Iowa Land Sales and its representatives are acting as agents of the seller. Seller reserves the right to reject any and all bids. If a bid is placed with less than 3 minutes left, the time on the auction will extend another 4 minutes. This procedure will continue until no bids are placed within the last 3 minutes of the auction. Bidding will be based on price per acre times the 94.7 acres being sold.

**Contract & Earnest Payment:** A 10% earnest money payment is required on the day the bidding closes. Earnest payment may be paid in the form of check or wire transfer. 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. The contract will be signed through email or electronic document signature. 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 December 27, 2024. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing.

**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>

**Timed Online bidding will begin Tuesday, November 19th, 2024, at 10 am and will end at 11 am on Tuesday, November 26th, 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.