

IOWA LAND SALES & FARM MANAGEMENT

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KEOKUK COUNTY Online Land Auction

AUCTION DETAILS

Online Bidding:

Opens: Thursday, August 13th, 2026, @ 10 a.m.

Closes: Thursday, August 20th, 2026, @ 11 a.m.

80.0
acres m/l

1 PARCEL



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80 acres m/1 – Section 23 of Warren Township in Keokuk County

Description

80 acres m/1 of highly desirable Keokuk County land is being offered for sale as a standalone tract. The cropland and pasture acres will be available for the 2027 farming season. This is a rare opportunity to purchase a well-maintained farm in a highly competitive area of Keokuk County.





Property Information | 80 acres m/1

Legal Description

Keokuk County – 80 acres m/1 in the East ½ of the Southeast ¼ in Section 23, Township 75 North, Range 13 West of the 5th P.M., Keokuk County, Iowa.

Corn Suitability Rating

CSR2: 59.9 on Entire Farm per AgriData.

CSR2: 71.3 on Cropland per AgriData.

FSA Data

Farm Number: 6558

Tract Number: 619

Cropland Acres: 45.22

Corn Base Acres: 6.15

Corn PLC Yield: 181 bu./acre

2026 Farm Program Election: Corn is enrolled under the PLC-County farm program.

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

Estimated Net Taxes

Taxes Payable 2024-2025: \$1,936.00

Net Taxable Acres: 78.88

Possession

Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland and pasture will be available for the 2027 farming season.

Structures

44' x 61' Machine Shed built in 1975.

26' x 79' Utility Building attached to Machine Shed built in 1979.

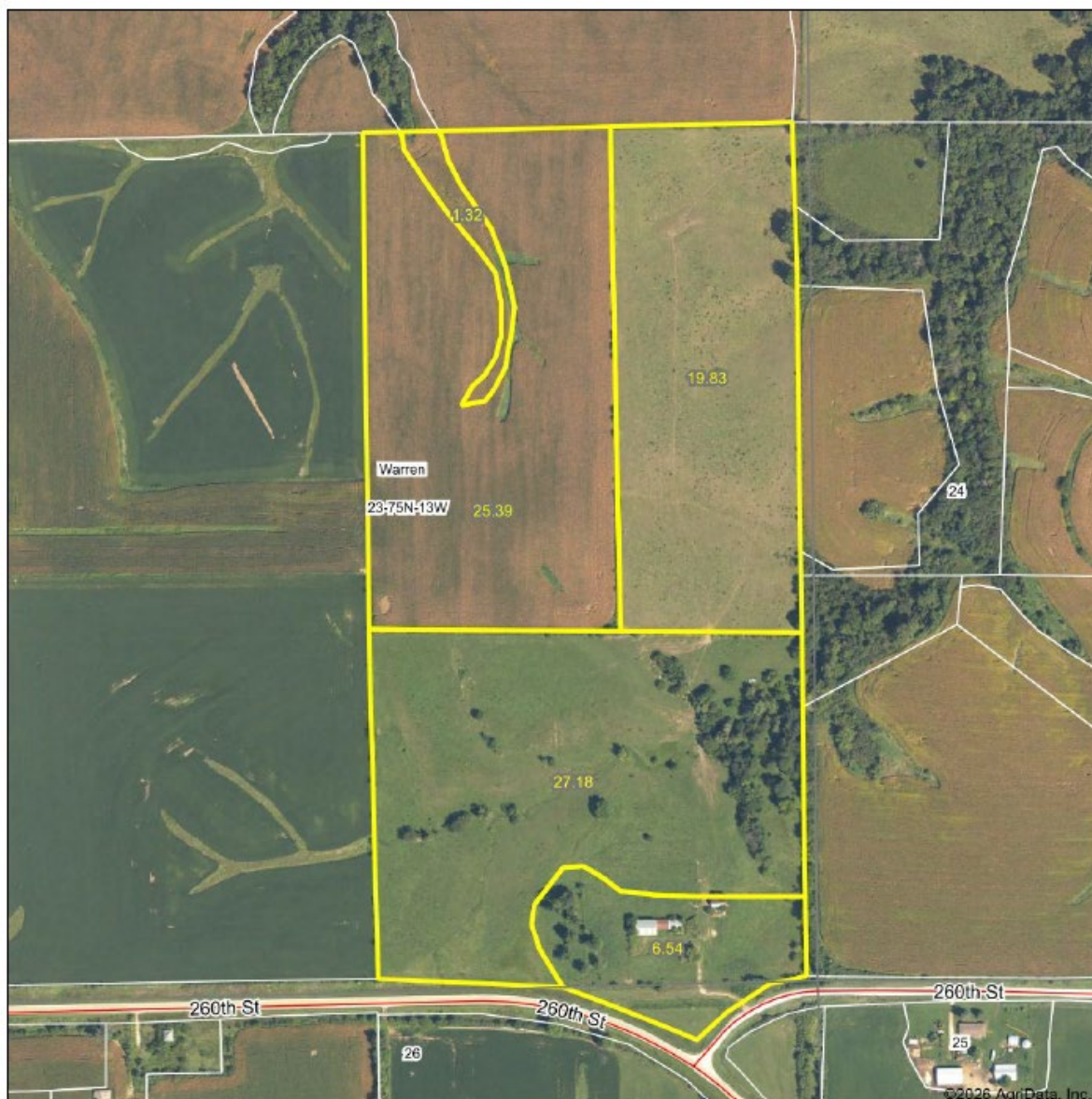
28' x 36' Corn Crib built in 1950.

Directions

From Delta, travel south on Highway 21 for 3 miles and turn left onto paved road G48. Continue east 1 ¼ miles and turn onto 260th Street and the subject property will be on the north side of the gravel road. Look for the Iowa Land Sales & Farm Management for sale signs.



Aerial



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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° 18' 57.75, -92° 19' 5.74

23-75N-13W
Keokuk County
Iowa

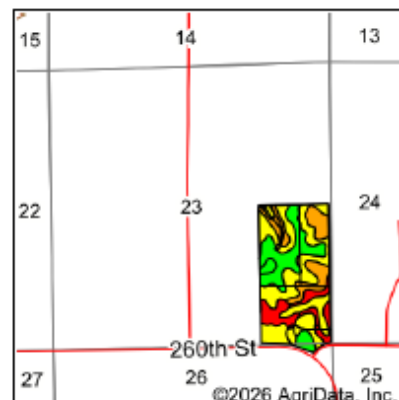
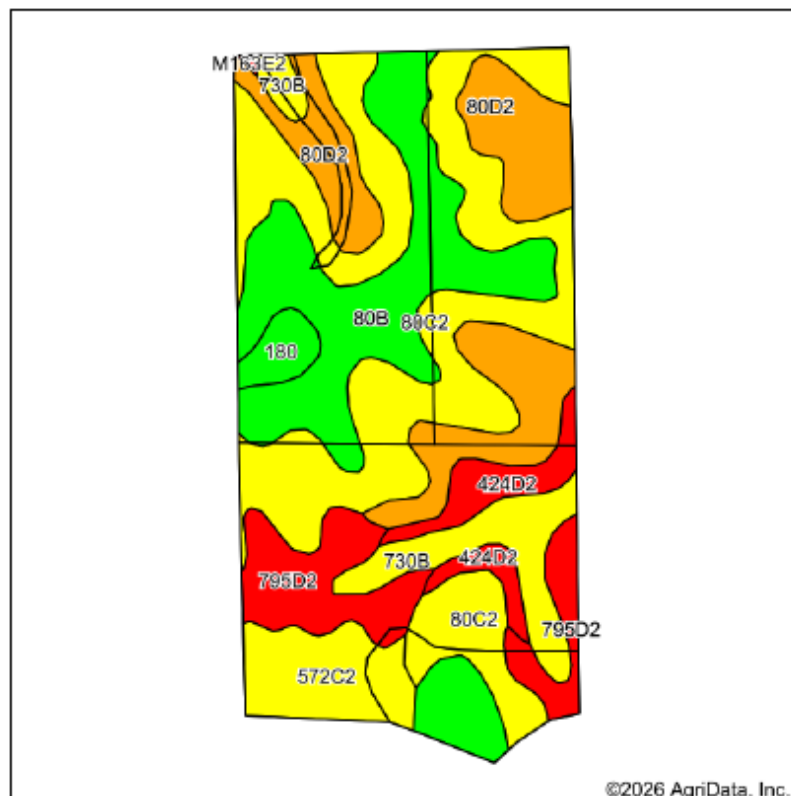
0ft 476ft 951ft



6/18/2026



Soils Map – Entire Farm



State: Iowa
 County: Keokuk
 Location: 23-75N-13W
 Township: Warren
 Acres: 80.26
 Date: 6/18/2026

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Soils data provided by USDA and NRCS.

Area Symbol: IA107, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	26.07	32.5%		IIIe	69	60
80B	Clinton silt loam, 2 to 5 percent slopes	17.42	21.7%		IIe	80	80
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	13.36	16.6%		IIIe	46	50
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	7.81	9.5%		IVe	7	8
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	5.50	6.9%		IIw	68	61
572C2	Inton silty clay loam, 5 to 9 percent slopes, moderately eroded	5.17	6.4%		IIIe	69	57
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	3.57	4.4%		IVe	24	15
180	Keomah silt loam, 0 to 2 percent slopes	1.50	1.9%		IIw	84	76
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.08	0.1%		IVe	36	
Weighted Average						2.84	59.9
							*

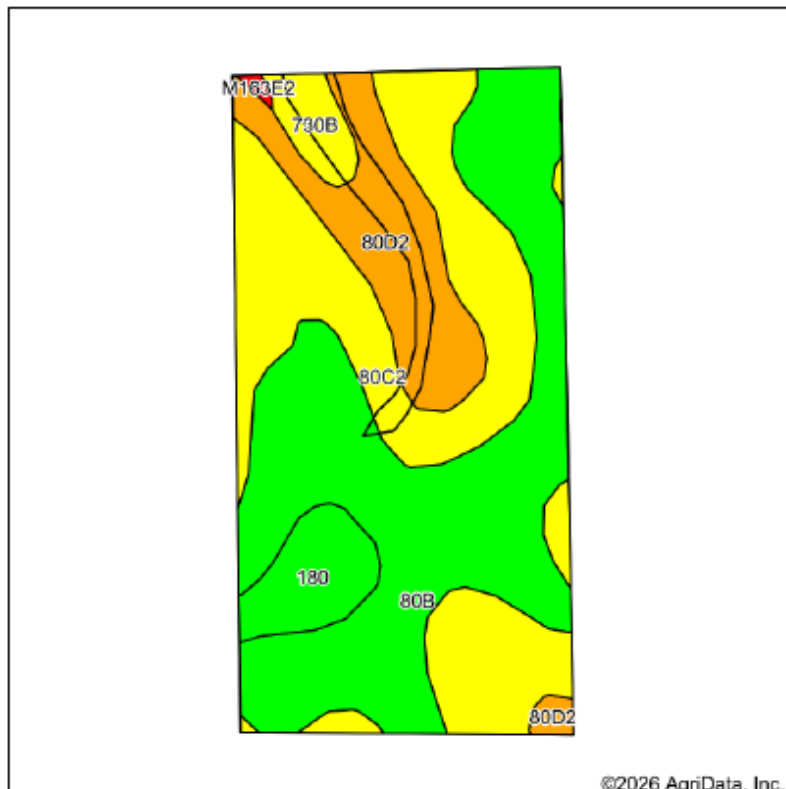
**IA has updated the CSR values for each county to CSR2.

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

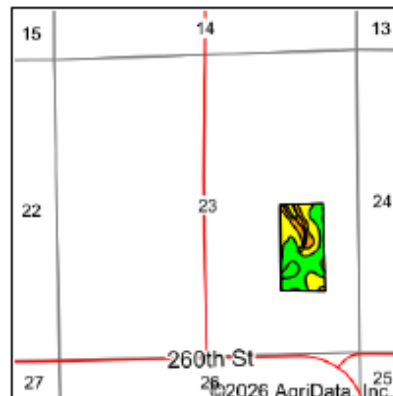
*c: Using Capabilities Class Dominant Condition Aggregation Method



Soils Map – Cropland



Soils data provided by USDA and NRCS.



State: Iowa
 County: Keokuk
 Location: 23-75N-13W
 Township: Warren
 Acres: 26.71
 Date: 6/18/2026

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Area Symbol: IA107, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80B	Clinton silt loam, 2 to 5 percent slopes	11.59	43.5%		Ile	80	80
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	9.04	33.8%		IIle	69	60
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	3.74	14.0%		IIIle	46	50
180	Keomah silt loam, 0 to 2 percent slopes	1.50	5.6%		IIlw	84	76
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	0.78	2.9%		IIlw	68	61
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.06	0.2%		IVe	36	
Weighted Average					2.48	71.3	*-

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

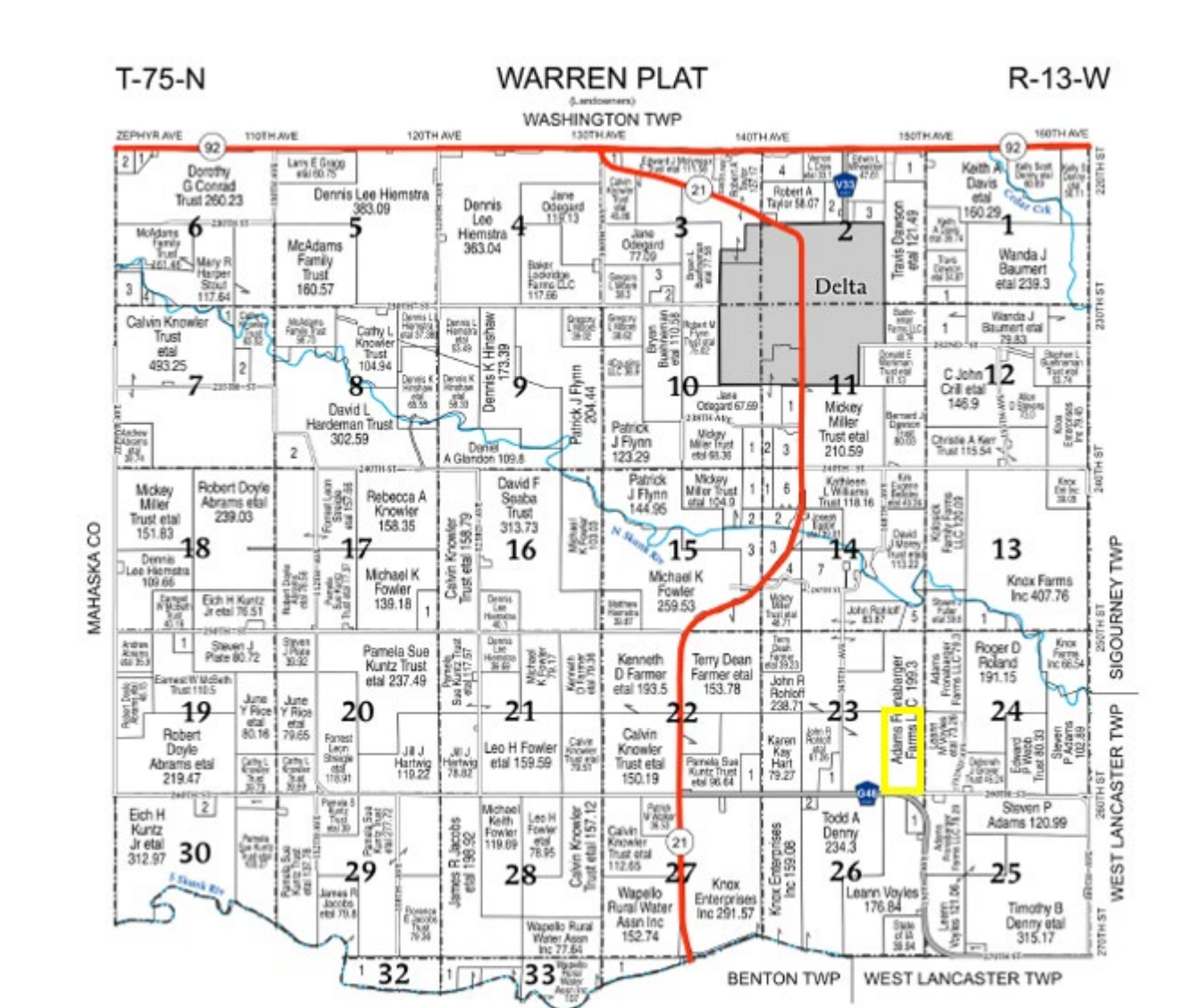
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

A wide banner image showing a vast, flat agricultural field under a soft, hazy sky. The field is covered in low-lying green crops. In the distance, a line of trees and a few small structures are visible on the horizon. The overall tone is peaceful and rural.

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Plat Map | Warren Township





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 4 minutes left, the time on the auction will extend another 4 minutes. This procedure will continue until no bids are placed within the last 4 minutes of the auction. Bidding increments will be based on a total sales price.

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 October 2, 2026. Balance of purchase price payable in 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 Thursday, August 13th, 2026, at 10 am and will end at 11 am on Thursday, August 20th, 2026.

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.