

IOWA
LAND SALES
& FARM MANAGEMENT
experts in our fields.

KEOKUK COUNTY

Online Land Auction

226.23
acres m/l

AUCTION DETAILS

Online Bidding Available

Opens: September 17 @ 10 a.m.

Closes: September 24 @ 11 a.m.



Matt Mann
641-990-4016
Matt@IowaLandSales.com



Vince Johnson
641-891-5326
Vince@IowaLandSales.com



226.23 acres m/1 – Section 28 of Prairie Township in Keokuk County

Description

Offered as a single tract, this 226.23-acre m/1 farm is a rare opportunity to purchase quality Keokuk County land. The cropland acres will be available for the 2027 crop year, making it an attractive addition for farmers and investors. Farms of this size, quality, and location seldom come to market in this highly desirable area.





Property Information | 226.23 acres m/1

Legal Description

Keokuk County – 226.23 acres m/1 in the NW ¼, except Parcel A in the NW ¼ NW ¼, & the N ½ SW ¼, except Parcel A in the NW ¼ SW ¼, in Section 28, Township 77 North, Range 13 West of the 5th P.M.,

Corn Suitability Rating

CSR2: 54.9 on Entire Farm per AgriData.

CSR2: 54.1 on Cropland per AgriData.

FSA Data

Farm Number: 4559

Tract Number: 10930

Cropland Acres: 213.85

Corn Base Acres: 138.24

Corn PLC Yield: 148 bu./acre

Soybean Base Acres: 55.90

Soybean PLC Yield: 42 bu./acre

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

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

Estimated Net Taxes

Taxes Payable 2026-2027: \$5,761.00

Net Taxable Acres: 226.23

Possession

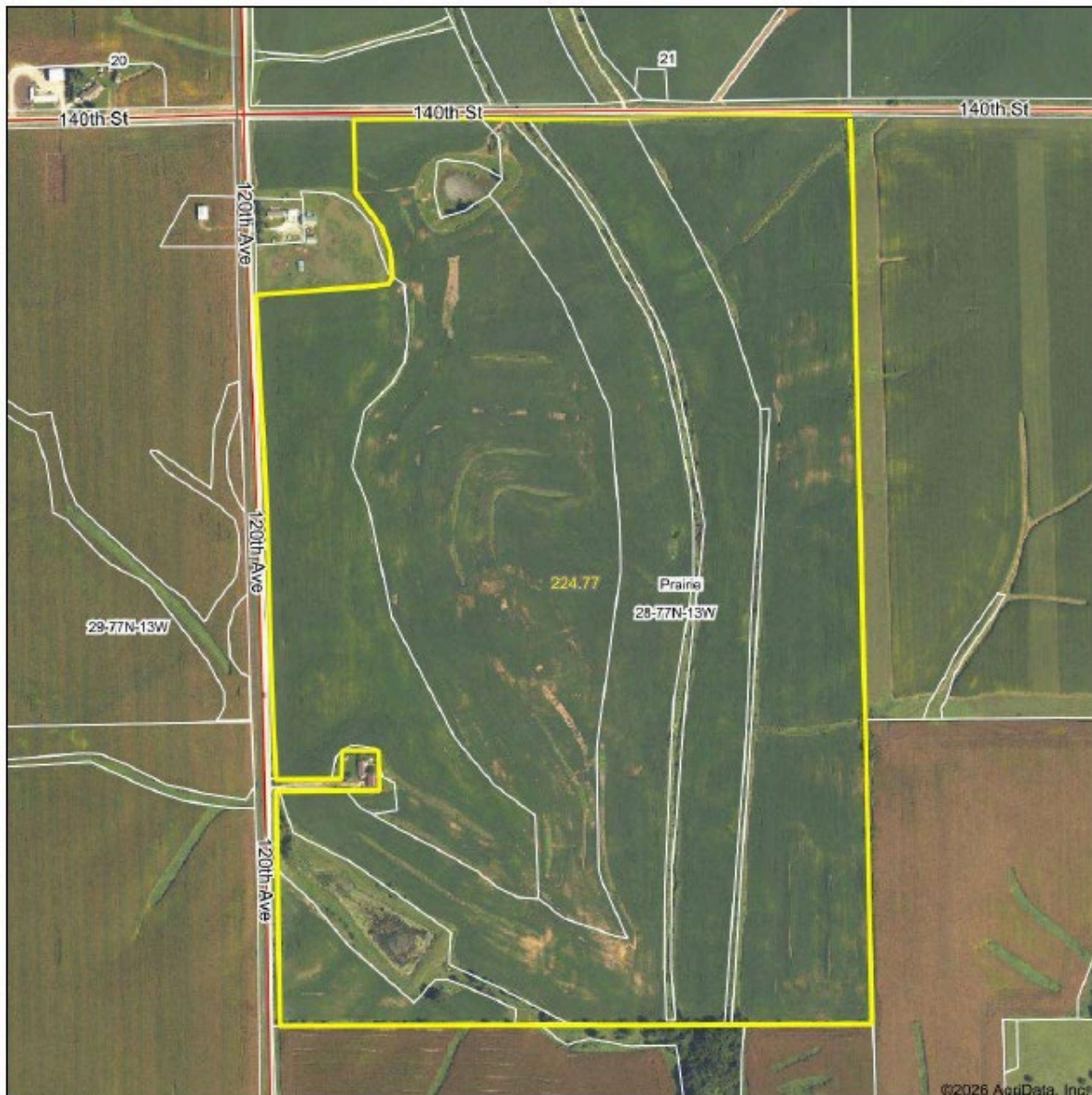
Possession of the property will be given at closing subject to the existing farm lease. The 2026 farm lease will be terminated, and the cropland will be available for the 2027 farming season.

Directions

From the intersection of Highway 21 & 22, travel west on 140th Street a ½ mile and the subject property will be on the south 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° 26' 48.69, -92° 22' 10.23

28-77N-13W
Keokuk County
Iowa

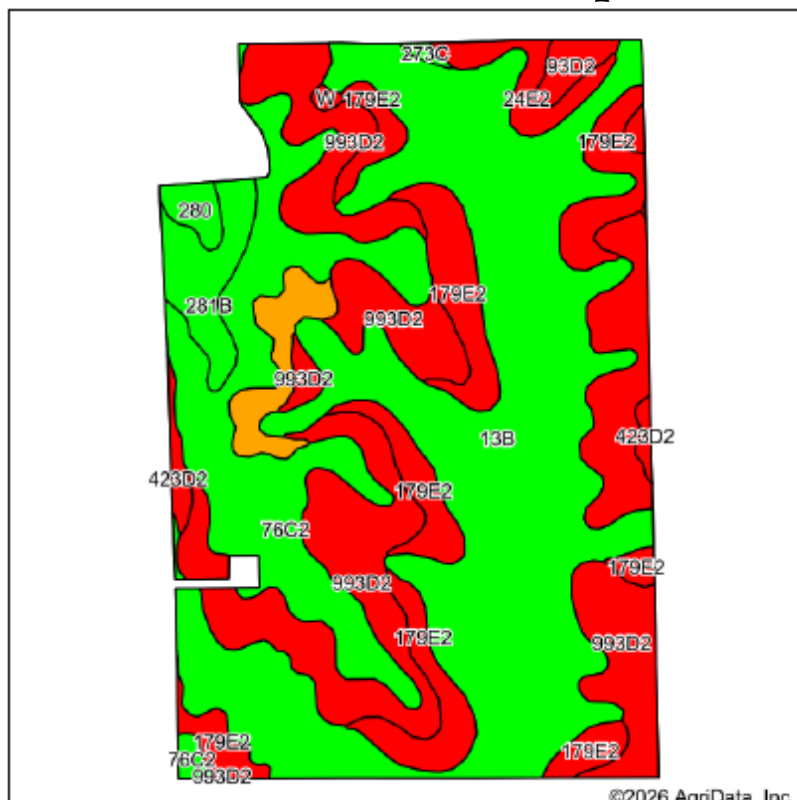
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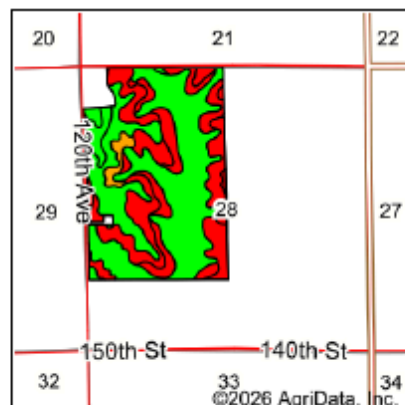
8/14/2026



Soils Map –Entire Farm



Soils data provided by USDA and NRCS.



State: Iowa
County: Keokuk
Location: 28-77N-13W
Township: Prairie
Acres: 224.77
Date: 8/14/2026

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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
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	90.55	40.1%		IIw	71	60
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	54.21	24.1%		IVe	30	20
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	30.92	13.8%		IIle	75	65
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	26.64	11.9%		VIe	26	33
281B	Otley silty clay loam, 2 to 5 percent slopes	6.48	2.9%		Ile	91	90
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	5.13	2.3%		IIle	49	55
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	3.84	1.7%		IVe	37	38
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.41	1.1%		IVe	6	13
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.97	0.9%		IIle	35	35
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.85	0.8%		Iw	94	95
273C	Olmitz loam, 5 to 9 percent slopes	0.40	0.2%		IIle	85	57
W	Water	0.37	0.2%			0	0
Weighted Average						54.9	47.7



Aerial –Cropland



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

Boundary Center: 41° 28' 48.7, -92° 22' 10.15

28-77N-13W
Keokuk County
Iowa

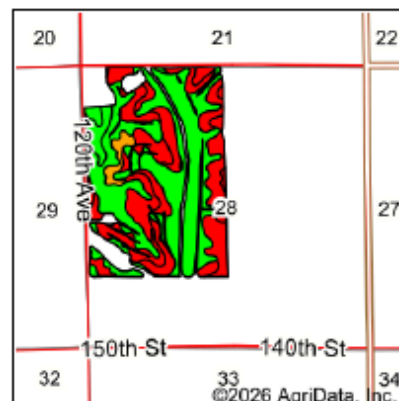
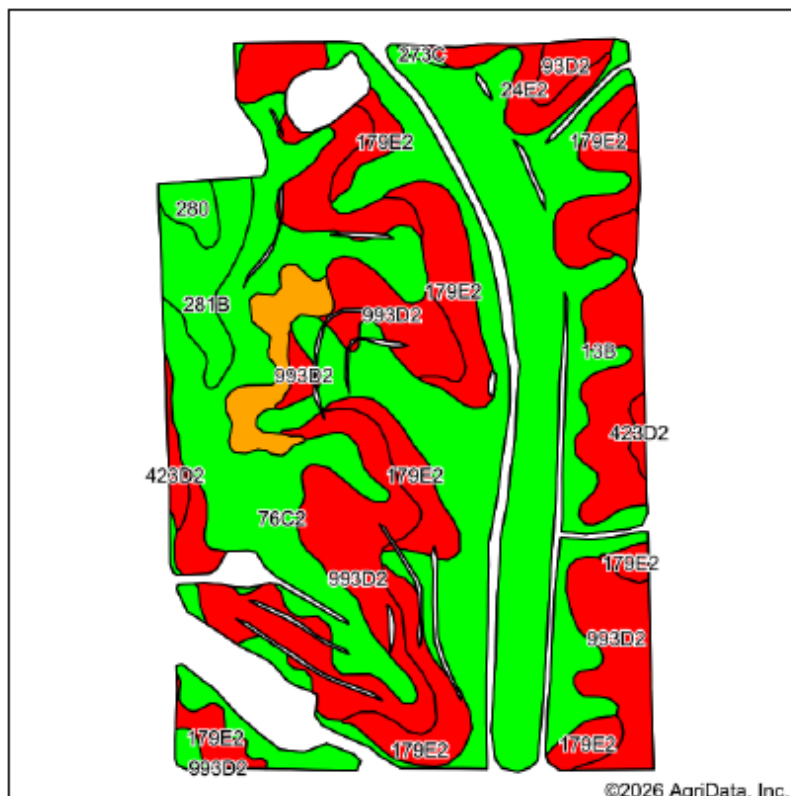
0ft 665ft 1390ft



8/14/2026



Soils Map—Cropland



State: Iowa
 County: Keokuk
 Location: 28-77N-13W
 Township: Prairie
 Acres: 201.39
 Date: 8/14/2026

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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
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	73.28	36.4%		Ilw	71	60
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	51.02	25.3%		IVe	30	20
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	29.99	14.9%		IIIe	75	65
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	25.65	12.7%		VIe	26	33
281B	Otley silty clay loam, 2 to 5 percent slopes	6.41	3.2%		Ile	91	90
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	5.13	2.5%		IIIe	49	55
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	3.47	1.7%		IVe	37	38
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.35	1.2%		IVe	6	13
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.92	1.0%		IIIe	35	35
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.83	0.9%		Iw	94	95
273C	Olmitz loam, 5 to 9 percent slopes	0.34	0.2%		IIIe	85	57
Weighted Average					3.25	54.1	47.1



Plat Map | Prairie Township

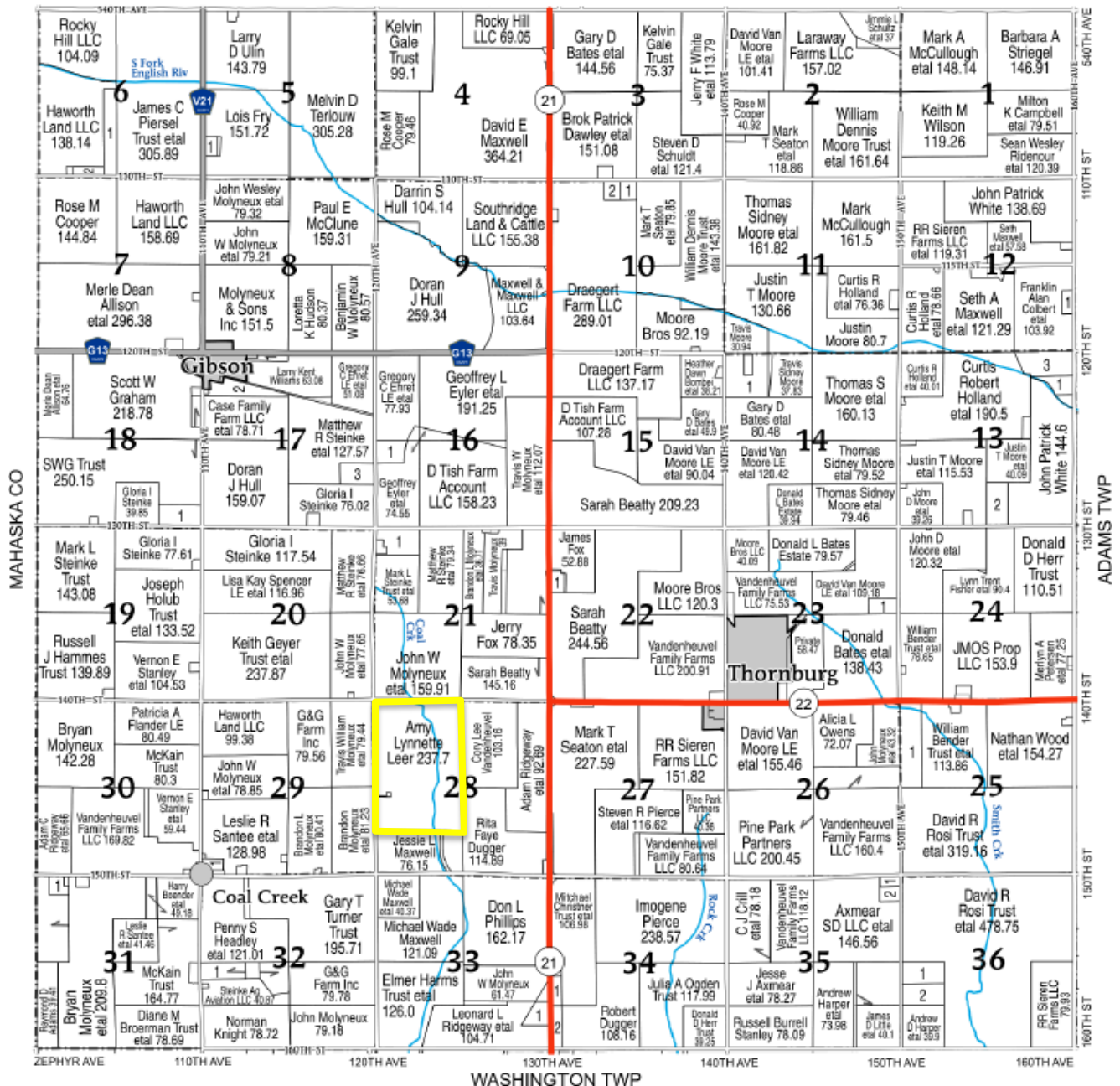
T-77-N

PRAIRIE PLAT

R-13-W

(Landowners)

POWESHIEK CO





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 September 24, 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 ownrisk. 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, September 17th, 2026, at 10 am and will end at 11 am on Thursday, September 24th, 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.