

# Land For Sale

**ACREAGE:**

**133.55 Acres, m/l**

**LOCATION:**

**Keokuk County, IA**



## Property Key Features

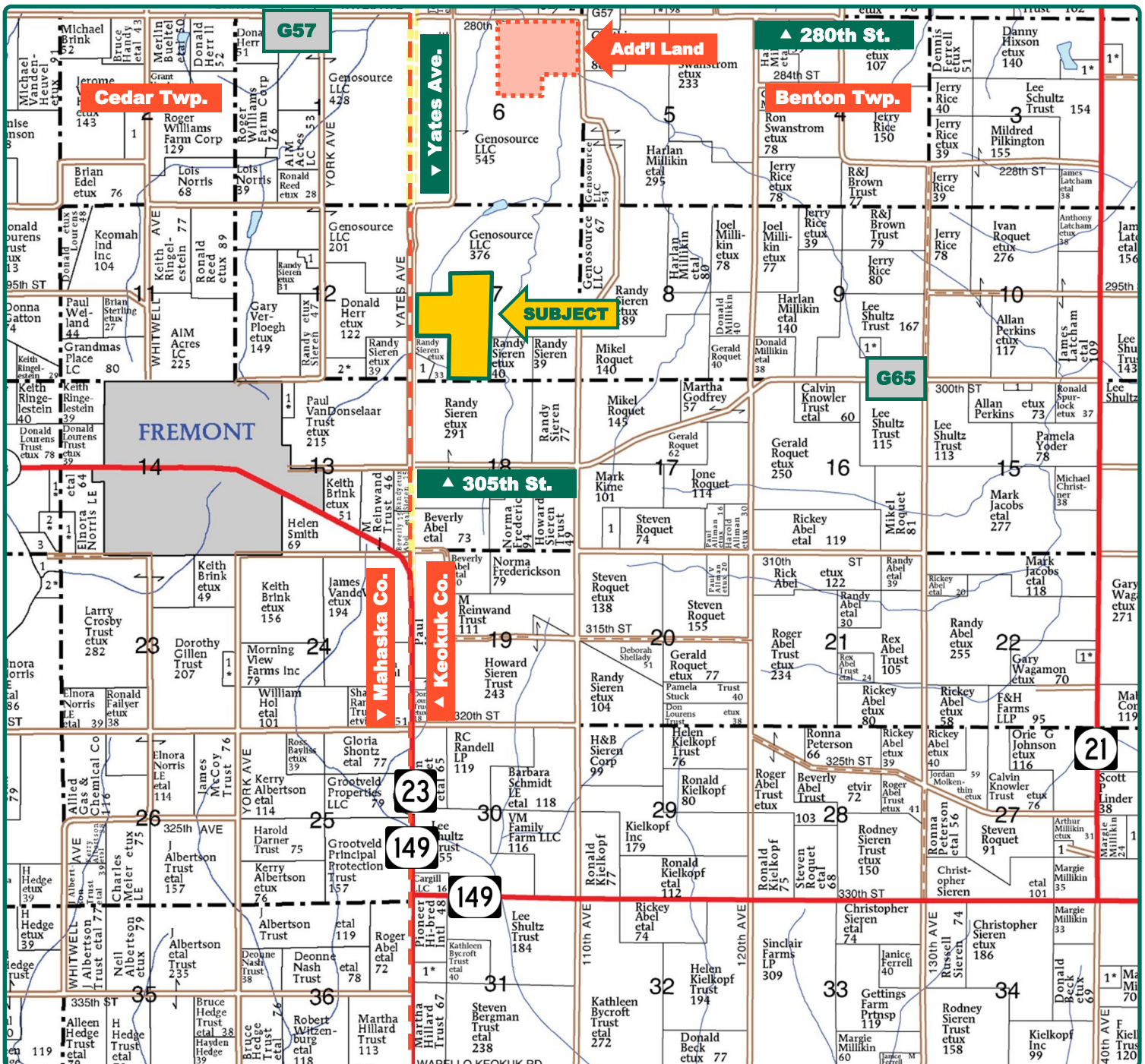
- Located 2 Miles Northeast of Fremont, IA
- Mixed-Use Farm with Row Crop, CRP, Timber, & Acreage Site
- Secluded Property with Excellent Wildlife Habitat

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**FSA/Eff. Crop Acres:** 24.60  
**CRP Acres:** 53.21  
**Corn Base Acres:** 20.60  
**Bean Base Acres:** 2.60  
**Soil Productivity:** 68.30 CSR2

**Total Living SF:** 672  
**Bedrooms:** 1  
**Bathrooms:** 2  
**Year Built:** 1959

**ADDRESS:**  
 29742 Yates Ave.  
 Fremont, IA 52561

## Property Information

### 133.55 Acres, m/l

### Location

From Fremont: Go 1 mile east on 305th St. / G65 and then go north on Yates Ave. for 1 mile. The property is on the east side of the road.

### Legal Description

South 15 acres, of the SE¼ NW¼ and E½ SW¼, Section 7, Township 74 North, Range 13 West of the 5th P.M., Keokuk Co., IA.

### Price & Terms

- \$881,430
- \$6,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$3,158.00  
 Gross Acres: 133.55  
 Forest Reserve Acres: 36.24  
 Net Taxable Acres: 97.31  
 Tax per Net Taxable Acre: \$32.45  
 Tax Parcel ID #s: 741307376001, 741307301001, 741307276001, 741307326001, & 741307326002

### Lease Status

Open lease for 2023 crop year.

### FSA Data

Farm Number 4486, Tract 139  
 FSA/Eff. Crop Acres: 24.60  
 CRP Acres: 53.21

Corn Base Acres: 20.60  
 Corn PLC Yield: 144 Bu.  
 Bean Base Acres: 2.60  
 Bean PLC Yield: 43 Bu.

### NRCS Classification

Tract contains 2-acres of UHEL- Undetermined Highly Erodible Land currently not in production.

### CRP Contracts

There are 53.21 acres enrolled in a CP-38E-4D contract that pays \$182/acre, or \$9,684.00 annually, and expires 9/30/2030.

### Soil Types/Productivity

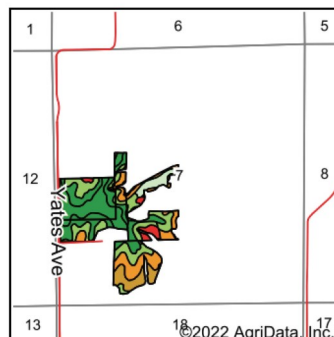
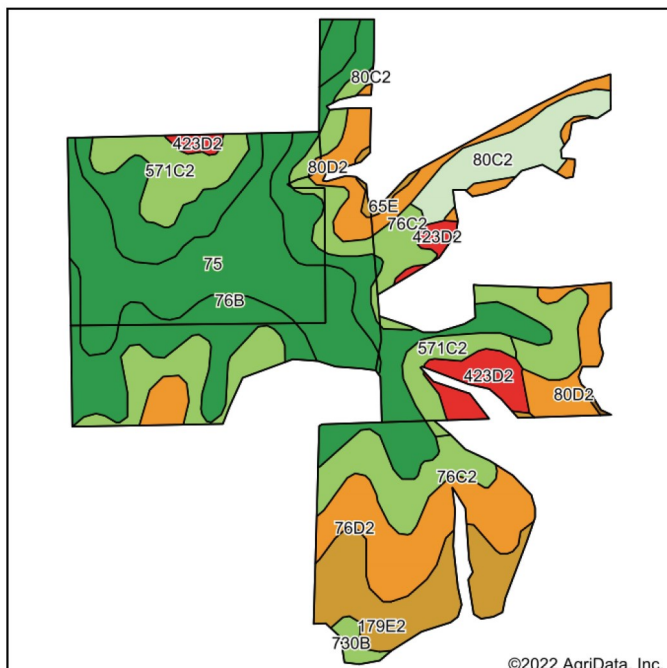
Primary soils are Ladoga and Givin. CSR2 on the FSA/Eff. crop and CRP acres is 68.30. See soil map for detail.

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State: **Iowa**  
County: **Keokuk**  
Location: **7-74N-13W**  
Township: **Benton**  
Acres: **77.81**  
Date: **9/12/2022**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA107, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76B	Ladoga silt loam, 2 to 5 percent slopes	17.92	23.6%		Ile	86
75	Givin silt loam, 0 to 2 percent slopes	13.51	17.8%		Iw	84
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	12.91	17.0%		IIle	75
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	6.91	9.1%		IIIe	49
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	6.00	7.9%		VIe	33
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	5.83	7.7%		IIle	46
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	5.13	6.8%		IIIe	76
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	3.76	5.0%		IIle	69
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.95	3.9%		IVe	6
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	0.57	0.8%		IIw	76
65E	Lindley loam, 14 to 18 percent slopes	0.31	0.4%		VIe	31
Weighted Average					2.69	68.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Nearly level to steep.

## Drainage

Natural.

## Buildings/Improvements

- 45' x 54' Pole Barn
- 16' x 22' Shed

## Dwelling #1

One-story house with one bedroom, two bathrooms, 672 square feet, and one-stall attached garage. Built in 1959.

## Dwelling #2

A second house built in 1897 is located at 29744 Yates Ave. and consists of 896 square feet. This house is vacant. Contact agent for details.

## Water & Well Information

One well located north of the acreage site. There is a ¼-acre pond on this property.

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## Comments

This scenic farm has incredible wildlife habitat and an acreage site. This secluded location would be great for a hunting camp or to build your dream home. The property has multiple sources of income and the effective row crops acres have an 81.40 CSR2.

## Additional Land for Sale

Seller has an additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

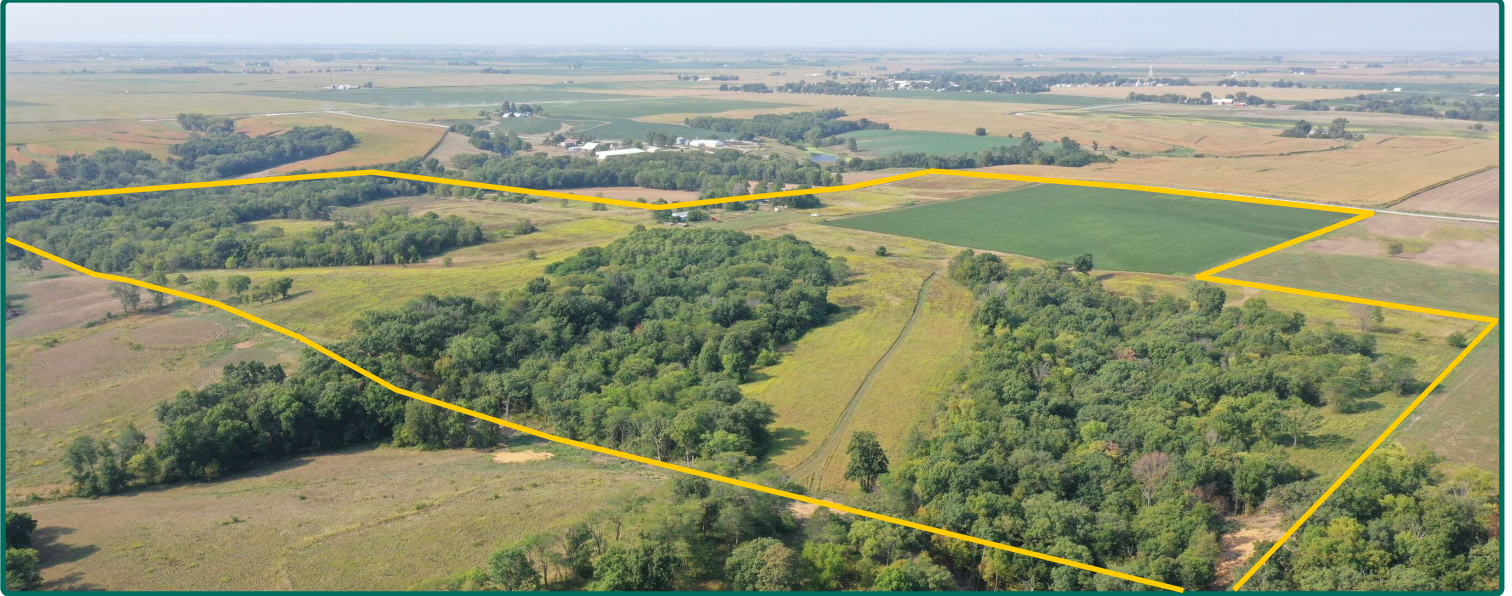
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Looking Southwest



Looking North



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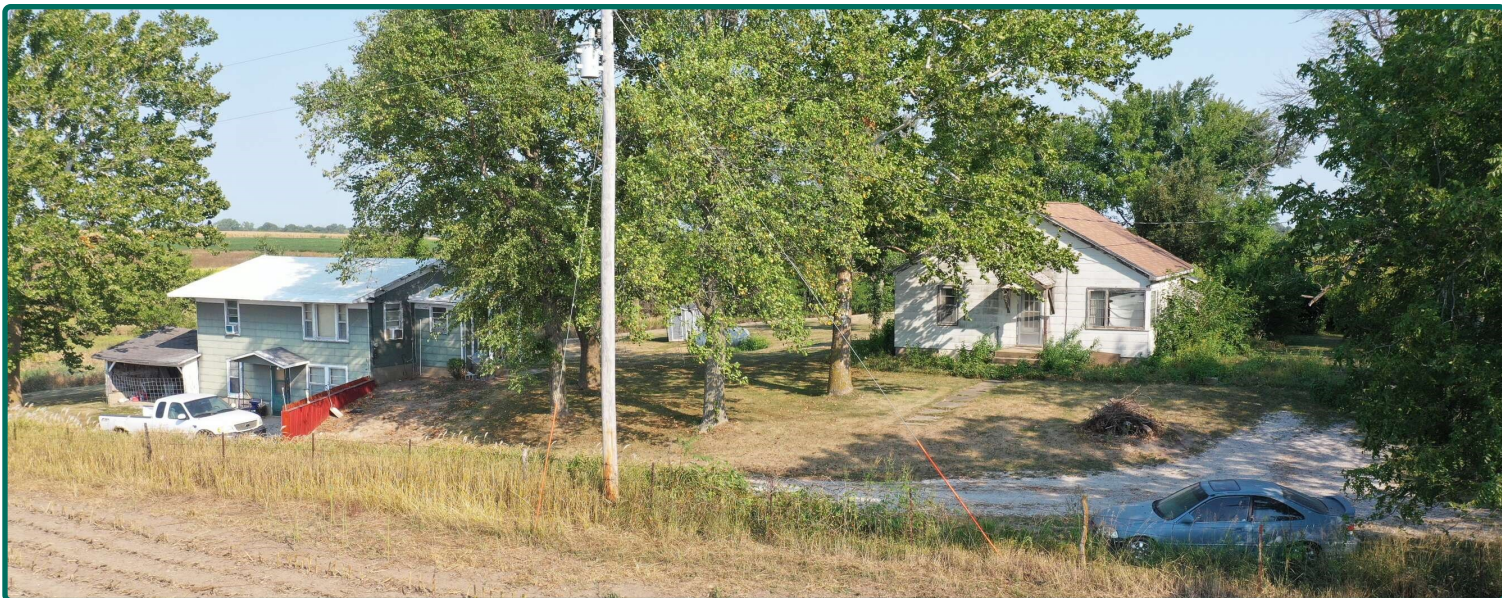
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Looking West



Acreage Site



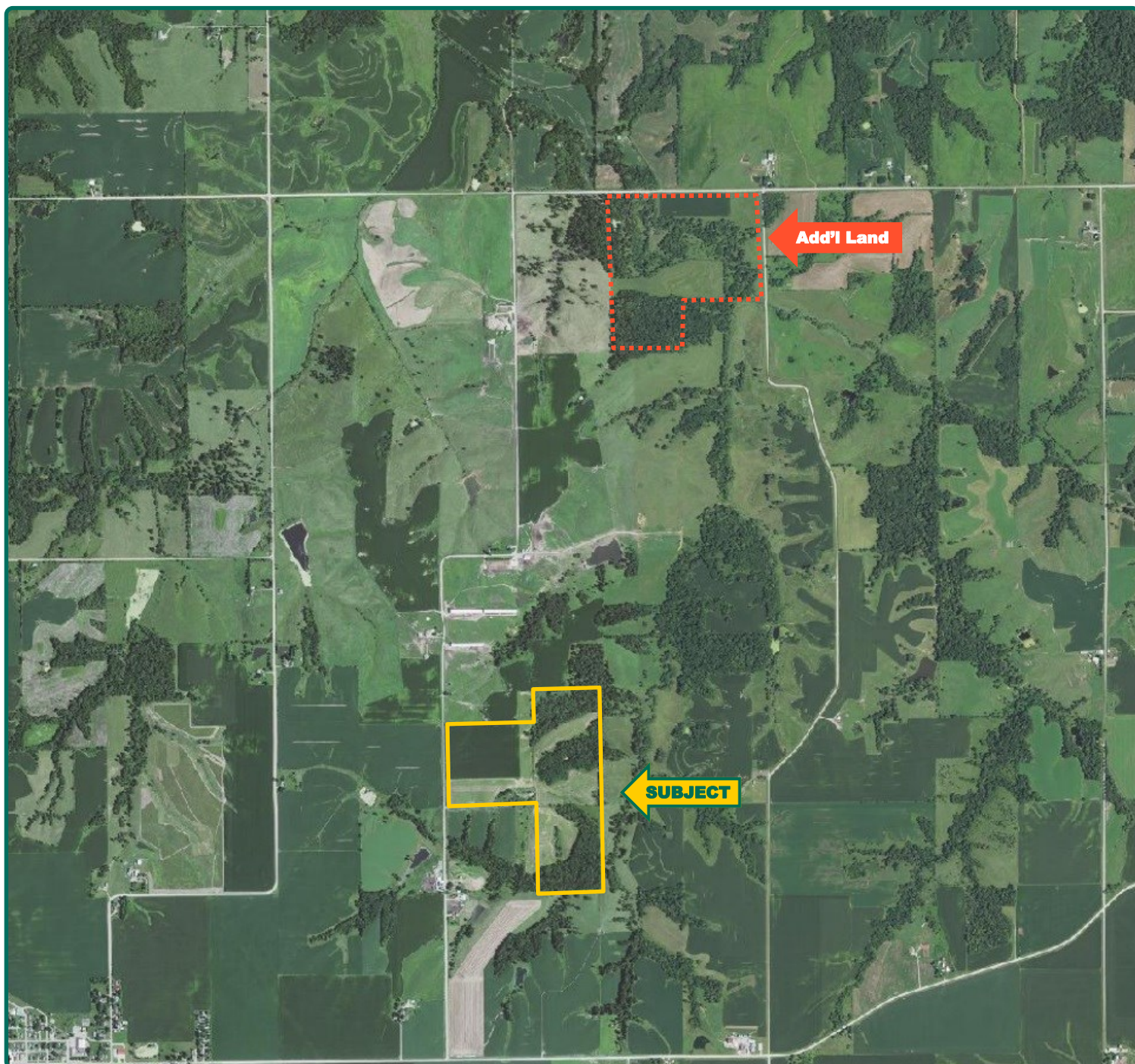
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# Additional Land Aerial Photo



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