

Land Auction

ACREAGE:

176.61 Acres, m/l
In 2 parcels
Keokuk County, IA

DATE:

Tuesday
July 11, 2023
10:00 a.m.

AUCTION TYPE:

In-Person
Sigourney, IA



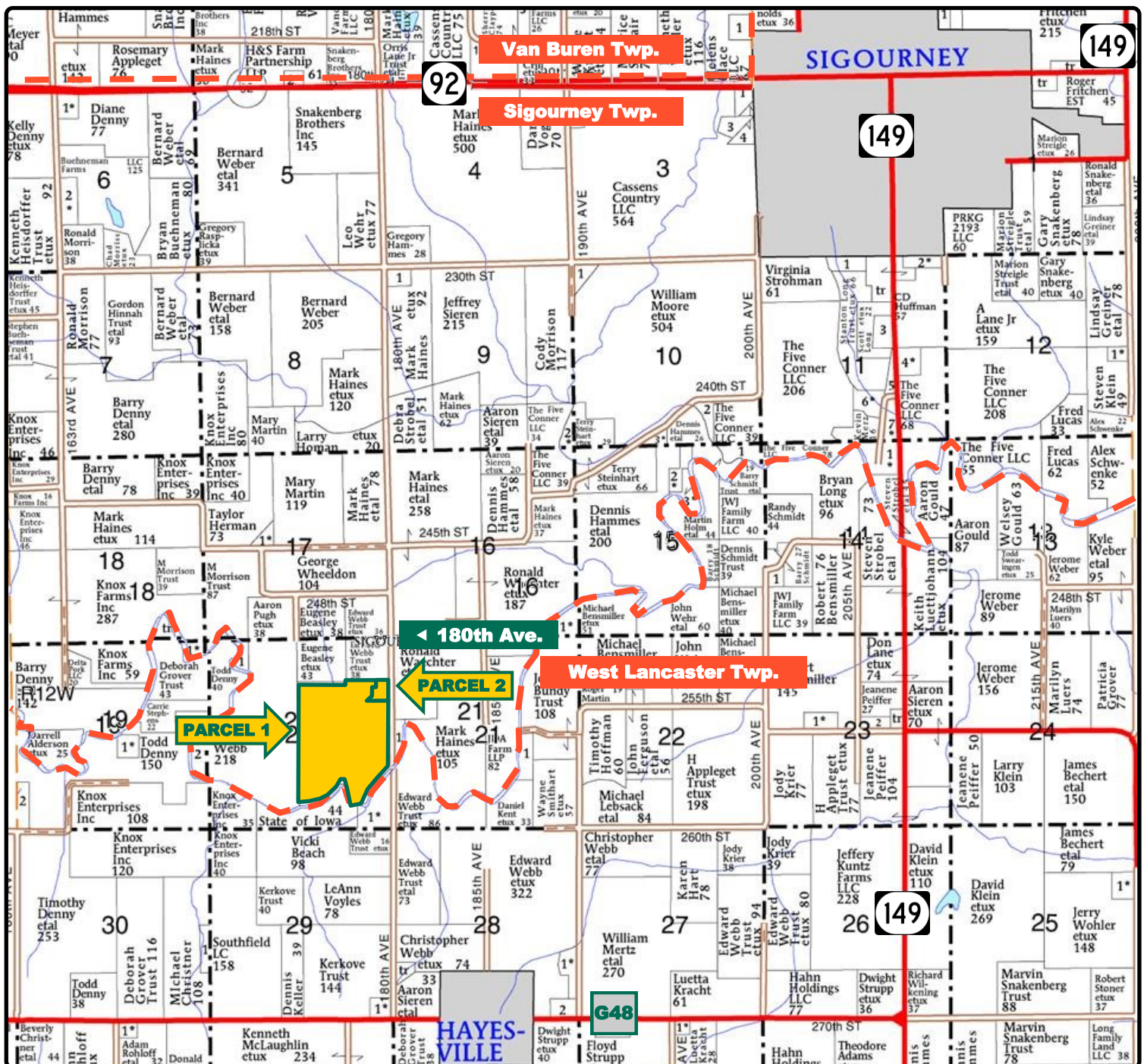
Property Key Features

- Located 6 Miles Southwest of Sigourney, IA
- 103.88 FSA/Eff. Crop Acres with a 65.40 CSR2
- Rural Acreage Site with a House and Outbuildings

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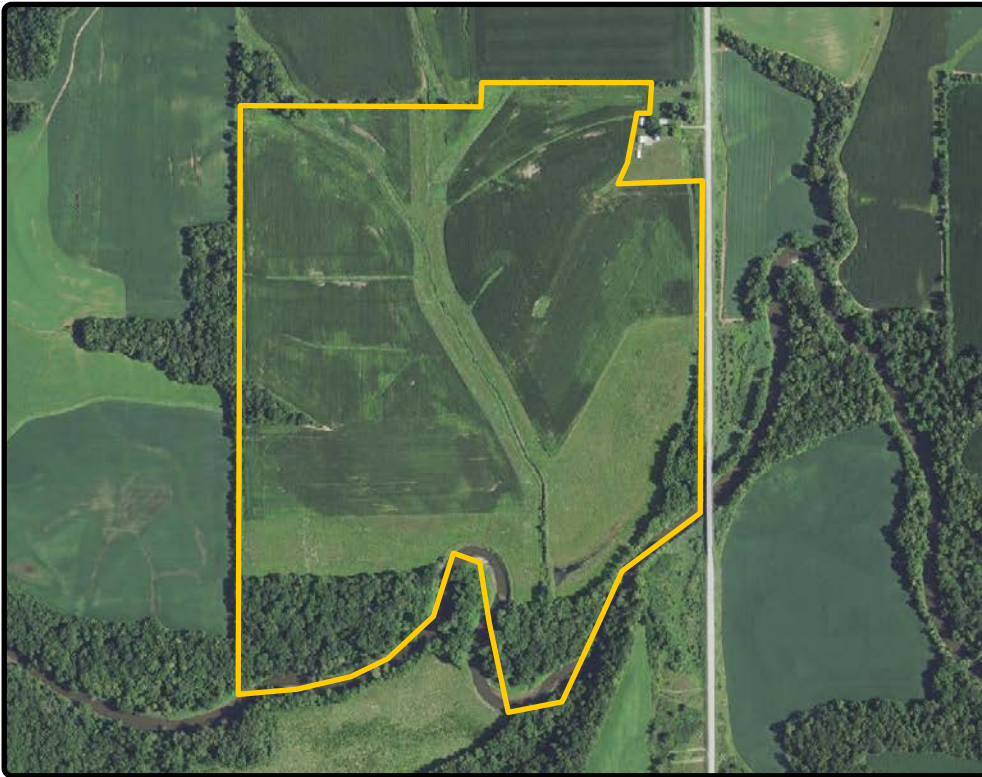


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Parcel 1

FSA/Eff. Crop Acres:	103.88
CRP Acres:	41.73
Corn Base Acres:	61.40
Bean Base Acres:	36.90
Soil Productivity:	65.40 CSR2

Parcel 1 Property Information 172.11 Acres, m/l

Location

From Sigourney: 2½ miles west on Hwy 92, then ¾ miles south on 180th Ave. The property is on the west side of the road.

Legal Description

S 37 ac SW¼ NE¼ and SE¼ NE¼ and NE¼ SE¼ north of Skunk River and Lot 1 SW¼ SE¼ and Lots 3 and 4 SW¼ SE¼ north of Skunk River and Lots 2 and 4 SE¼ SE¼, excluding acreage site, in Section 20, Township 75 North, Range 12 West of the 5th P.M., Keokuk Co., IA.

Real Estate Tax

Taxes Payable 2022 – 2023: \$3,933.00*
Net Taxable Acres: 172.11*
Tax per Net Taxable Acre: \$22.85*
Tax Parcel ID #: SGTOS-028600, SGTOS-028400, SGTOS-028200, SGTOS-028700, SGTOS-028500 & SGTOS-028300

**Taxes are estimated pending tax parcel split. Keokuk County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2023 crop year.

FSA Data

Farm Number 1159, Tract 920
FSA/Eff. Crop Acres: 103.88
CRP Acres: 41.73
Corn Base Acres: 61.40

Corn PLC Yield: 145 Bu.
Bean Base Acres: 36.90
Bean PLC Yield: 19.20 Bu.

CRP Contracts

There are 41.73 acres enrolled in three CRP contracts.

- There are 20.30 acres enrolled in a CP-23 contract that pays \$204.78/acre - or \$4,157 annually - and expires 9/30/2025.
- There are 15.35 acres enrolled in a CP-21 contract that pays \$220.52/acre - or \$3,385 annually - and expires 9/30/2029.
- There are 6.08 acres enrolled in a CP-9 contract that pays \$120.07/acre - or \$730 annually - and expires 9/30/2024.

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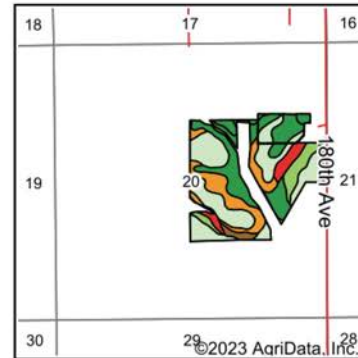
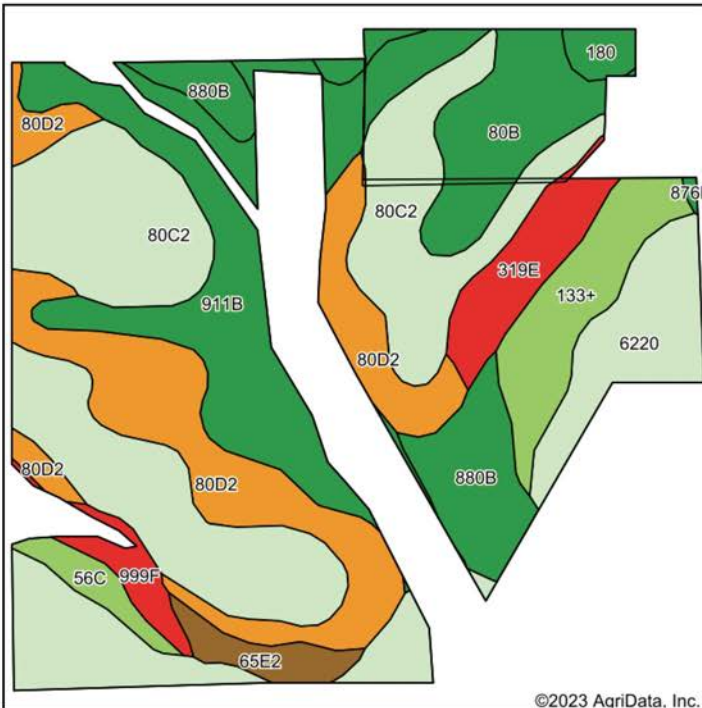
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State: **Iowa**
 County: **Keokuk**
 Location: **20-75N-12W**
 Township: **Sigourney**
 Acres: **103.88**
 Date: **5/22/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA107, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	28.66	27.6%		Ille	69
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	16.83	16.2%		Ille	46
911B	Colo-Ely complex, 0 to 5 percent slopes	15.64	15.1%		Ilw	86
6220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, frequently flooded	12.59	12.1%		Vw	64
80B	Clinton silt loam, 2 to 5 percent slopes	7.19	6.9%		Ile	80
880B	Clinton silt loam, terrace, 2 to 5 percent slopes	6.39	6.2%		Ile	80
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	6.03	5.8%		Ilw	78
319E	Dunbarton silt loam, 14 to 18 percent slopes	4.11	4.0%		Vle	7
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.95	1.9%		Vle	27
999F	Nordness-Eleva complex, 18 to 25 percent slopes	1.74	1.7%		Vls	5
56C	Cantril loam, 5 to 9 percent slopes	1.54	1.5%		Ile	77
180	Keomah silt loam, 0 to 2 percent slopes	1.02	1.0%		Ilw	84
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	0.12	0.1%		Ile	86
Weighted Average					3.10	65.4

Soil Types/Productivity

Primary soils are Clinton, Colo-Ely, and Nodaway. CSR2 on the FSA/Eff. crop acres is 65.40. See soil map for detail.

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, plus some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Productive Keokuk County farm with income from row crop acres and CRP contracts.

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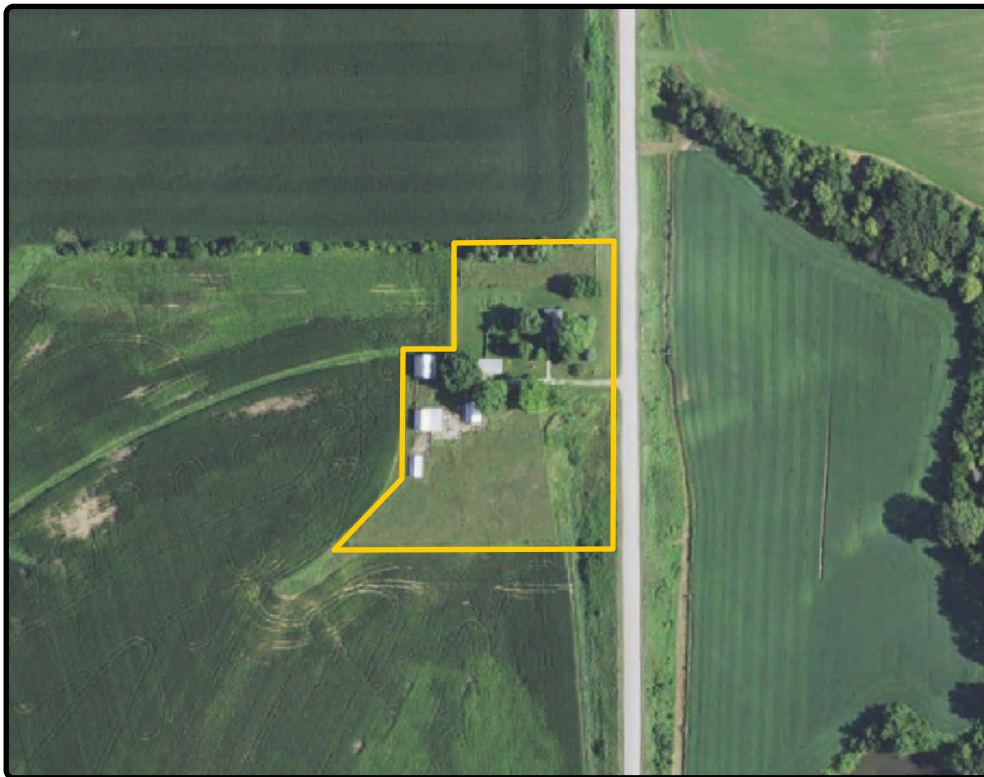


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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Parcel 2

Total Living SF:	1,126
Bedrooms:	3
Bathrooms:	1
Year Built:	1955
ADDRESS:	
25307 180th Ave. Sigourney, IA 52591	

Open House

Sat., June 24 **9 a.m.-Noon**

Parcel 2 Property Information 4.50 Acres, m/l

Location

From Sigourney: 2½ miles west on Hwy 92, then ¾ miles south on 180th Ave. The property is on the west side of the road.

Legal Description

25307 180th Ave.
Sigourney, IA 52591

Real Estate Tax

Taxes Payable 2022 - 2023: \$717.00*
Net Taxable Acres: 4.50*
Tax Parcel ID #: SGTOS-028200
**Taxes are estimated pending tax parcel split. Keokuk County Treasurer/Assessor will determine final tax figures.*

Land Description

Gently rolling.

Drainage

Natural.

Dwelling

There is a single story home built in 1955 with 1,126 sq. ft. of living space, including three bedrooms and one full bathroom. The home has newer windows and an unfinished basement. Contact agent for additional interior photos.

Buildings/Improvements

- 20' x 40' Shed (1975)
- 34' x 36' Barn (1950)
- 26' x 36' Crib (1950)
- 26' x 32' Crib (1950)
- 20' x 36' Swine Building (1975)

Water & Well Information

Wapello Rural Water provides water to the house. There are two old wells on the property that are no longer in use.

Comments

This scenic acreage site is located minutes from Sigourney. The property features several outbuildings and a pasture. The yard has mature maple and black walnut trees, along with several fruit trees and grape vines. The house and grounds have been extremely well-maintained. Well-kept acreage sites with these kinds of views are hard to find!

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Parcel 1 - Looking Northeast



Parcels 1 & 2 - Looking West



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Parcel 2 - House



Parcel 2 - Acreage Site



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Parcel 2 - Barn



Parcel 2 - Shed



Parcel 2 - Cribs



Parcel 2 - Barn



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Date: **Tues., July 11, 2023**

Time: **10:00 a.m.**

Site: **Sigourney Golf &
Country Club
1103 200th Ave.
Sigourney, IA 52591**

Seller

Morrison Farms, Inc.

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Rachelle Heller, ALC

Attorney

John N. Wehr

John N. Wehr Law Office

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 13, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2024. Taxes will be prorated to the date of closing.

Survey

If Parcel 1 and Parcel 2 are sold to different buyers, a boundary survey will be done on Parcel 2.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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