

# Land For Sale

#### ACREAGE:

152.55 Acres, m/l

## **Keokuk County, IA**

**LOCATION:** 



## **Property** Key Features

- Located 1 Mile North of Gibson, Iowa
- 138.32 Est. FSA/Eff. Crop Acres with a 63.20 CSR2
- Productive Keokuk County Farm

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REID: 010-2713-01



# Plat Map

### Prairie Township, Keokuk County, IA

B Farms 157.26	Shirley L Albaugh 153.79	Larry W	etai 80.53	ētal 80.58	Devries 100.28	etal 66.7	Shane Molyneux 2	20.13 79.01	Widmer 160.73	Stevenson etal 152.16	Kitzman etal 155.93	Hanteld 199.09 Richard Panteld Trust etal 40,19	(C)	Taylo Trust e
David ames Fisk ital 77.42 Steele Famfy Farms LLC 38.18	2: Case Family Farm LLC etal 149.24	3 Gorsuch 310.79	Southridge Land & Cattle LLC 160.36	4 Gary Henry 231.29	Charles W Henry etal 183.75	19 Kathryn R Lynch Trust etal 219.92	Barbara Seaton 78.87 Ben Molyneux etal 79,49	Andrew Mart 155.5	2 Steven Schul 262.8	D dt	Lucas P Otte etal 78.74	22 40.19 Kitzman Farms LLC 80.32 Edward L Zemmer etal 40.08 40.17	Barbara J 1 Zimmerman 141,52 2	Kevin Ko Trust et 161.6
atricia L lickham ust etal 156.67	Vincent E Johnson II etal 156.96	Lynn Oliver Hudnut 60,64		Lucile H Newkirk Trust etal 240.73	Darrin P Ehret 151.86	LG Vanneukelom LG Vanneukelom Trust 80.14 With Alan Wolf Alan etal 59.97	Larry D Hudnut etal 162.55	JOR Bros Inc 161.3	JCO Prop Inc 157.9	Jay Orourke etal 87.28 Keith Fisch etal 90.79	Mark T Seaton etal 73.89	Eric Scott Seaton Estate etal 180.78	Lynn R Kromminga 160.58	Patricia Tish Tru 74.55 Eugene etal 79.
&B Joint Venture 77,84 Weslee McMahan etal 78.36	2: R&G Cobe Ltd 237.31	Haworth Land LLC 150.97	Lucille H Newkirk Trust 159.96	Jimmie L Schultz etal 777.42 Paul J Johnson etal 79.89	Solution Larry E 40 20 20 120.14	E	Brefi Devries atsl 39.97	Johnson Family Trust etai 156.67	Marjorie C Gale LE 154.19	Kiner Farms LLC 129.97	Bowen Trust etal	Gary L Armstrong etal 218,67	Eric Scott Seaton Estate etal 40.14 Z Acres Ltd 120.29	
R&B Farms Inc 77.65	James Howell Wilcox 103.38	DTB Land LLC 159.25	Duane Wanders etal 79.65	Houston Houston Houston Houston Houston Houston Houston	1 Haworth	Eileen Louise Easton LE etal 161.05		Brian L Roorda etal 79,6	Bowe etal Harvey C Horn 78.95	n Trust 156.21	Bowen Tru etal 157.5		Joyce E McCullough etal 120.7	McCullough LE etal 120.37
Arnout S Dunnick etal 96.02	5 English Riv	Paul J Johnson etal 347.4	Accky Hill LLC 347.0	Johnson Family Trust 79.77	Billy M Schultz 86.01	Zedaka Land & Cattle LP 157.86	L Family Farms LLC 278.8	2 Brian Roorda 1 etal 233,48		Maxwe etal 232,39	2 Ma Sea et 83. Till	william E Cooper	Grant McClune oweshiel	Stever McCullo
rnout unnick ux 37	Mark Steinke Trust 65 P3 Acres LLC 172	100ih ST Ríchard Evestone LE etal 135	RC Cobe	Daniel Sanders etux 105	Rocky Hill LLC 106	James Pierse Trust 295 8 6 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	540th AVE Larry Ulin 139	Meivin TerLouw 298	Kelvin Gale Trust 100	Rocky Hill LIC 63	Gary Bates etux 136	Kelvin Gale Trust 73 etux 3	Keokuk	a
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1	0.1	State of lowa 400	Lisa Spencer 156	B Gregory Ehret J LE	M A et 2'	Aerle Illison hux 94	Molyneux & Sons Inc 144	Loretta O Hudson 77 Ben Molyneux 73		Maxwell & Maxwell & LLC 98	etal 288	Moore Bros 97	Justin Moore etal 119 Travb Moore	Curt Holla etux 74 Justin Moore
S	Maxine Dugger 40	A&D Kitzmann Inc 160 4	Harry Boender etux Qaix Qaix (Caix)	G13 Conceptive etal Ebret LE 77 County	isson and	cott Traham E tal 26	ON Ltr Case Family Farm LLC	47	Eyle etal 265		D Tish Farm	LC etal 133 Gary Bates etux 49	Heather Bombei etvir 42 Gary Bates etux 79	Thon
indy rguson ust al 116	V Jimolene Walston O 153 O 153	Mark Dugger 158	Mark Stejnke Trust 154	B Line Grain Inc 155 Harry Ten Chandler etal	Scott Graham 241	18 Gloria Steinke 39 Juar - 10	Spencer Hull Trust	A Steinke etal 126 3 Gloria Steinke 77	1 D1 Far	ount 1230	130th ST	15 49 David Moore LE etal 89 Sarah Beatty 203	David Moore LE etal 117 Donald Bates etux 39	314
	SM 38 Jim- Assoc- iates LLC Russell DeHoedt	Neal	1	Mark Stein Trust 152	e ake	Gloría Stéinke 76	Gloria Steinke 116 Lisa Spencer LE etal 119	hew ke	Mark Steinke 7 rust Matthew Steinke	68 Sarah Beatty 75 00 Sarah Beatty 75	James Fox 51	Moore Bros LLC 22 117	Moore De Bros Ba	onald ates ux David Moore LE
am	1	Vail Wolkineux 60	1 2	Leslie Kitzm 156	Keokuk Teokuk t	19 tolub tal 131 Vernon Stanley etal 101	etal 119 Keith Geyen Trust etux 235	John Molyneux etux	John Molyneux etux 156	Jerry Fox 77 Sarah Beatty 76	Sarah Beatty 244 Vano Fam Fam	22 117 Itenheuvel	HORN- JRG	23 Dona Bates etux 138
	7	Vail 🔾	Clause	140th ST	Bryan	Patricia Flander LE	Haworth	G&G *	NE NE	Cory	W Station	William Bender	David Moore	Alicia Owens

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# **Aerial Photo**

152.55 Acres, m/l



FSA/Eff. Crop Acre	s: 138.32*						
Corn Base Acres:	131.64*						
Bean Base Acres:	4.65*						
Soil Productivity: 63.20 CSR2							
*Acres are estimated.							

Property Information 152.55 Acres, m/l

#### Location

**From Gibson:** 1 mile north on 110th Ave. The property is on the east side of the road.

#### **Legal Description**

The SW ¼, except Lot A and Parcel B therein, of Section 5, Township 77 North, Range 13 West of the 5th P.M., Keokuk County, Iowa. Final abstract to govern legal description.

#### Price & Terms PRICE REDUCED!

- <del>\$1,365,322.50</del> \$1,289,047.50
- <del>\$8,950/acre</del> \$8,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

#### **Real Estate Tax**

Taxes Payable 2024 - 2025: \$4,096.00 Gross Acres: 152.55 Exempt Road ROW Acres: 1.55 Net Taxable Acres: 150.42 Tax per Net Taxable Acre: \$27.23 Tax Parcel ID #s: PRTOT-019900, PRTOT-019800, PRTOT-019625 & PRTOT-019700

#### FSA Data

Farm 1879, Tract 300 FSA/Eff. Crop Acres: 128.69\* Corn Base Acres: 124.82\* Corn PLC Yield: 165 Bu. Bean Base Acres: 2.37\* Bean PLC Yield: 45 Bu.

#### Farm 4253, Tract 298

FSA/Eff. Crop Acres: 9.63 Corn Base Acres: 6.82 Corn PLC Yield: 115 Bu. Bean Base Acres: 2.28 Bean PLC Yield: 37 Bu. \*Acres are estimated pending reconstitution of farm by the Keokuk County FSA office.

#### **Soil Types/Productivity**

Primary soils are Colo, Gara-Armstrong and Otley. CSR2 on the estimated FSA/ Eff. crop acres is 63.20. See soil map for detail.

#### **Land Description**

Topography is gently rolling to rolling.

#### Drainage

Drainage is natural.

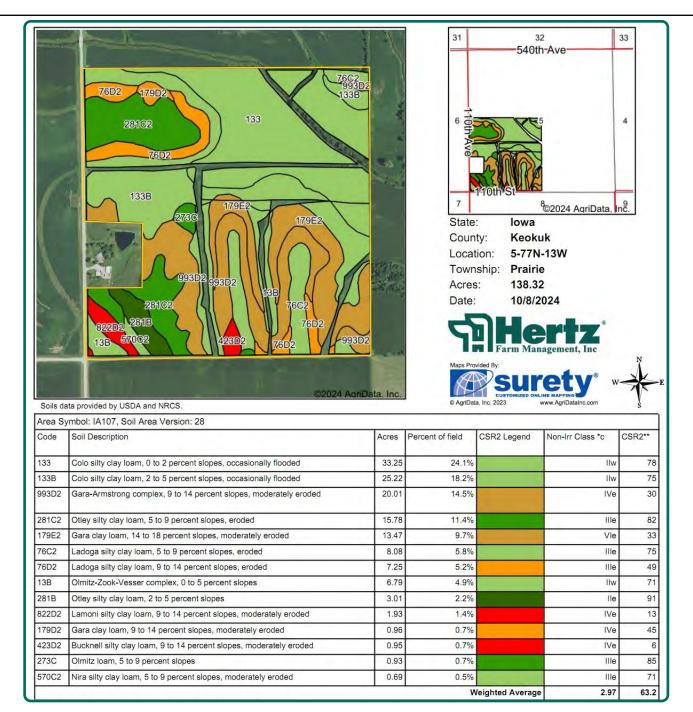
### Rachelle Heller, ALC

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# Soil Map

138.32 Est. FSA/Eff. Crop Acres



#### **Buildings/Improvements**

#### Water & Well Information

None.

None.

#### Comments

This is a productive Keokuk County farm.

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# FSA Map

138.32 Est. FSA/Eff. Crop Acres



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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# **Assessor's Map**

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# Property Photos

### East Looking West



Northeast Corner Looking Southwest



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# Property Photos

### Northwest Looking Southeast



### Southwest Corner Looking Northeast



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