



# ONE-CHANCE SEALED BID SALE



## Strohman Family Farms LLC



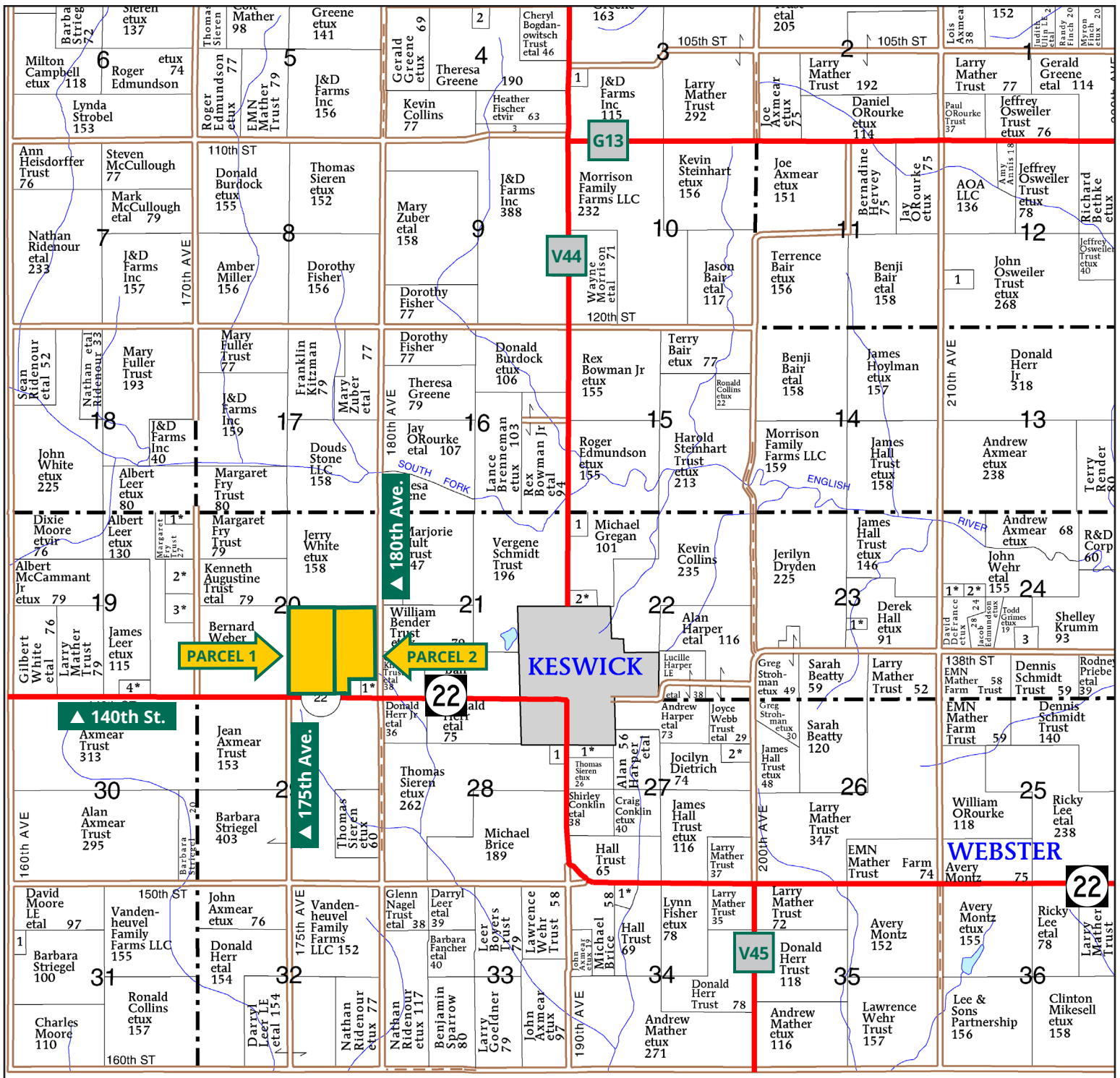
**RACHELLE HELLER, ALC**  
*Licensed Salesperson in IA & MO*  
**319.800.9316**  
RachelleH@Hertz.ag



**BLAKE ARNOLD**  
*Licensed Salesperson in IA*  
*Licensed Broker in IL*  
**309.337.1048**  
BlakeA@Hertz.ag

Bid Deadline:  
**Thursday, May 15, 2025**  
**12:00 Noon, CDT**

**151.88 Acres, m/l**  
2 Parcels  
**Keokuk County, IA**



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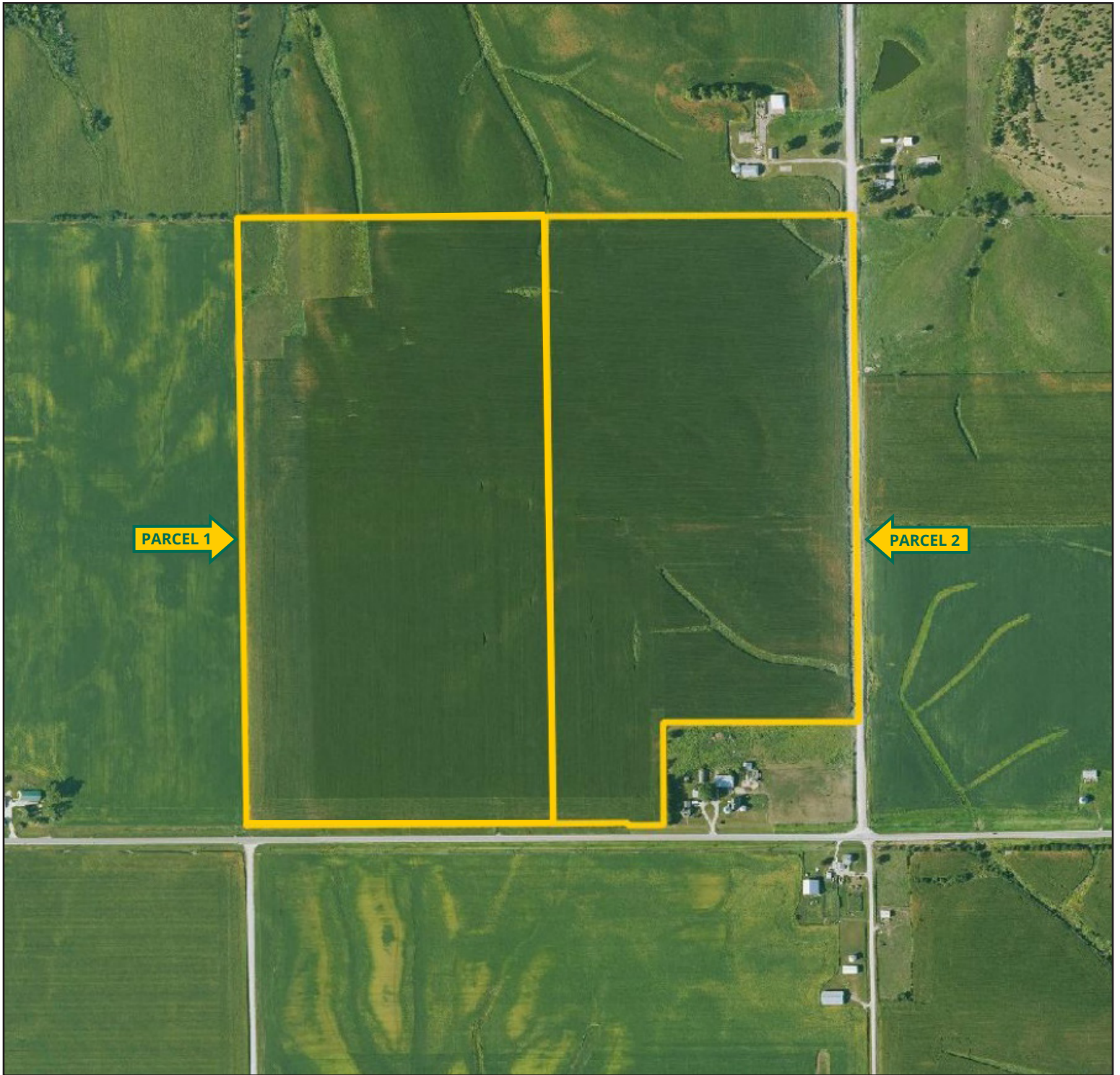
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# COMBINED AERIAL PHOTO

151.88 Acres, m/l - In 2 Parcels Keokuk County, IA



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Est. FSA/Eff. Crop Acres: 72.00 | Est. CRP Acres: 6.24 | Soil Productivity: 84.50 CSR2

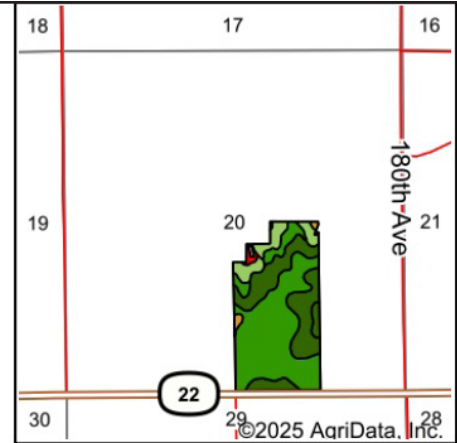
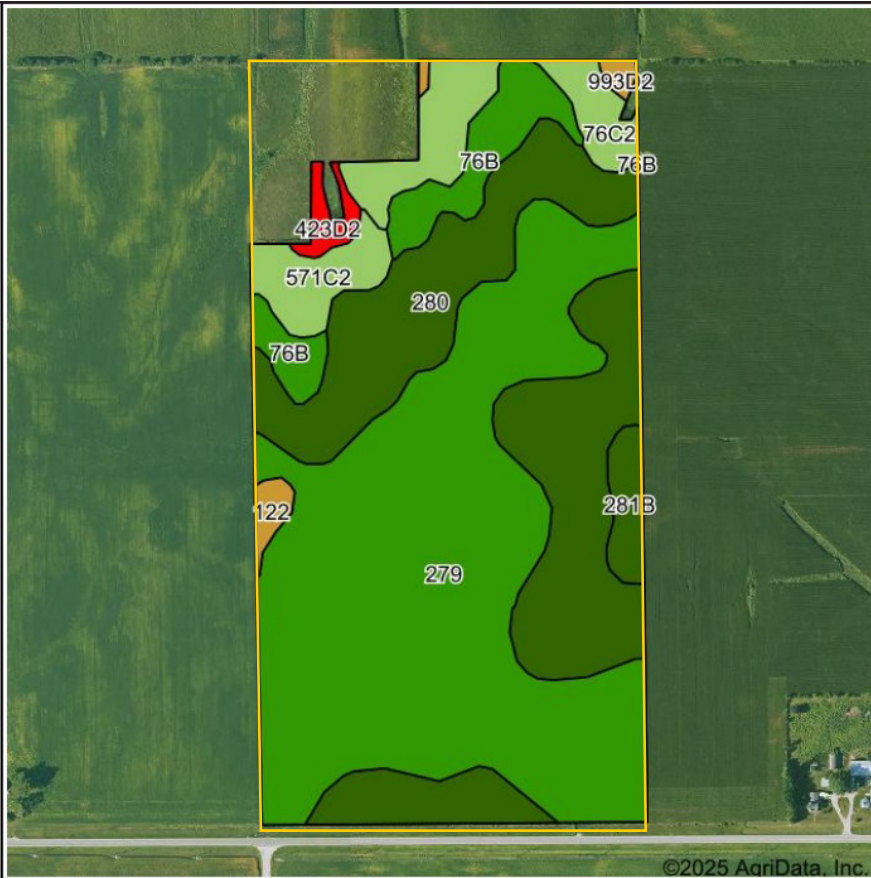


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State: **Iowa**  
 County: **Keokuk**  
 Location: **20-77N-12W**  
 Township: **Adams**  
 Acres: **72**  
 Date: **4/10/2025**












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

Area Symbol: IA107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
279	Taintor silty clay loam, 0 to 2 percent slopes	35.78	49.7%		IIw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	22.26	30.9%		Iw	94
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	4.26	5.9%		IIIe	75
76B	Ladoga silt loam, 2 to 5 percent slopes	4.21	5.8%		Ile	86
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	2.43	3.4%		IIIe	76
281B	Otley silty clay loam, 2 to 5 percent slopes	1.34	1.9%		Ile	91
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.79	1.1%		IVe	6
122	Sperry silt loam, depressional, 0 to 1 percent slopes	0.56	0.8%		IIIw	36
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	0.37	0.5%		IVe	30
<b>Weighted Average</b>					<b>1.82</b>	<b>84.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Keswick: Go west on IA-22 for 1.4 miles. Property is located on the north side of the road.

### Simple Legal

W½ of the SE¼ of Section 20, Township 77 North, Range 12 West of the 5th P.M., Keokuk Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2024 - 2025: \$2,780.00  
Gross Acres: 80.00  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$35.19

### Lease Status

Leased through the 2025 crop year. Buyer to receive second half cash rent credit at closing. Contact agent for details.

### FSA Data

Farm Number 5727, Part of Tract 312  
FSA/Eff. Crop Acres: 72.00\*  
CRP Acres: 6.24\*

Corn Base Acres: 60.34\*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 6.97\*

Bean PLC Yield: 48 Bu.

Wheat Base Acres: 4.69\*

Wheat PLC Yield: 42 Bu.

*\*Acres are estimated pending reconstitution of farm by the Keokuk County FSA office.*

### CRP Contracts

There are two CRP contracts on the property.

- There are 5.83 acres enrolled in a CP-38E-4D contract that pays \$1,137.00 annually and expires 9/30/2027.
- There are 0.41\* acres enrolled in a CP-8A contract that pays \$80.50\* annually and expires 9/30/2028.

*\*Acres and amounts are estimated pending reconstitution of farm/contracts by Keokuk County FSA/NRCS offices.*

### Soil Types/Productivity

Primary soils are Taintor and Mahaska. CSR2 on the estimated FSA/Eff. crop acres is 84.50. See soil map for detail.

### Fertility Data

Soil tests completed in 2024 by Heartland Co-op.

P: 51.5

K: 218

pH: 6.7

*Fertility data is the combined average of both parcels.*

### Yield History (Bu./Ac.)

Contact agent for yield history.

### Land Description

Level to moderately sloping.

### Drainage

Natural with some tile. No tile maps available.

### Buildings/Improvements

None.

### Comments

This is a high-quality Keokuk County farm located along a hard-surfaced road.



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.



Looking North



Looking South



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Est. FSA/Eff. Crop Acres: 64.62 | Est. CRP Acres: 1.62 | Soil Productivity: 83.70 CSR2

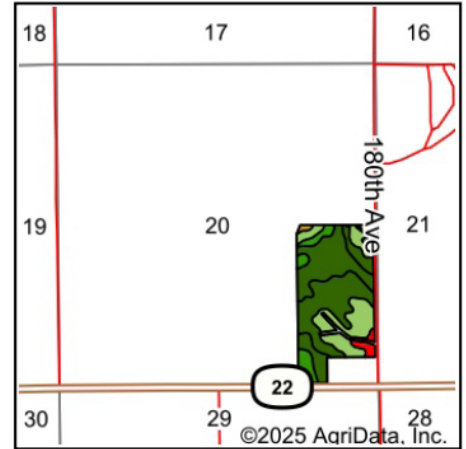
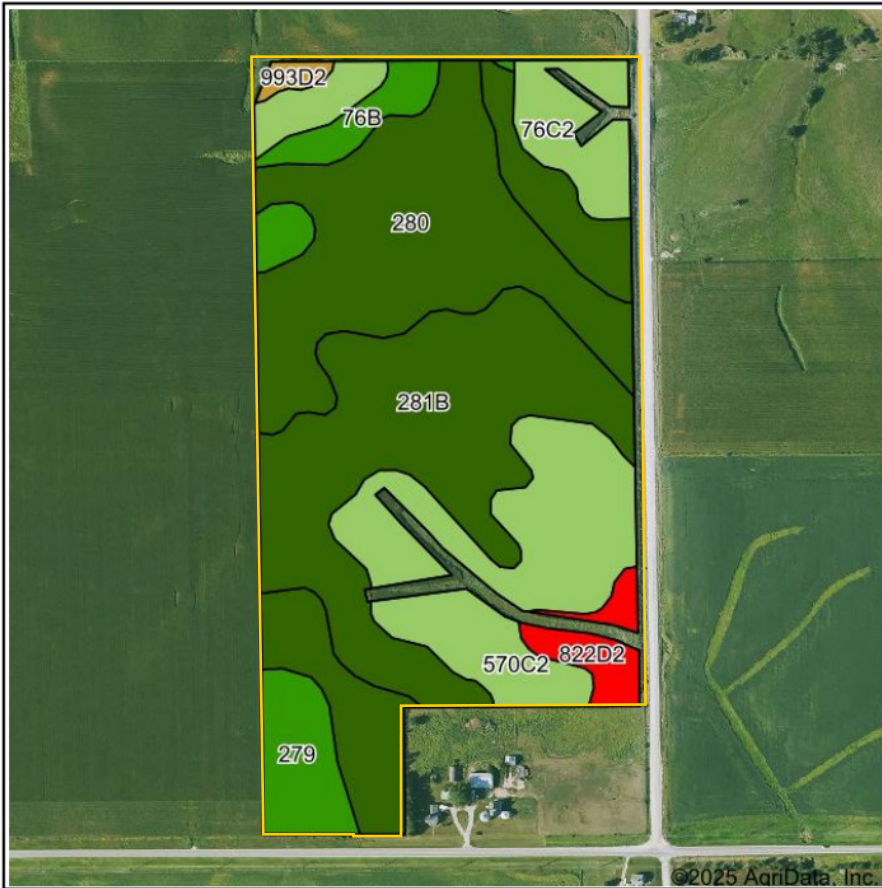


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State: **Iowa**  
 County: **Keokuk**  
 Location: **20-77N-12W**  
 Township: **Adams**  
 Acres: **64.62**  
 Date: **4/10/2025**



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

Area Symbol: IA107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	20.21	31.2%		Ile	91
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.73	30.5%		Iw	94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	11.74	18.2%		IIle	71
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	4.91	7.6%		IIIle	75
279	Taintor silty clay loam, 0 to 2 percent slopes	3.91	6.1%		IIw	83
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.86	2.9%		IVe	10
76B	Ladoga silt loam, 2 to 5 percent slopes	1.79	2.8%		Ile	86
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	0.47	0.7%		IVe	30
<b>Weighted Average</b>					<b>2.02</b>	<b>83.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Keswick: Go west on IA-22 for 1.2 miles. Property is located on the north side of the road.

### Simple Legal

E½ SE¼, except 8.4 acres in the SE¼ SE¼, all in Section 20, Township 77 North, Range 12 West of the 5th P.M., Keokuk Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2024 - 2025: \$2,536.00  
Gross Acres: 71.88  
Net Taxable Acres: 70.14  
Tax per Net Taxable Acre: \$36.16

### Lease Status

Leased through the 2025 crop year. Buyer to receive second half cash rent credit at closing. Contact agent for details.

### FSA Data

Farm Number 5727, Part of Tract 312  
FSA/Eff. Crop Acres: 64.62\*  
CRP Acres: 1.62\*  
Corn Base Acres: 54.16\*  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 6.25\*  
Bean PLC Yield: 48 Bu.  
Wheat Base Acres: 4.21\*  
Wheat PLC Yield: 42 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Keokuk County FSA office.*

### CRP Contracts

There are 1.62\* acres enrolled in a CP-8A contract that pays \$318.50\* annually and expires 9/30/2028. *\*Acres and amounts are estimated pending reconstitution of farm/contracts by Keokuk County FSA/NRCS offices.*

### Soil Types/Productivity

Primary soils are Otley and Mahaska. CSR2 on the estimated FSA/Eff. crop acres is 83.70. See soil map for detail.

### Fertility Data

Soil tests completed in 2024 by Heartland Co-op.  
P: 51.5  
K: 218  
pH: 6.7  
*Fertility data is the combined average of both parcels.*

### Yield History (Bu./Ac.)

Contact agent for yield history.

### Land Description

Level to moderately sloping.

### Drainage

Natural with some tile. No tile maps available.

### Buildings/Improvements

None.

### Comments

This is a high-quality Keokuk County farm located along a hard-surfaced road.





Looking Southeast



Looking Southwest



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Parcel 1: 72.00 Est.FSA/Eff. Crop Acres & 6.24 Est. CRP Acres  
 Parcel 2: 64.62 Est. FSA/Eff. Crop Acres & 1.62 Est. CRP Acres





**Bid Deadline:** Thurs., May 15, 2025

**Time:** 12:00 Noon, CDT

**Mail To:**

Hertz Real Estate Services  
Attn: Rachelle Heller, ALC  
P.O. Box 914  
Washington, IA 52353

**Seller**

Strohman Family Farms LLC

**Agency**

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

**Method of Sale**

- Parcels will be offered individually and/or in combination.
- Seller reserves the right to refuse any and all bids.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

**Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Rachelle Heller, ALC at 319-382-3343.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Washington, IA Hertz office, on or before Thursday, May 15, 2025 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 4:00 p.m., CDT on Friday, May 16, 2025, and all bidders will be notified shortly thereafter.

**Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before June 27, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires March 1, 2026. Buyer will receive a credit for the second half of the cash rent, at closing. Contact agent for details. Taxes will be prorated to closing.

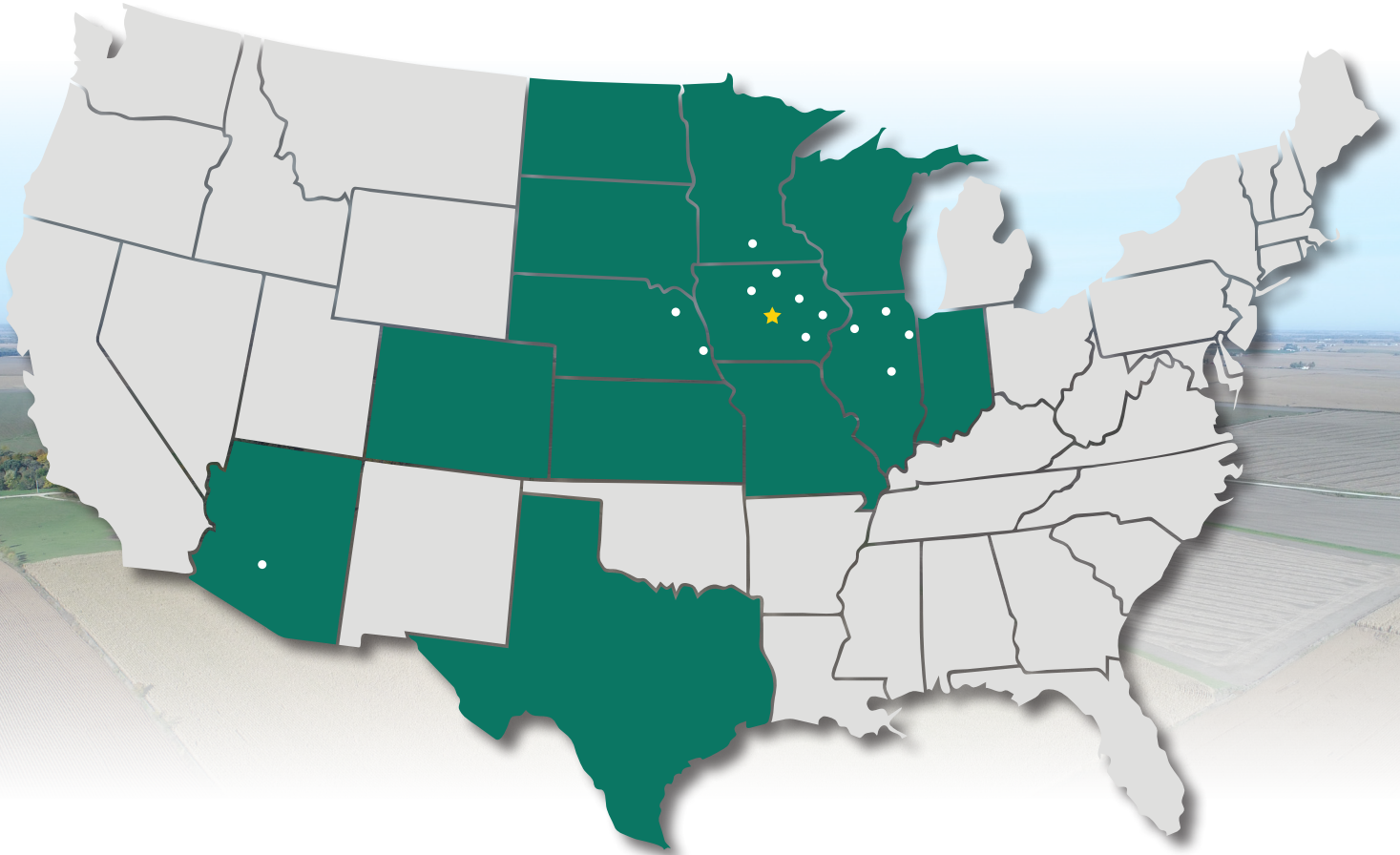
**Parcel Boundary Line**

If both parcels are sold to different buyers, the boundary line will be marked after harvest. Contact agent for details.

**Contract & Title**

Upon acceptance of bid by Seller, the successful 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.

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions**  
**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**

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