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LAND FOR SALE

Highly Tillable Keokuk County Farm!



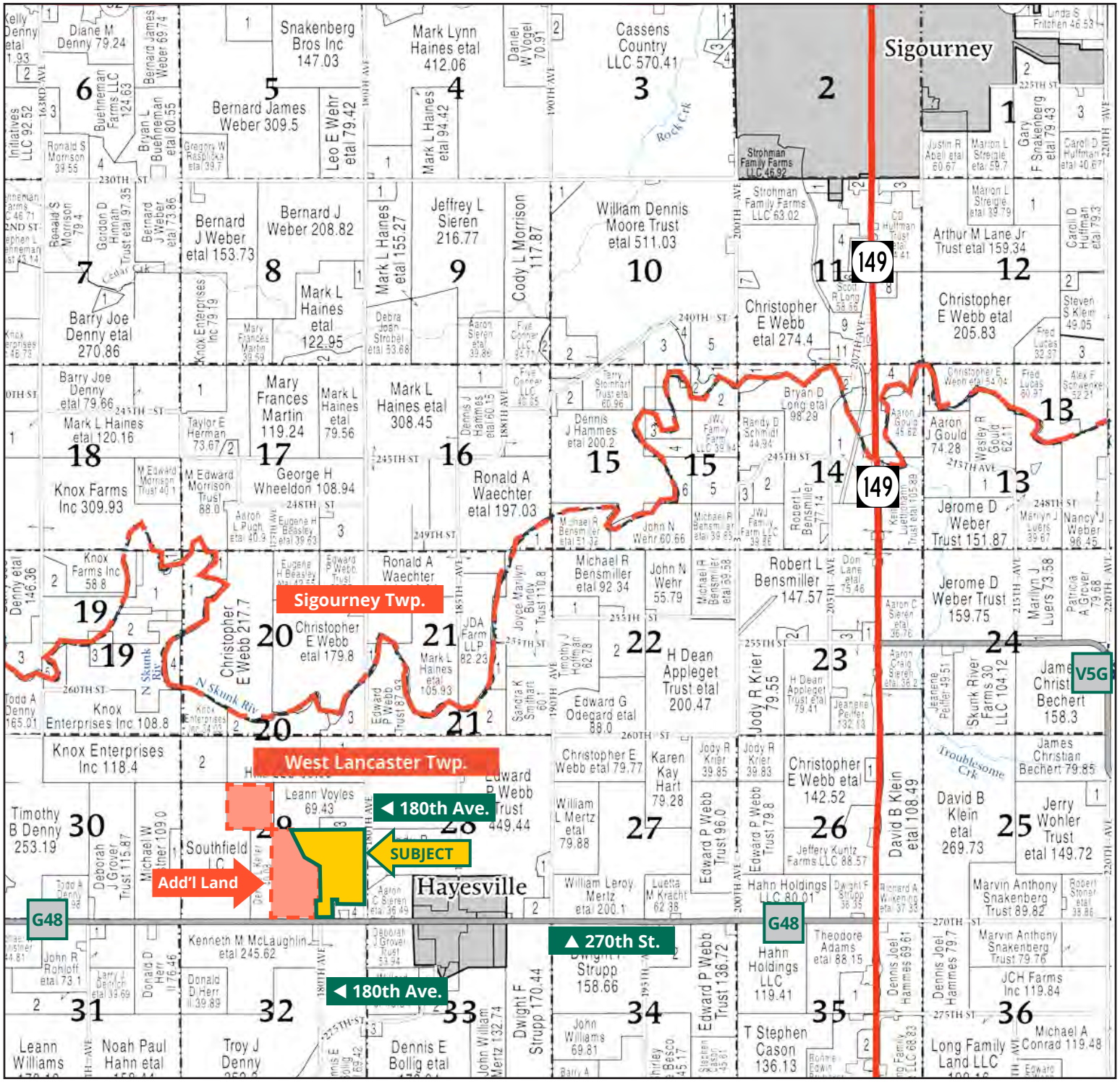
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81.22 Acres, m/l
Keokuk County, IA

PLAT MAP

West Lancaster Township, Keokuk County, IA



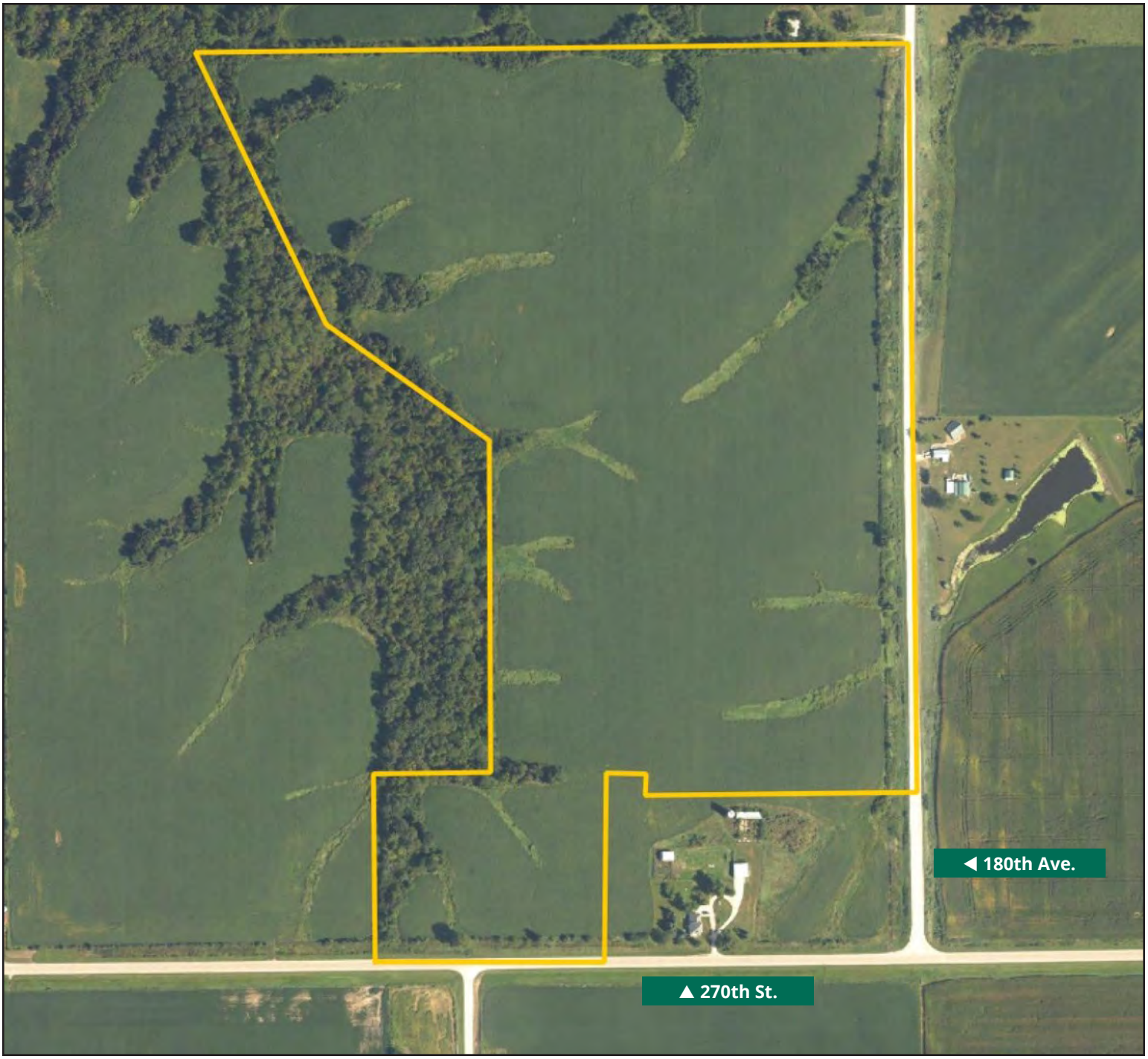
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AERIAL PHOTO

81.22 Acres, m/l, Keokuk County, IA

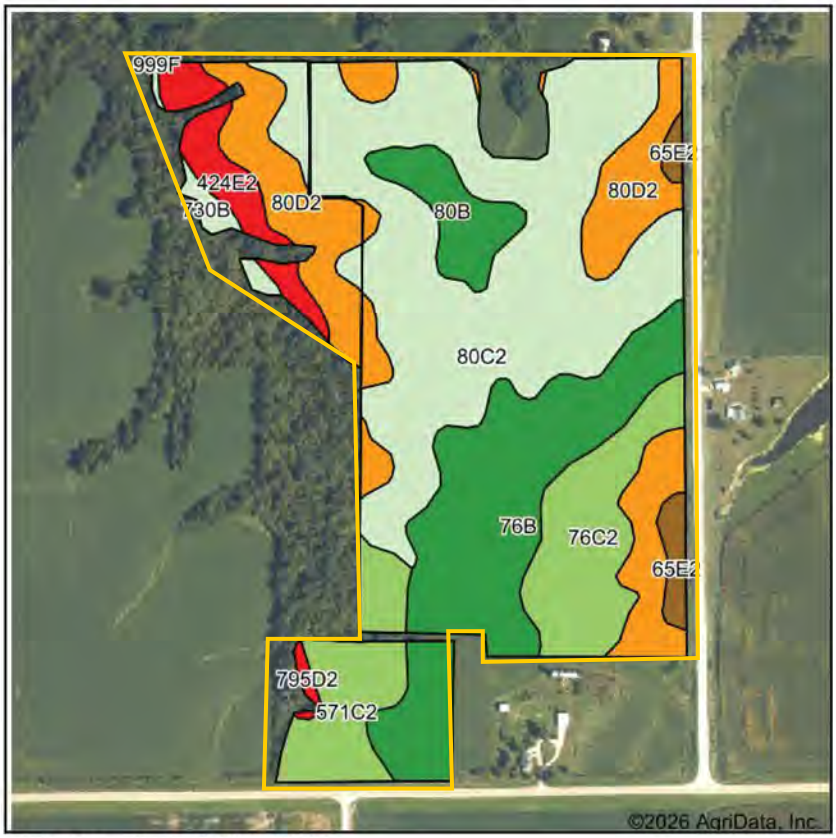
FSA/Eff. Crop Acres: 73.20 | Soil Productivity: 66.60 CSR2



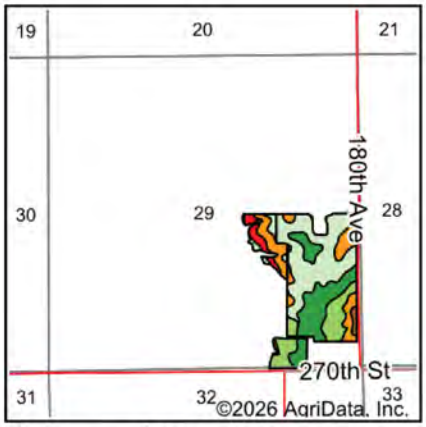
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SOIL MAP

73.20 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Keokuk**
Location: **29-75N-12W**
Township: **West Lancaster**
Acres: **73.20**
Date: **10/28/2026**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: IA107, Soil Area Version: 30

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	26.97	36.7%		IIIe	69
76B	Ladoga silt loam, 2 to 5 percent slopes	14.20	19.4%		IIe	86
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	12.63	17.3%		IIIe	46
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	6.33	8.7%		IIIe	75
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	5.02	6.9%		IIIe	76
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	2.92	4.0%		VIe	15
80B	Clinton silt loam, 2 to 5 percent slopes	2.86	3.9%		IIe	80
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.20	1.6%		VIe	20
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	0.81	1.1%		IIw	68
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.26	0.4%		IVe	7
			Weighted Average		**2.93**	**66.6**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

81.22 Acres, m/l, Keokuk County, IA

Location
From Sigourney: 4½ miles south on Hwy 149, then 3 miles west on 270th St. The property is on the north side of the road.

Simple Legal
Pt of E½ SE¼, excluding Auditor Parcel A and Auditor Parcel B; and Pt of E½ NW¼ SE¼; and Pt of SE¼ SW¼ SE¼; all in Section 29, Township 75 North, Range 12 West of the 5th P.M., Keokuk Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $860,600
- $10,595.91/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 2026 - 2027: $2,249.18*
Gross Acres: 81.22*
Net Taxable Acres: 76.50*
Tax per Net Taxable Acre: $29.40*
**Taxes are estimated pending survey of property and tax parcel split. Keokuk County Assessor/Treasurer will determine final tax figures.*

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 7015, Part of Tract 12805
FSA/Eff. Crop Acres: 73.20
Corn Base Acres: 40.46*
Corn PLC Yield: 118 Bu.
Bean Base Acres: 1.75*
Bean PLC Yield: 37 Bu.
Oats Base Acres: 1.88*
Oats PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Keokuk County FSA Office.*

Soil Types/Productivity
Primary soils are Clinton and Ladoga. CSR2 on the FSA/Eff. crop acres is 66.60. 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
Level to moderately sloping.

Drainage
Natural with some tile. No maps available.

Water & Well Information
None.

Comments
This is a productive Keokuk County farm with an open lease for 2027. Great access and frontage along a hard-surfaced road.

Additional Land for Sale
Seller has an additional tract of land for sale located west 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 South



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Looking West / Northwest



Looking Northwest



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FSA MAP

73.20 Est. FSA/Eff. Crop Acres



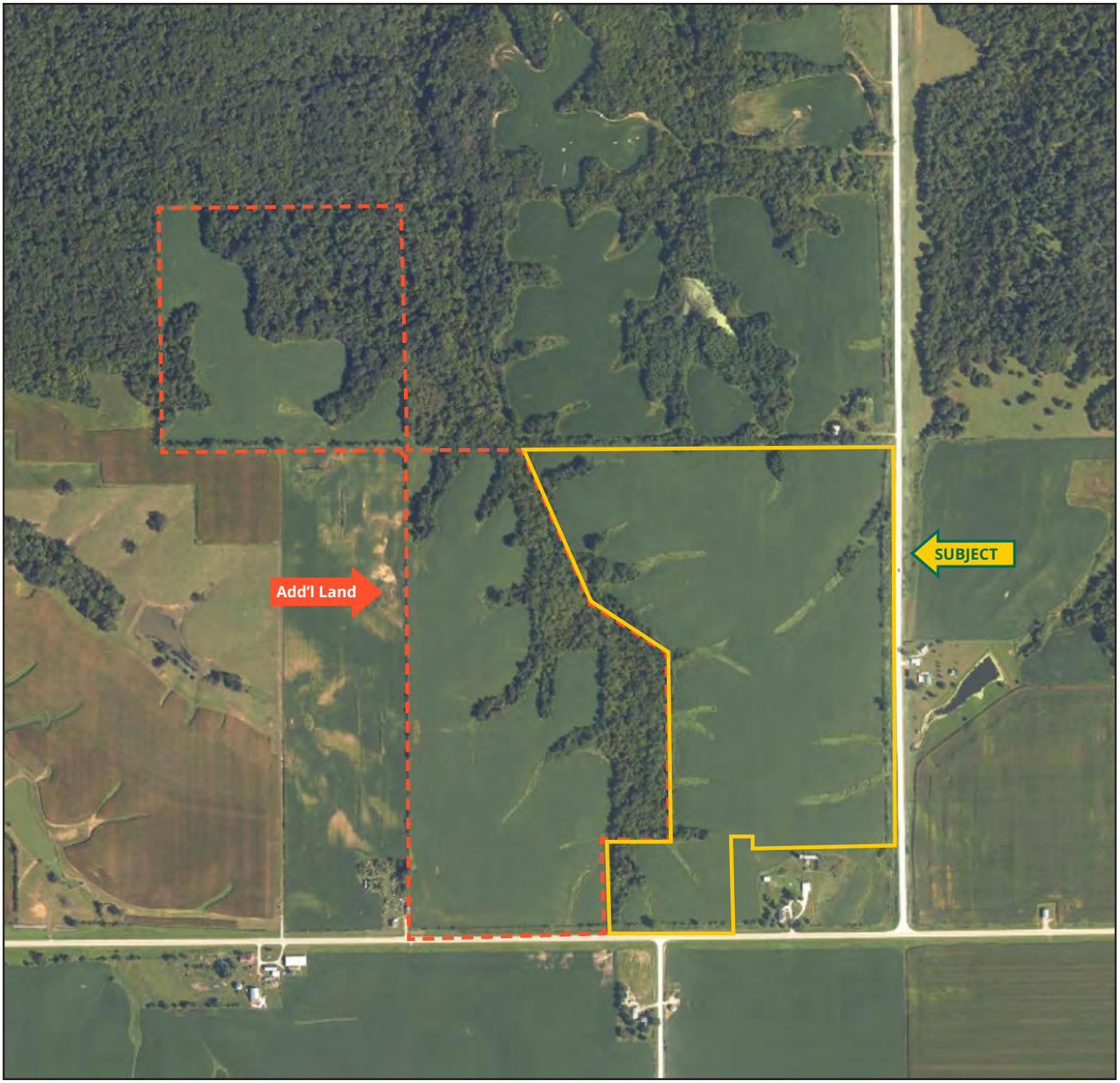
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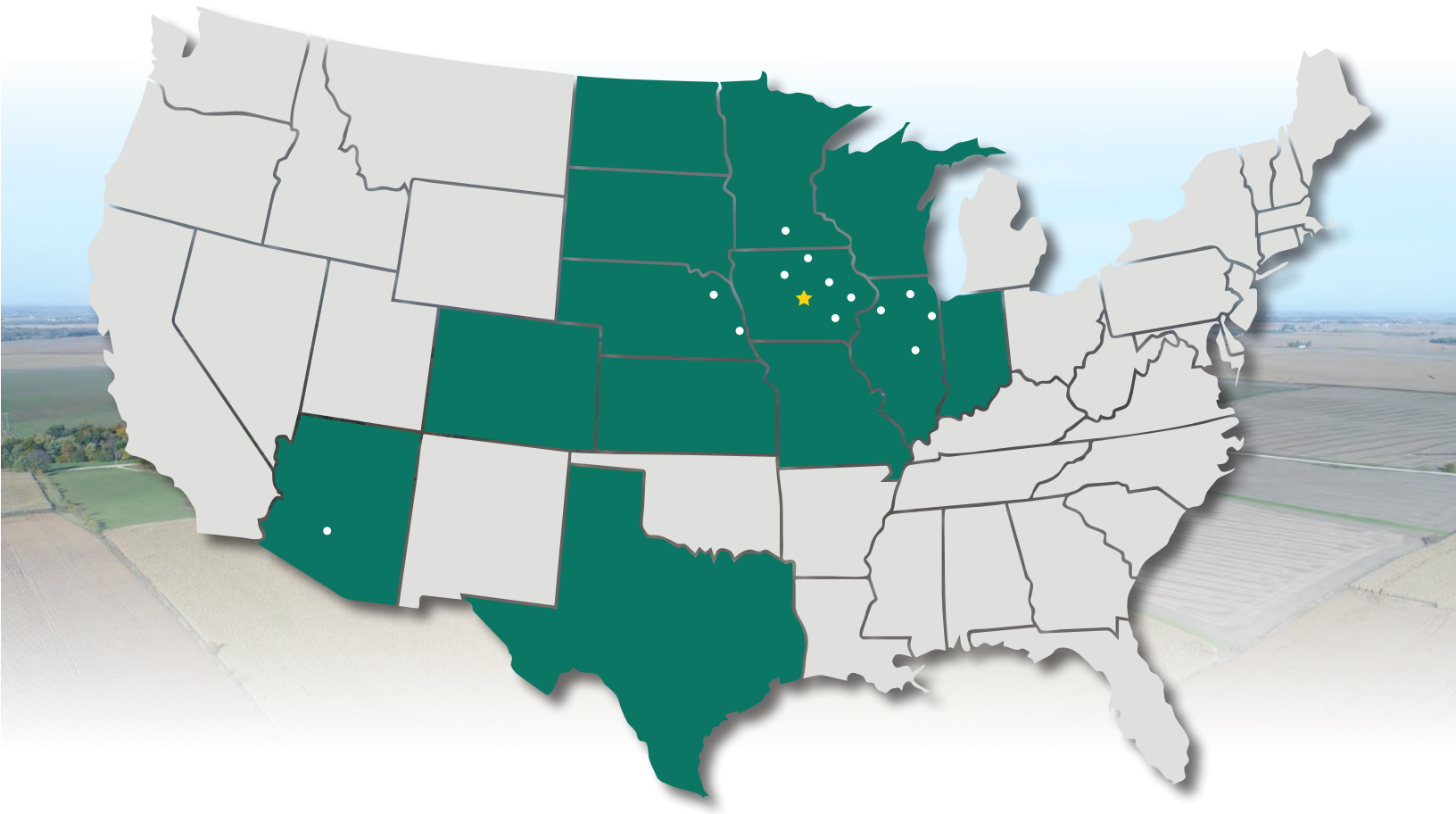
ADDITIONAL LAND

Aerial Photo



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