Hertz Real Estate Services

# LAND FOR SALE

## Mixed-Use Farm with Row Crop Acres, Timber, and a Pond





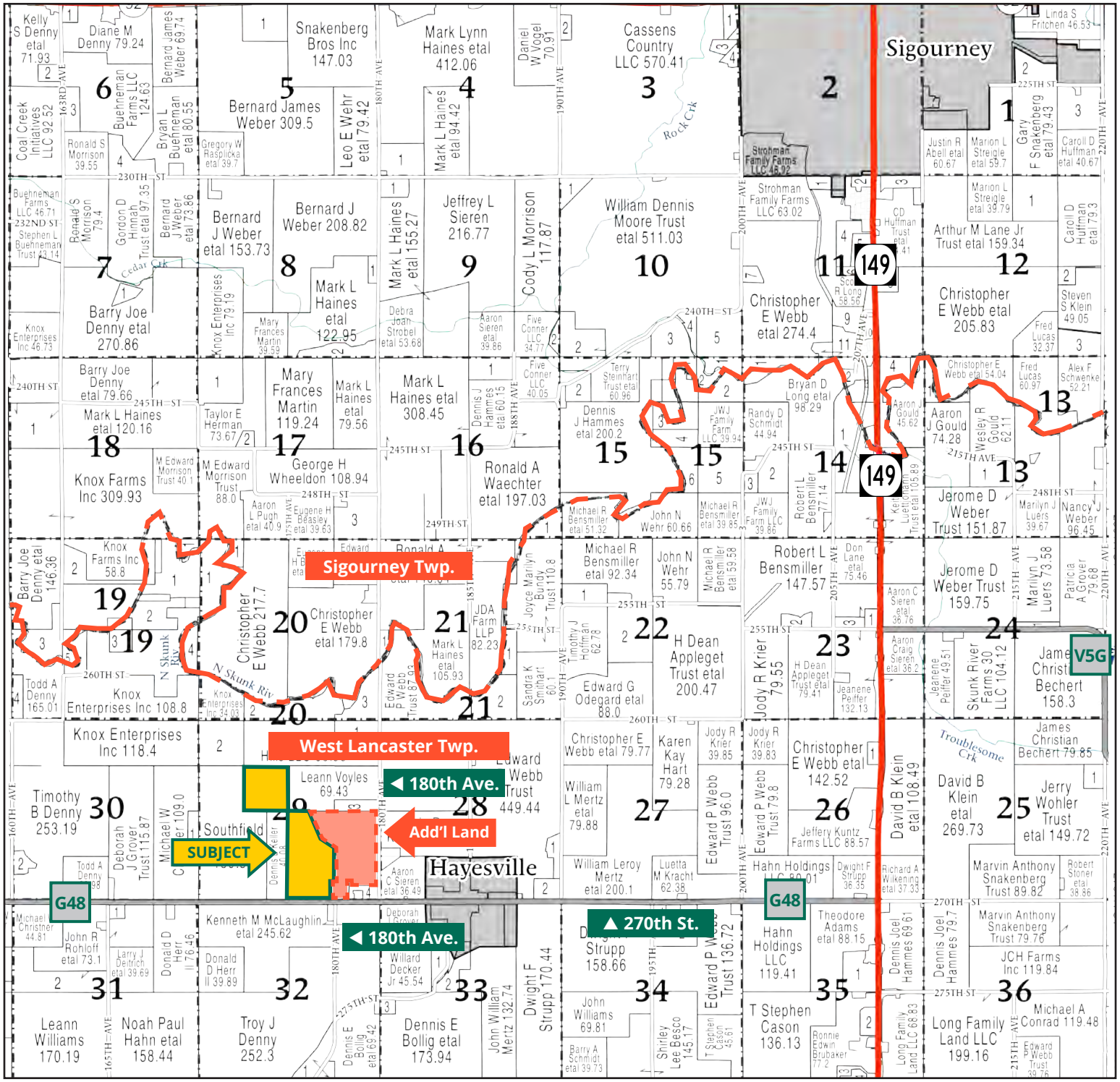

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**108.79 Acres, m/l**
**Keokuk County, IA**

# PLAT MAP

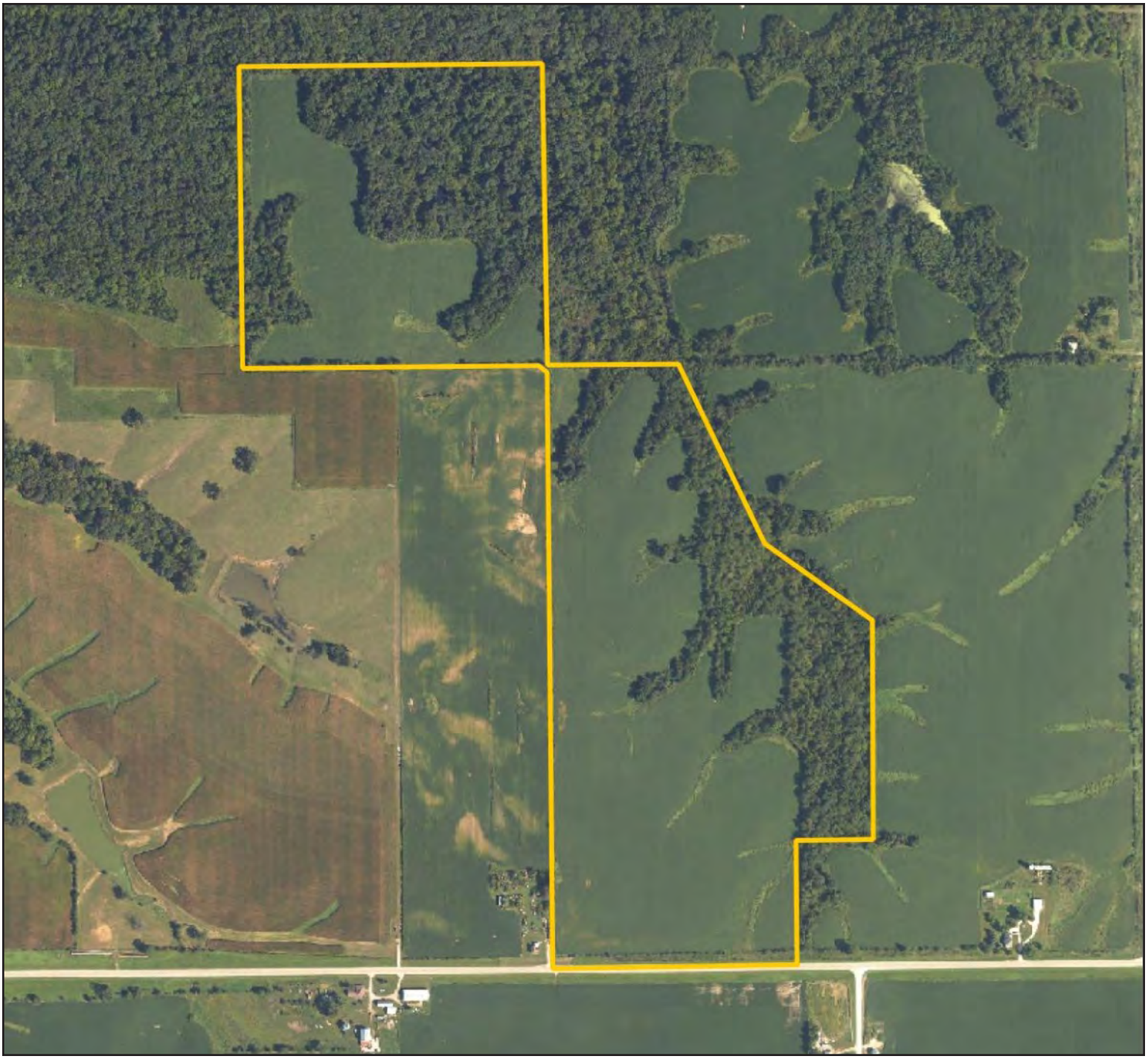
**West Lancaster Township,** Keokuk County, IA


Sigourney
Sigourney Twp.
West Lancaster Twp.
SUBJECT
Add'l Land
◀ 180th Ave.
◀ 180th Ave.
▲ 270th St.
Hayesville
149
149
G48
G48
V5G
Rock Crk
Cedar Crk
N Skunk Riv
N Skunk Riv
Troublesome Crk
Barry Joe Denny etal 270.86
Knox Farms Inc 309.93
Christopher E Webb etal 205.83
Christopher E Webb etal 274.4
Ronald A Waechter etal 197.03
Christopher E Webb etal 179.8
Knox Enterprises Inc 118.4
Knox Enterprises Inc 108.8
Leann Williams 170.19
Noah Paul Hahn etal 158.44
Troy J Denny 252.3
Dennis E Bollig etal 173.94
Jerome D Weber Trust 151.87
Jerome D Weber Trust 159.75
Robert L Bensmiller 147.57
H Dean Appleget Trust etal 200.47
Christopher E Webb etal 142.52
Jerry Wohler Trust etal 149.72
Long Family Land LLC 199.16
Michael A Conrad 119.48
Hahn Holdings LLC 119.41
T Stephen Cason 136.13
Timothy B Denny 253.19
Kenneth M McLaughlin etal 245.62
Leann Voyles 69.43
Edward Webb Trust 449.44
Cassens Country LLC 570.41
Mark Lynn Haines etal 412.06
Snakenberg Bros Inc 147.03
Bernard James Weber 309.5
Bernard J Weber etal 153.73
Bernard J Weber 208.82
Jeffrey L Sieren 216.77
William Dennis Moore Trust etal 511.03
Mary Frances Martin 119.24
Mark L Haines etal 308.45
Mark L Haines etal 122.95
Mark L Haines etal 155.27
Mark L Haines etal 120.16
Mark L Haines etal 79.56
Mark L Haines etal 94.42
Cody L Morrison 117.87
Daniel W Vogel 70.91
Leo E Wehr etal 79.42
Bryan L Buehneman etal 80.55
Buehneman Farms LLC 124.63
Diane M Denny 79.24
Kelly S Denny etal 71.93
Coal Creek Initiatives LLC 92.52
Buehneman Farms LLC 46.71
Knox Enterprises Inc 46.73
Todd A Denny 165.01
Barry Joe Denny etal 146.36
Barry Joe Denny etal 79.66
Knox Farms Inc 58.8
Knox Enterprises Inc 79.19
Knox Enterprises Inc 34.03
Mary Frances Martin 39.59
Taylor E Herman 73.67
M Edward Morrison Trust 88.0
M Edward Morrison Trust 40.1
George H Wheeldon 108.94
Aaron L Pugh etal 40.9
Eugene H Beasley etal 39.63
Debra Joan Strobel etal 53.68
Aaron Sieren etal 39.86
Five Conner LLC 34.77
Five Conner LLC 40.05
Dennis J Hammes etal 60.15
Dennis J Hammes etal 200.2
Michael R Bensmiller etal 51.32
John N Wehr 60.66
Michael R Bensmiller etal 39.85
JWJ Family Farm LLC 39.86
JWJ Family Farm LLC 39.94
Terry Steinhart Trust etal 60.96
Randy D Schmidt 44.94
Bryan D Long etal 98.29
Robert L Bensmiller 77.14
Michael R Bensmiller etal 92.34
John N Wehr 55.79
Michael R Bensmiller etal 59.58
Joyce Marilyn Bundy Trust 110.8
JDA Farm LLP 82.23
Mark L Haines etal 105.93
Timothy J Hoffman 62.78
Edward G Odegard etal 88.0
Sandra K Smithart 60.1
Edward P Webb Trust 87.93
Jody R Krier 79.55
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H Dean Appleget Trust etal 79.41
Jeanene Peiffer 132.13
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Aaron C Sieren etal 36.76
Aaron Craig Sieren etal 36.2
Skunk River Farms 30 LLC 104.12
James Christian Bechert 158.3
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Karen Kay Hart 79.28
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David B Klein 108.49
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John Williams 69.81
Shirley Lee Besco 145.17
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Dennis E Bollig etal 69.42
John William Mertz 132.74
Dwight F Strupp 170.44
Willard Decker Jr 45.54
Donald D Herr II 39.89
Donald D Herr II 76.46
John R Rohloff etal 73.1
Larry J Deitrich etal 39.69
Michael Christner 44.81
Deborah J Grover Trust 115.87
Michael W Christner 109.0
Todd A Denny 98
Dennis Keller
Southfield
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Knox Enterprises Inc 34.03
Gregory W Rasplicka etal 39.7
Ronald S Morrison 39.55
Ronald S Morrison 79.4
Gordon D Himmah Trust etal 97.35
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Stephen L Buehneman Trust 43.14
Strohman Family Farms LLC 46.92
Strohman Family Farms LLC 63.02
CD Huffman Trust etal 60.41
Scott R Long 58.56
Christopher E Webb etal 54.04
Aaron J Gould 45.62
Aaron J Gould 74.28
Wesley R Gould 62.11
Fred Lucas 60.97
Fred Lucas 32.37
Alex F Schwenke 52.21
Steven S Klein 49.05
Caroll D Huffman etal 79.3
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Marion L Streigle etal 39.79
Marion L Streigle etal 59.7
Gary F Snakenberg etal 79.43
Justin R Abell etal 60.67
Linda S Fritchen 46.53
Arthur M Lane Jr Trust etal 159.34
Marilyn J Luers 39.67
Nancy J Weber 96.45
Patricia A Grover 79.68
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JCH Farms Inc 119.84

# AERIAL PHOTO

**108.79 Acres, m/l,** Keokuk County, IA

**FSA/Eff. Crop Acres: 68.41 | Soil Productivity: 60.40 CSR2**

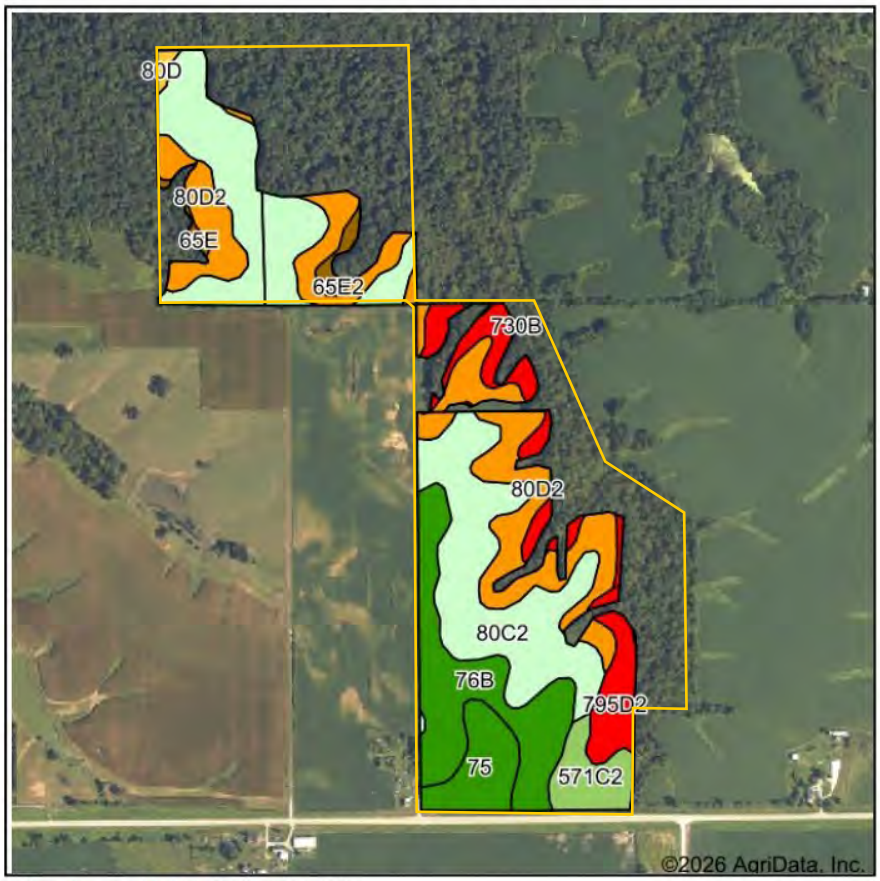




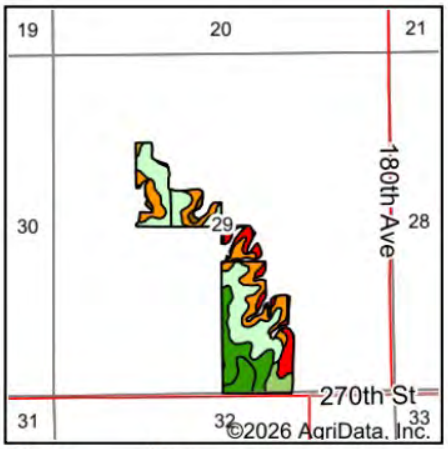
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# SOIL MAP

**68.41 FSA/Eff. Crop Acres**




Soils data provided by USDA and NRCS.




State: **Iowa**
County: **Keokuk**
Location: **29-75N-12W**
Township: **West Lancaster**
Acres: **68.41**
Date: **10/27/2026**

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 | 26.24 | 38.3% | | IIIe | 69 |
| 80D2 | Clinton silty clay loam, 9 to 14 percent slopes, eroded | 16.14 | 23.6% | | IIIe | 46 |
| 76B | Ladoga silt loam, 2 to 5 percent slopes | 10.37 | 15.2% | | IIe | 86 |
| 424E2 | Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded | 4.10 | 6.0% | | VIe | 15 |
| 75 | Givin silt loam, 0 to 2 percent slopes | 3.84 | 5.6% | | Iw | 84 |
| 571C2 | Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded | 3.08 | 4.5% | | IIIe | 76 |
| 795D2 | Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded | 3.07 | 4.5% | | IVe | 7 |
| 65E2 | Lindley loam, 14 to 18 percent slopes, moderately eroded | 0.78 | 1.1% | | VIe | 20 |
| 65E | Lindley loam, 14 to 18 percent slopes | 0.34 | 0.5% | | IVe | 23 |
| 80D | Clinton silt loam, 9 to 14 percent slopes | 0.33 | 0.5% | | IIIe | 51 |
| 730B | Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes | 0.12 | 0.2% | | IIw | 68 |
| | | | | **Weighted Average** | **3.00** | **60.4** |




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# PROPERTY INFORMATION

**108.79 Acres, m/l,** Keokuk County, IA

### Location
From Sigourney: 4½ miles south on Hwy 149, then 3½ miles west on Co. Rd. G48 / 270th St. Property is located on the north side of the road.

### Simple Legal
SE¼ NW¼; part of the W½ SE¼; and a 16' wide triangular piece of land for a roadway to connect the NW¼ SE¼ with the SE¼ NW¼; 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
- $944,000
- $8,677.27/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: $2,042.73*
Gross Acres: 108.79*
Exempt Forest Reserve Acres: 20.69*
Net Taxable Acres: 86.59*
Tax per Net Taxable Acre: $23.59*
**Taxes are estimated pending survey and tax parcel split. Keokuk County Treasurer/ Assessor will determine final tax figures.*

### Lease Status
Open lease for the 2027 crop year.

### FSA Data
Farm Number 7015, Tract 12805
FSA/Eff. Crop Acres: 68.41
Corn Base Acres: 37.34*
Corn PLC Yield: 118 Bu.
Bean Base Acres: 1.62*
Bean PLC Yield: 37 Bu.
Oats Base Acres: 1.73*
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 60.40. See soil map for detail.

### Land Description
Level to strongly sloping.

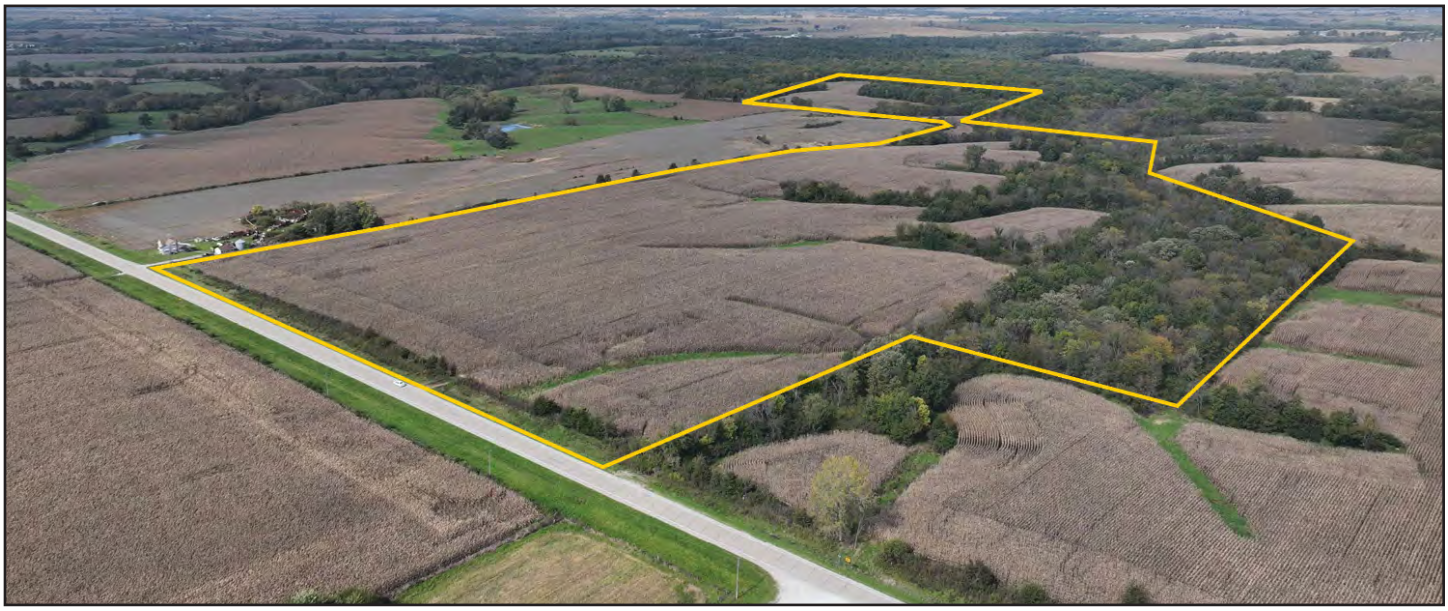
### Drainage
Natural with some tile. No tile maps available.

### Buildings/Improvements
None.

### Water & Well Information
No wells. There is a ¼-acre pond on the property.

### Comments
This farm offers productive tillable acres combined with 37 acres, m/l, of timber and a pond. The property is located on a hard-surfaced road and has an open lease for the 2027 crop year.

### Additional Land for Sale
Seller has an additional tract of land for sale located east 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.

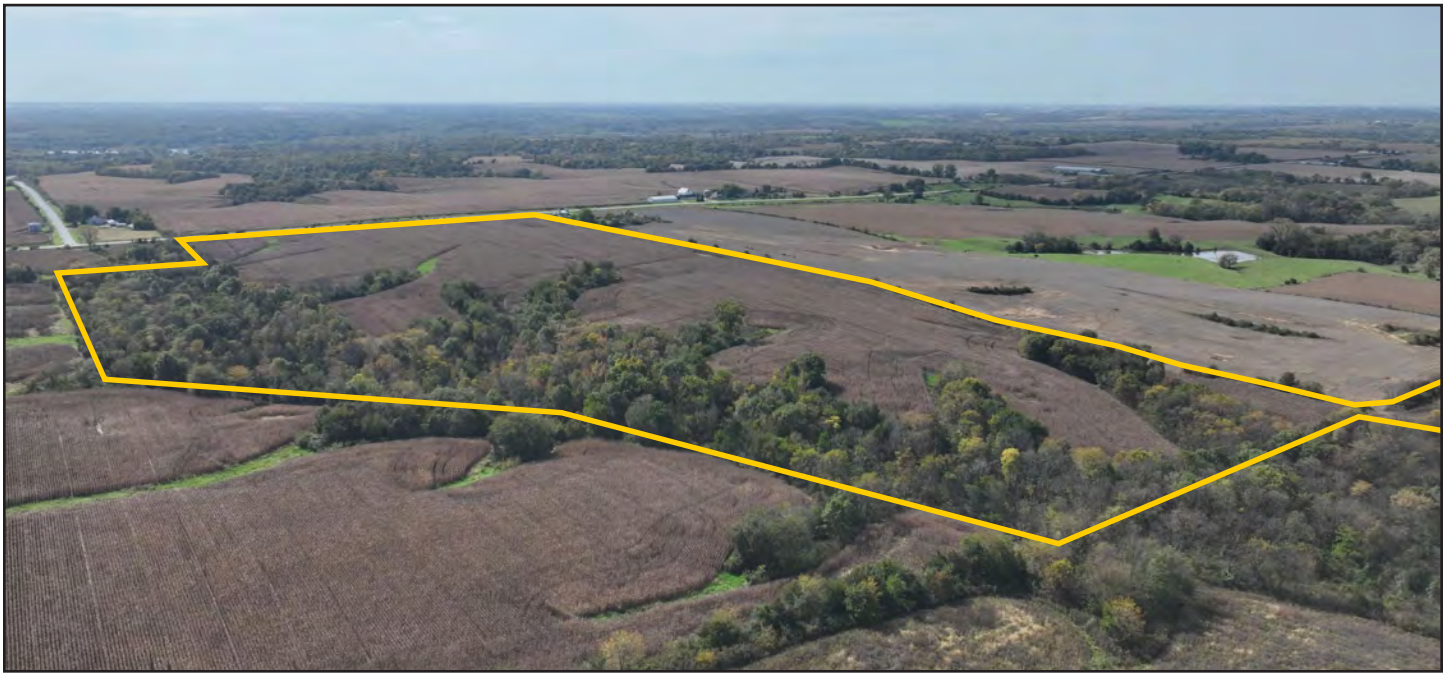


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Looking North



Looking Southwest





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Looking Southeast



Looking North

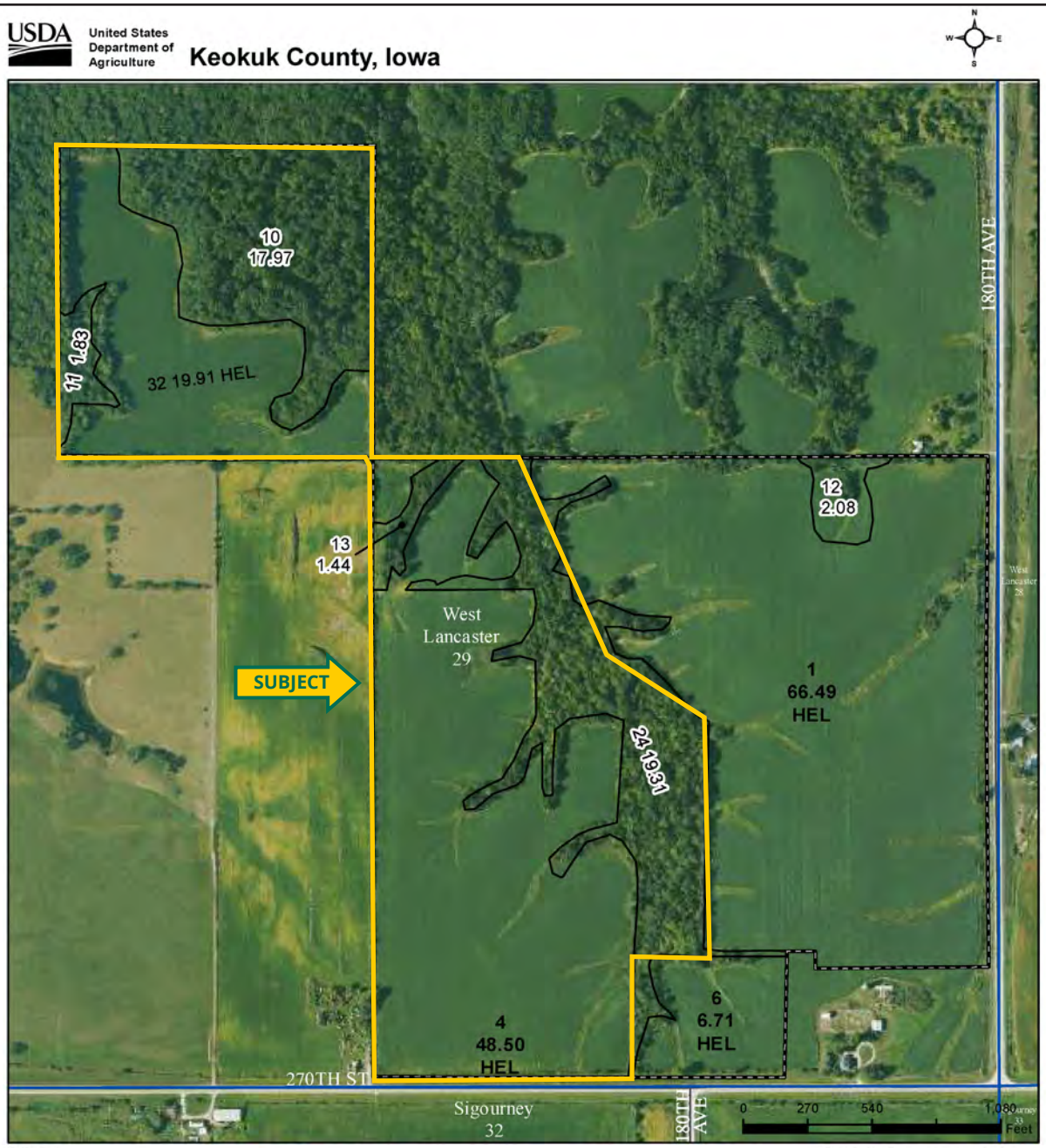




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# FSA MAP

**68.41 FSA/Eff. Crop Acres**



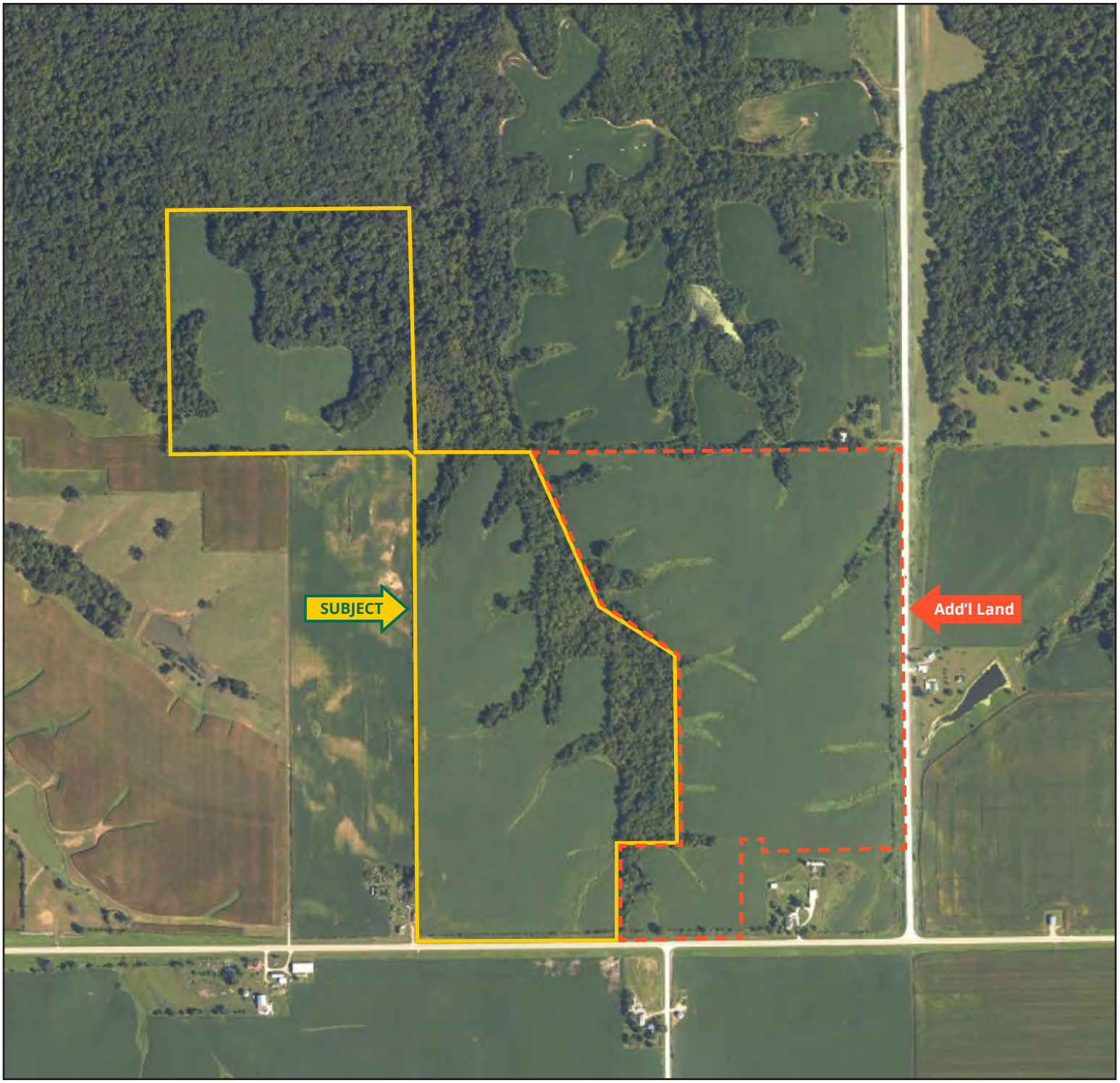




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# ADDITIONAL LAND

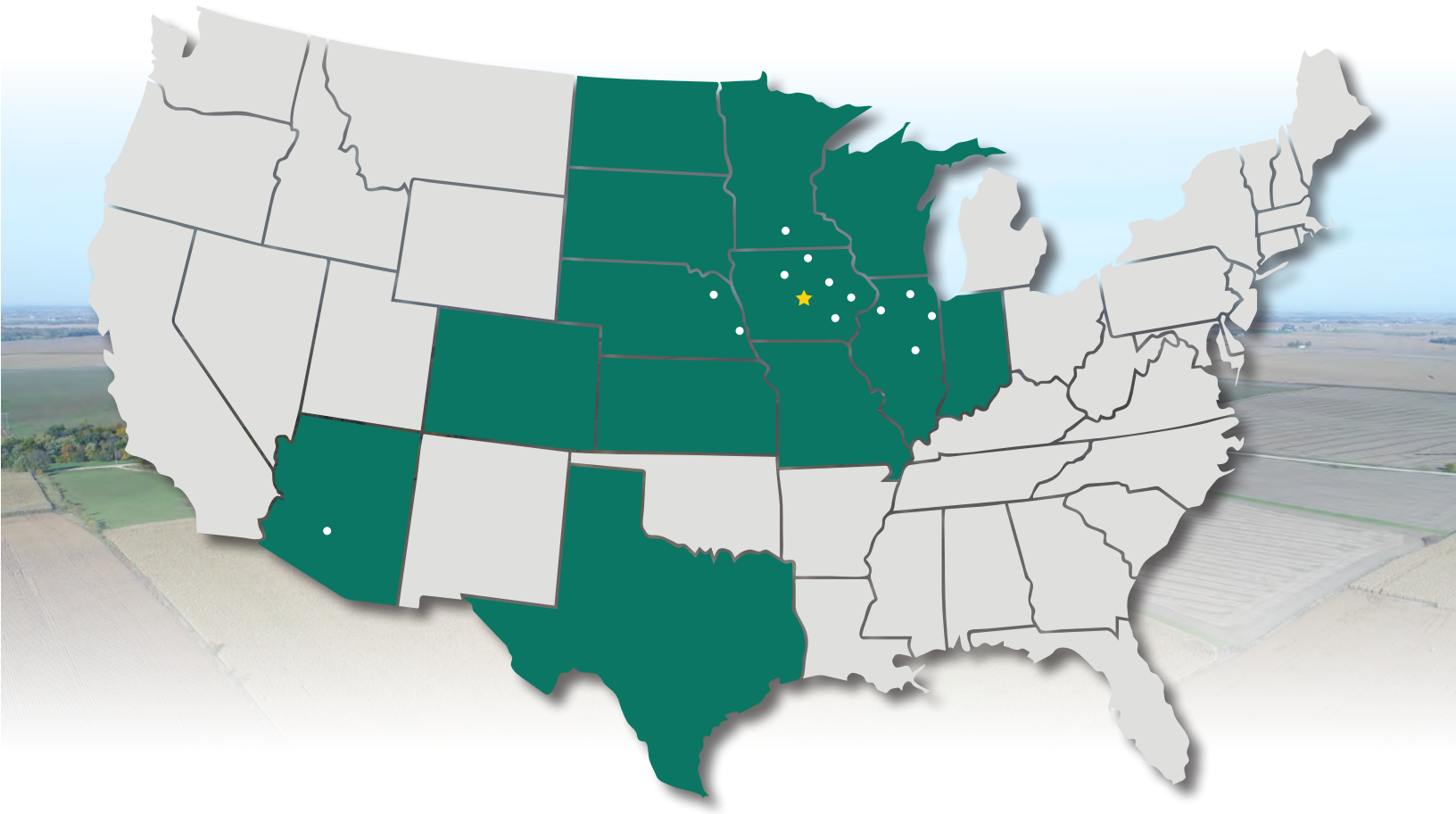
## Aerial Photo






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