

Land For Sale

ACREAGE:

152.55 Acres, m/l

LOCATION:

Keokuk County, IA



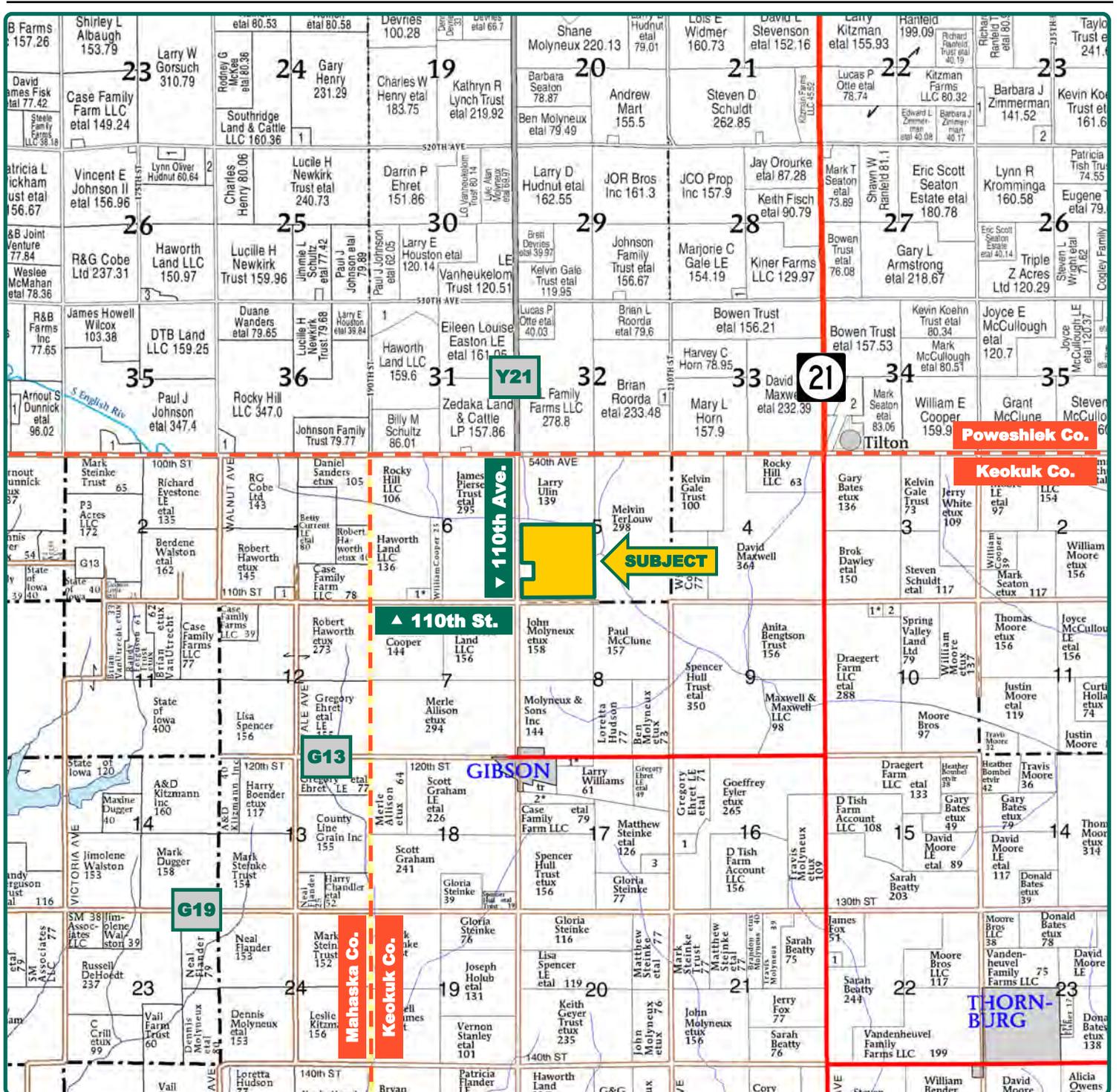
Property Key Features

- 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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FSA/Eff. Crop Acres: 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!

- ~~\$1,365,322.50~~ \$1,289,047.50
- ~~\$8,950/acre~~ \$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 #: 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.

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State: Iowa
 County: Keokuk
 Location: 5-77N-13W
 Township: Prairie
 Acres: 138.32
 Date: 10/8/2024



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	33.25	24.1%		IIw	78
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	25.22	18.2%		IIw	75
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	20.01	14.5%		IVe	30
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	15.78	11.4%		IIIe	82
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	13.47	9.7%		VIe	33
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	8.08	5.8%		IIIe	75
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	7.25	5.2%		IIIe	49
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	6.79	4.9%		IIw	71
281B	Otley silty clay loam, 2 to 5 percent slopes	3.01	2.2%		IIe	91
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.93	1.4%		IVe	13
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.96	0.7%		IVe	45
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.95	0.7%		IVe	6
273C	Olmitz loam, 5 to 9 percent slopes	0.93	0.7%		IIIe	85
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.69	0.5%		IIIe	71
Weighted Average						63.2

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Keokuk County farm.

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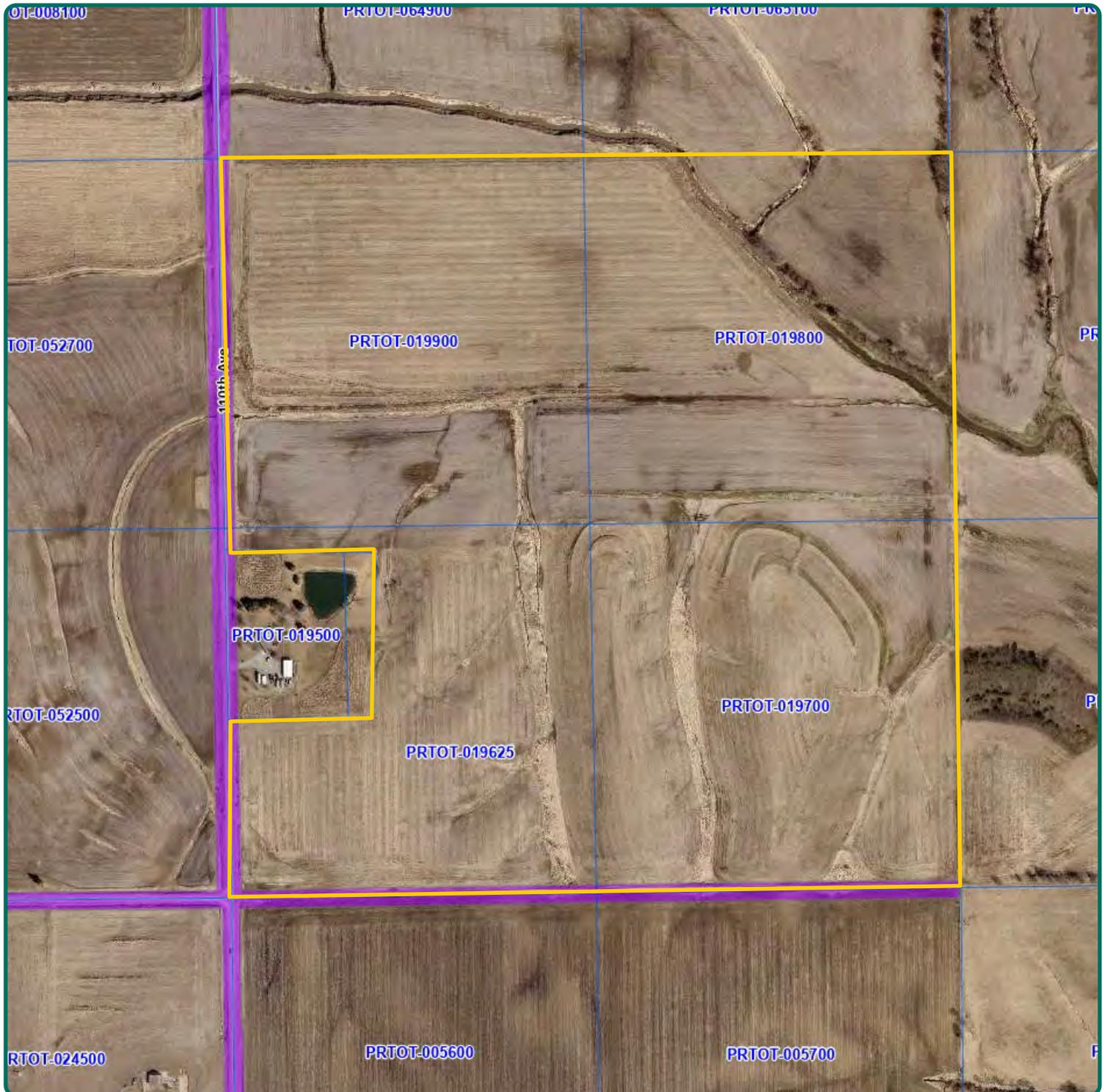


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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East Looking West



Northeast Corner Looking Southwest



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Northwest Looking Southeast



Southwest Corner Looking Northeast



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