

Prime Keokuk County Farm



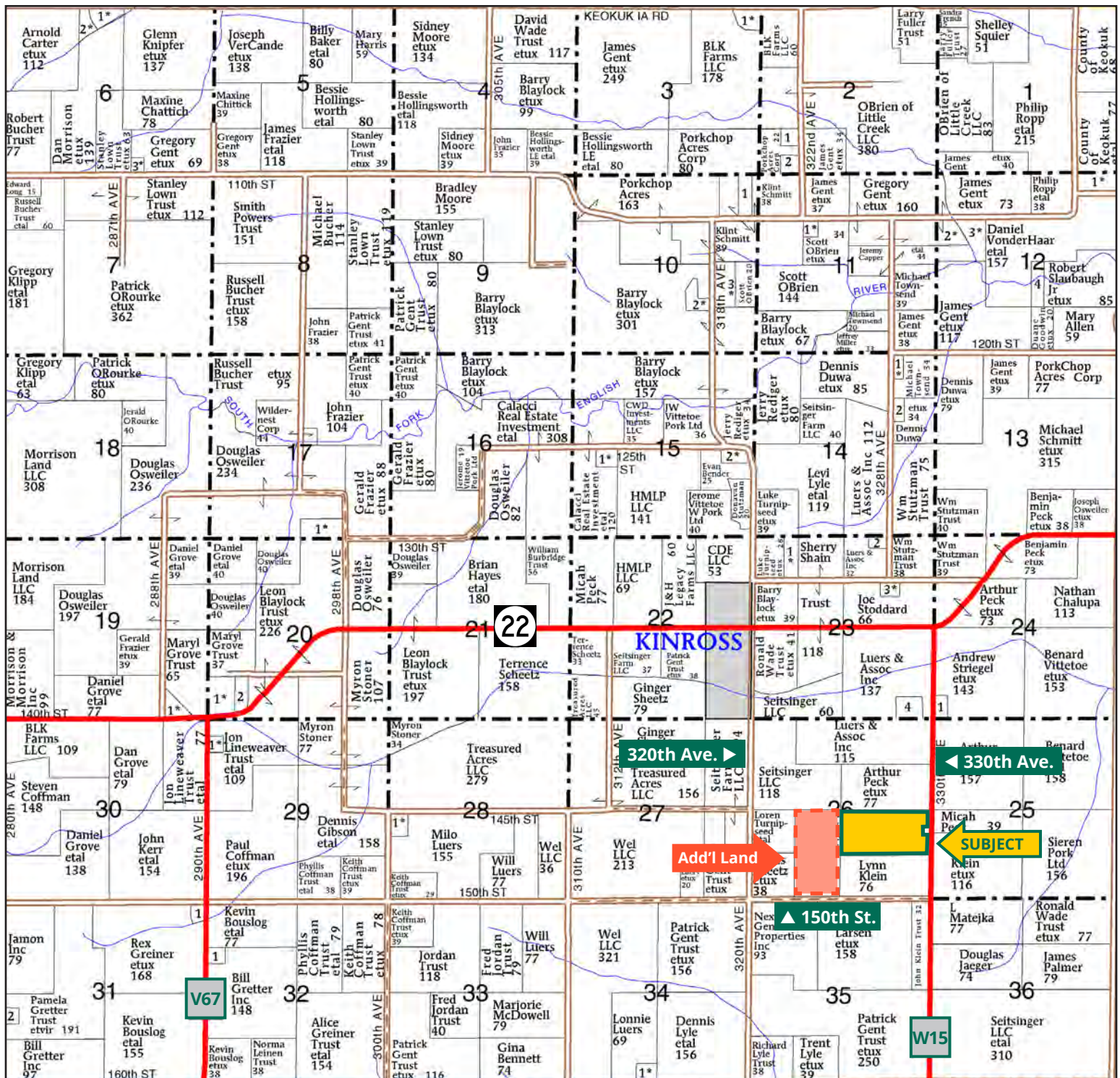
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78.94 Acres, m/l
Keokuk County, IA



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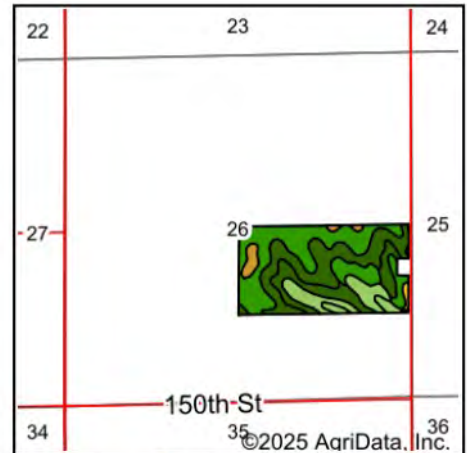
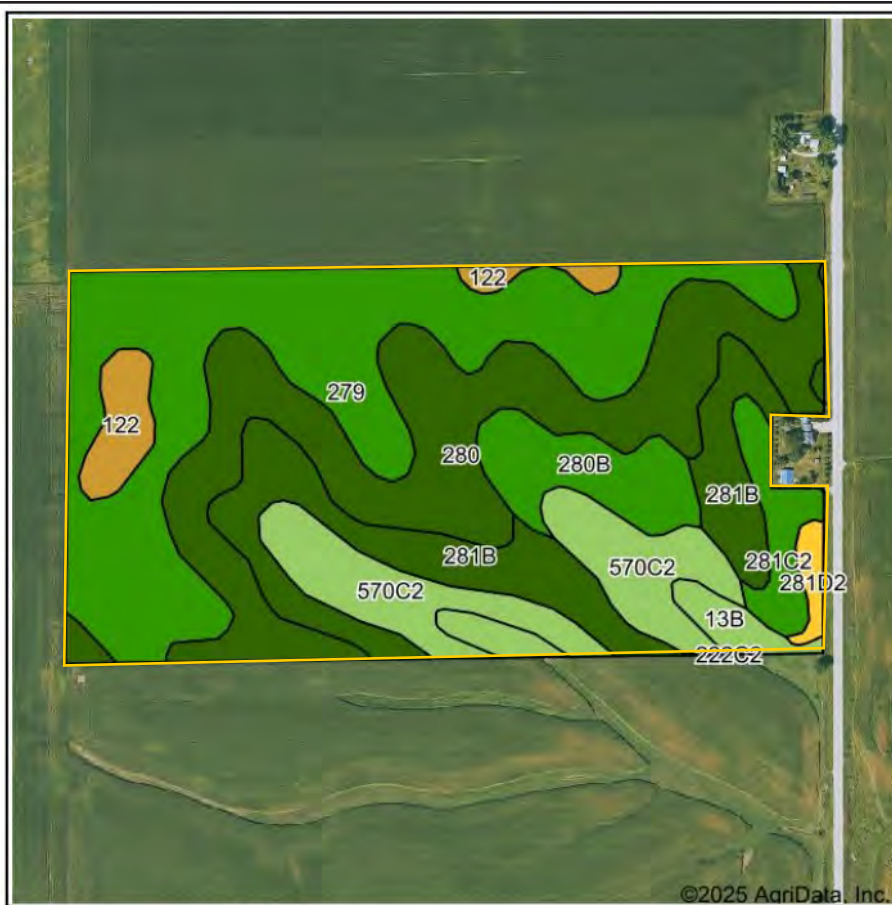
Est. FSA/Eff. Crop Acres: 79.27 | Soil Productivity: 83.80 CSR2



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State: Iowa
 County: Keokuk
 Location: 26-77N-10W
 Township: Liberty
 Acres: 79.27
 Date: 9/3/2025



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	25.17	31.7%		IIw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.80	26.2%		Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	11.46	14.5%		Ile	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	9.15	11.5%		IIIle	71
280B	Mahaska silty clay loam, 2 to 5 percent slopes	4.57	5.8%		Ile	89
122	Sperry silt loam, depressional, 0 to 1 percent slopes	2.67	3.4%		IIIw	36
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	2.51	3.2%		IIIle	82
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	2.21	2.8%		IIw	71
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	0.73	0.9%		IIIle	54
Weighted Average					1.93	83.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Kinross: Go east on IA-22 for 1 mile and then south on 330th Ave. / Co. Rd. W15 for 1.2 miles. Property is located on the west side of the road.

Simple Legal

N½ SE¼, excluding acreage site, all in of Section 26, Township 77 North, Range 10 West of the 5th P.M., Keokuk Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,401,185
- \$17,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,902.00
Gross Acres: 78.94
Net Taxable Acres: 77.69
Tax per Net Taxable Acre: \$37.35

Lease Status

Leased through the 2026 crop year.
Contact agent for details.

FSA Data

Farm Number 688, Part of Tract 2561
FSA/Eff. Crop Acres: 79.27*
Corn Base Acres: 79.00*
Corn PLC Yield: 166 Bu.
**Acres are estimated pending reconstitution of farm by the Keokuk County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Taintor, Mahaska, and Otley. CSR2 on the estimated FSA/Eff. crop acres is 83.80. 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

Nearly level to strongly sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Keokuk County farmland.

Survey

At Seller's expense, the property will be surveyed prior to closing. Final sale price will be adjusted up/down based on final gross surveyed acres.

Additional Land for Sale

Seller has one additional tract of land for sale located west of this property. See Additional Land Aerial Photo.



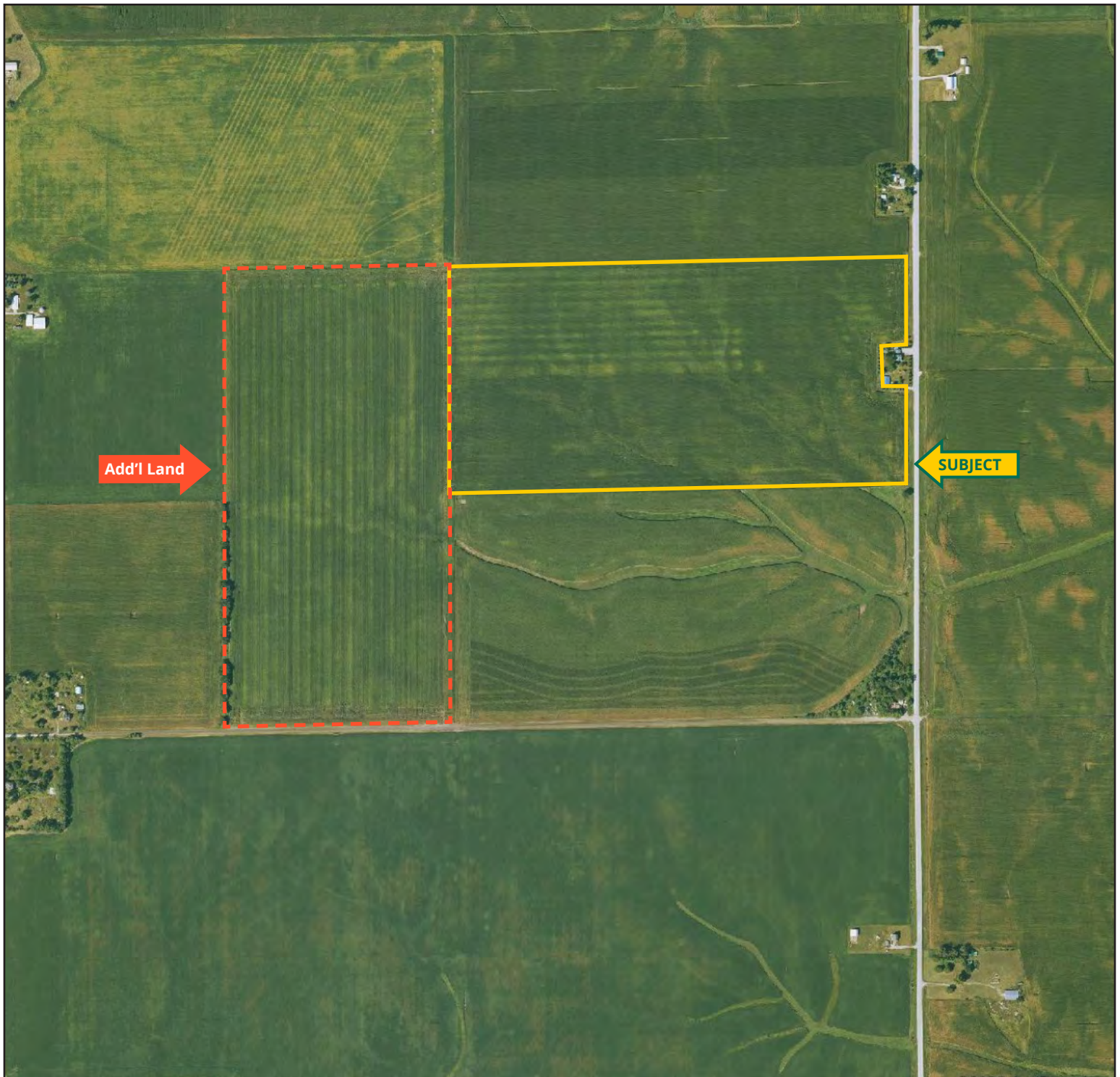
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Looking West

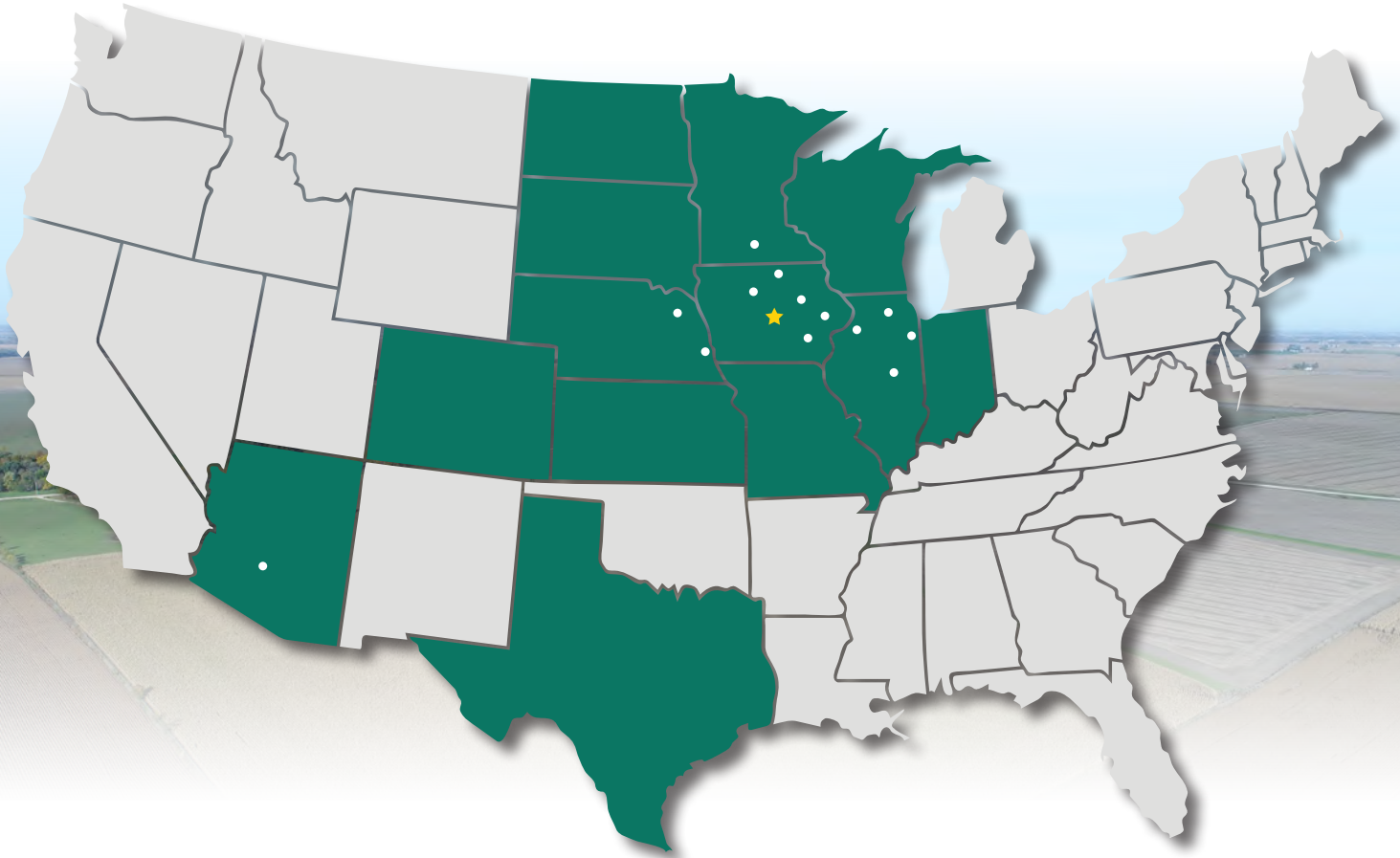


Looking Southwest





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