

Land Auction

ACREAGE:

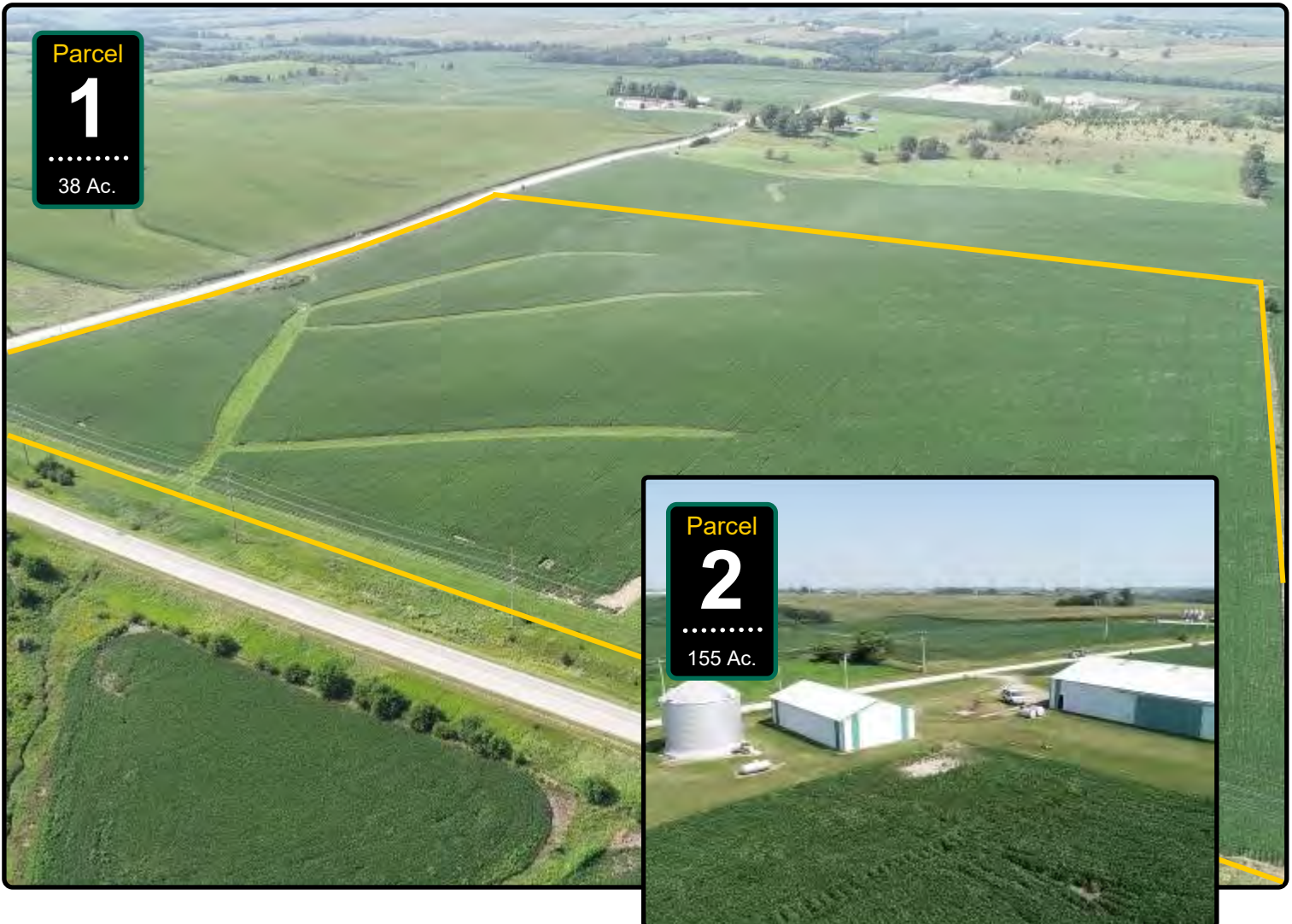
233 Acres, m/l
In 3 parcels
Keokuk County, IA

DATE:

Wednesday
August 29, 2018
10:00 a.m.

LOCATION:

**Keswick American
Legion Hall**
Keswick, IA



Parcel

1

.....
38 Ac.

Parcel

2

.....
155 Ac.

Property Key Features

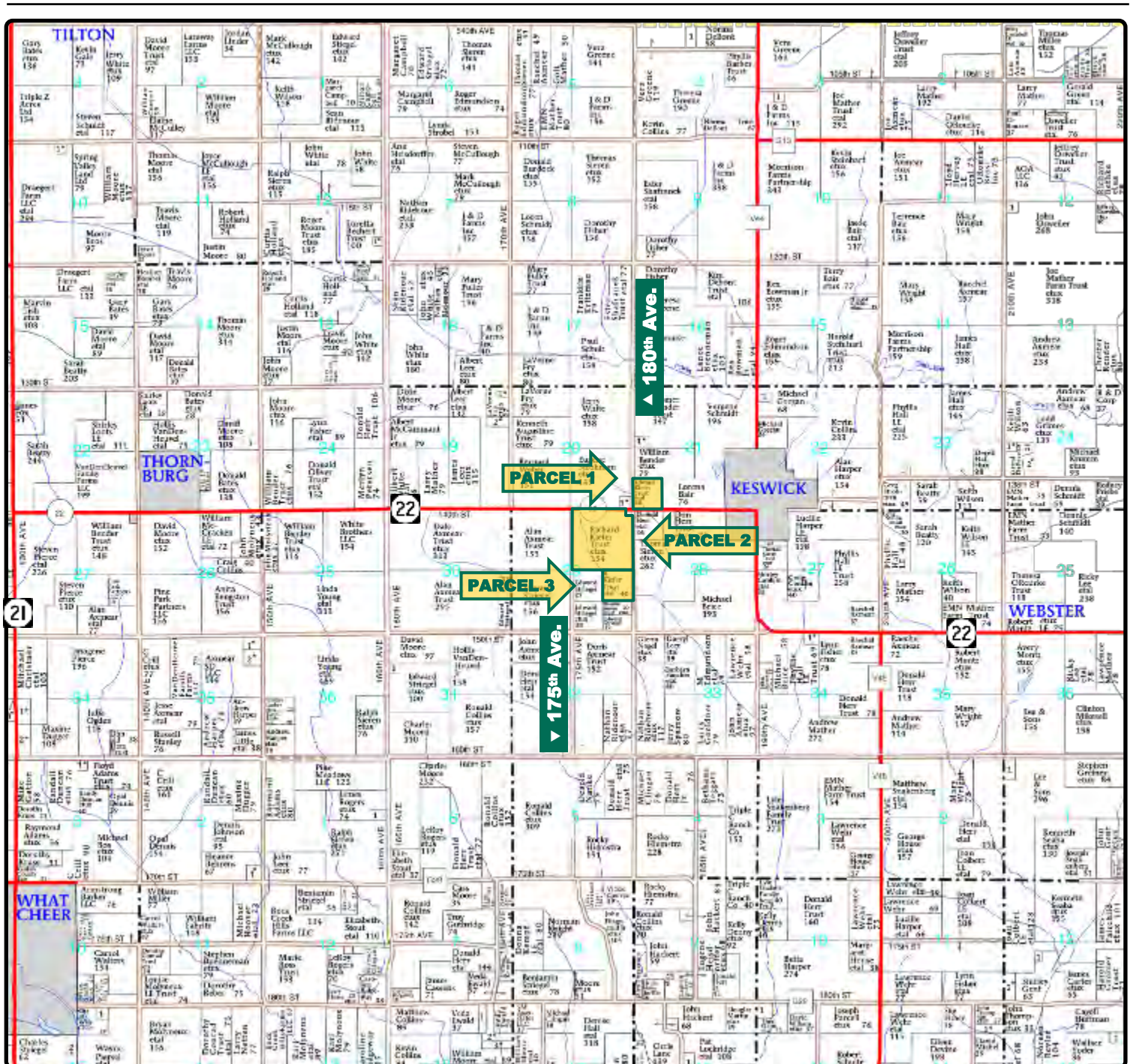
- High-Quality Keokuk County Farmland!
- Well-Cared-For Outbuildings and Grain Bins
- Located on Highway 22—Just west of Keswick, Iowa

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

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102 Palisades Road & Hwy. 1
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233 Acres, m/l, in 3 parcels, Keokuk County, IA



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Parcel 1

Total Acres:	38.00
Crop Acres:	36.06*
Corn Base Acres:	35.60
Soil Productivity:	70.62 CSR2

Parcel 1 Property Information 38 Acres, m/l

Location

From Keswick: ½ mile west on Highway 22. Farm is located on the north side of the road.

Legal Description

The SW¼ of the SW¼ located in Section 21, Township 77 North, Range 12 West of the 5th P.M., Keokuk County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,016.00
Net Taxable Acres: 37.6
Tax per Net Taxable Acre: \$27.02

FSA Data

Farm Number 6559, Tract 820
Crop Acres: 36.06*
Corn Base Acres: 35.60
Corn PLC Yield: 170 Bu.
**There are 1.06 acres of cropland currently certified as Grass Strip along the south boundary of the farm.*

Soil Types/Productivity

Primary soils are Otley, Nira, and Lamoni. CSR2 on the FSA crop acres is 70.62 per Hertz GIS. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2017	202	—
2016	—	65
2015	191	—
2014	—	54
2013	176	—

Yield information is reported by owner.

Land Description

Gently rolling.

Buildings/Improvements

There is a 30' drying bin with stirrators. Seller reserves use of grain bin until March 1, 2019. There is also an older livestock barn.

Rural Water

There is rural water running through the south end of this parcel. There is a connection pit with hookups in the southeast corner.

LP Tank

The 1,000 gallon LP tank is owned and will stay with the property.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
281B	Otley silty clay loam, 2 to 5 percent slopes	10.71	29.70	2	91
570C2	Nira silty clay loam, 5 to 8 percent slopes, moderately eroded	8.92	24.74	3	71
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.35	17.62	4	13
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.89	10.80	1	94
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	3.18	8.82	2e	76
279	Taintor silty clay loam, 0 to 2 percent slopes	2.10	5.83	2	83
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.89	2.48	3	82

Measured Tillable Acres: 36.06

Average CSR2: 70.62

Comments

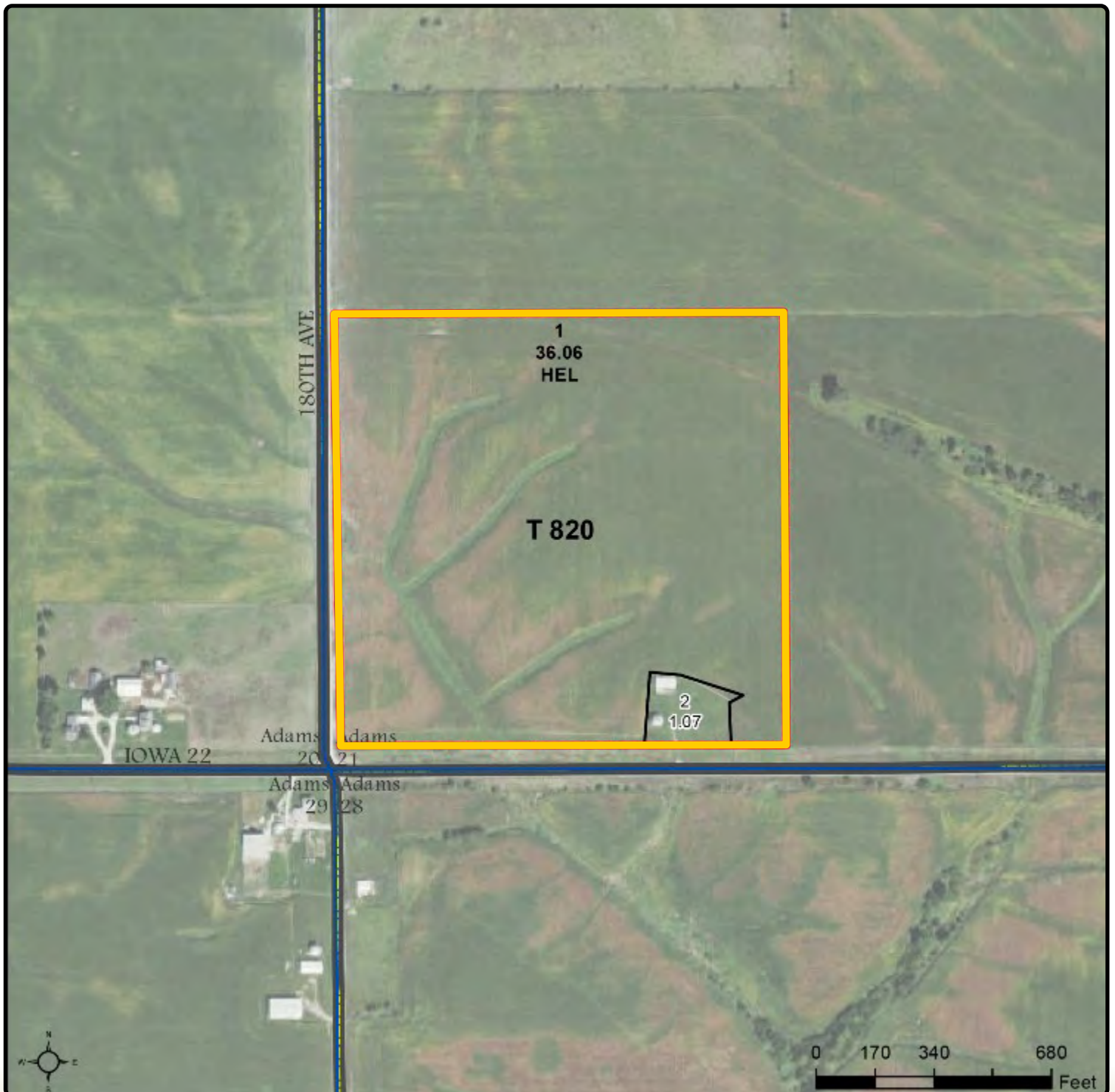
This is a very clean Keokuk County farm that has been very well maintained through the years. This would be a great

add-on or potential building site located along a hard surface road with rural water. Soil tests, fertilizer, and lime applications available upon request.

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Parcel 2

Total Acres:	155.00
Crop Acres:	146.70
Corn Base Acres:	67.70
Bean Base Acres:	44.20
Oat Base Acres:	1.20
Soil Productivity:	70.01 CSR2

Parcel 2 Property Information 155 Acres, m/l

Location

From Keswick: ¾ mile west on Highway 22. Farm is located on the south side of the road.

Legal Description

The NE¼ located in Section 29, Township 77 North, Range 12 West of the 5th P.M., Keokuk County, Iowa. Except Auditor's Parcel A, in the northeast corner of the farm.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,070.00
Net Taxable Acres: 152.37
Tax per Net Taxable Acre: \$26.71

FSA Data

Farm Number 6559, Tract 11663
Crop Acres: 146.70
Corn Base Acres: 67.7
Corn PLC Yield: 144 Bu.
Bean Base Acres: 44.2
Bean PLC Yield: 47 Bu.
Oat Base Acres: 1.2
Oat PLC Yield: 56 Bu.

Soil Types/Productivity

Primary soils are Nira, Otley, and Lamoni. CSR2 on the FSA crop acres is 70.01 per Hertz GIS. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2017	198	57
2016	217	53
2015	205	54
2014	196	42
2013	175	49

Yield information is reported by owner.

Land Description

Gently rolling.

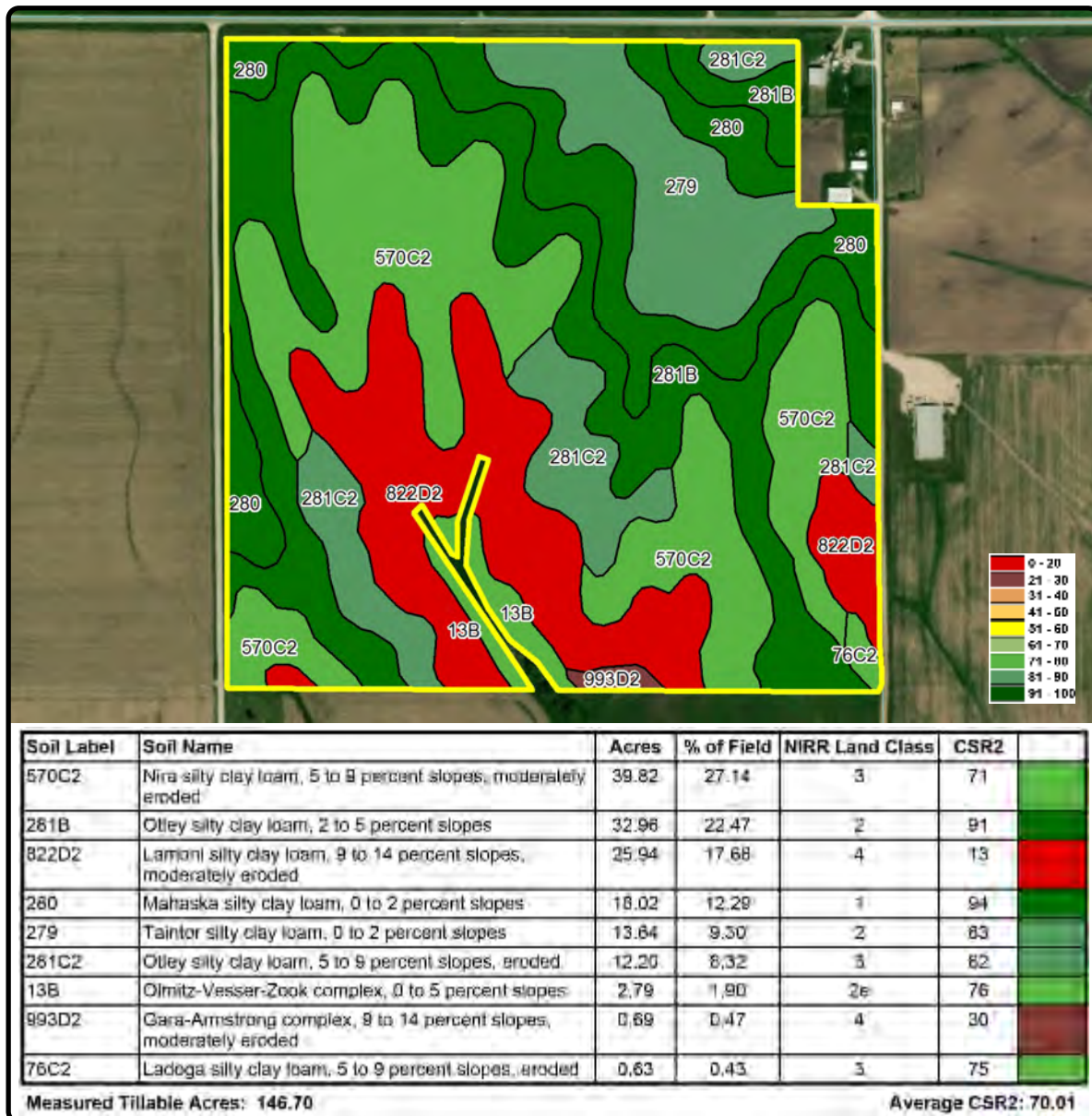
Buildings/Improvements

Machine Shed: 54' x 90' pole barn with 14' sidewalls; built in 1979. The north sliding door is 26' 6" wide and 14' tall. The east sliding door is 23' 6" wide and 14' tall. The machine shed primarily has a dirt floor, but does include a 12' x 20' concrete area in the northeast corner shop

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area. There is a small loft above the shop area.

Machine Shed: 30' x 60' pole barn with a dirt floor. Includes two 14' wide doors facing the south. This machine shed has a dirt floor.

Grain Bin: 28' drying bin with stirrators. Seller reserves use of grain bin until March 1, 2019.

Water & Well Information

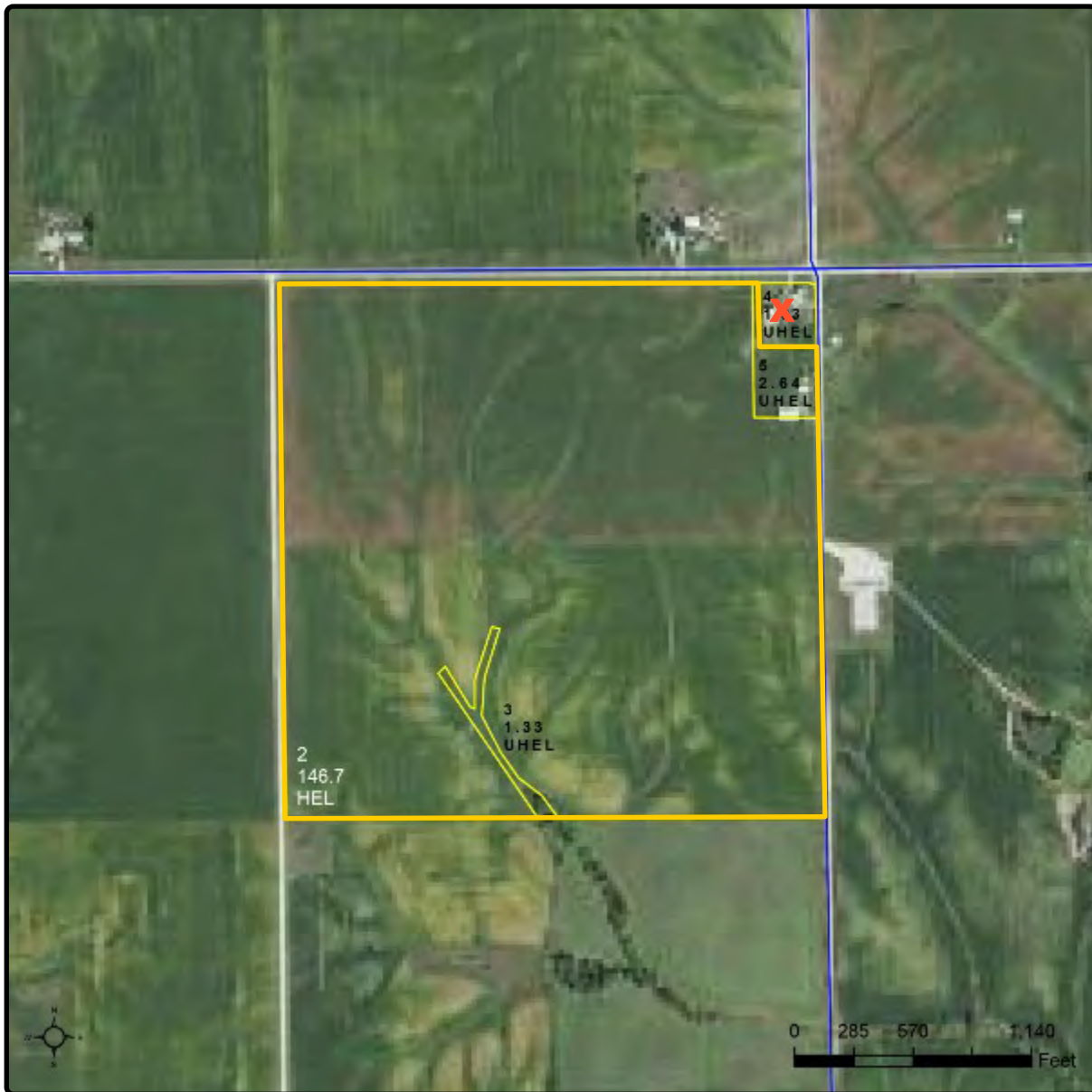
The well is located north of the big machine shed. The well was drilled in

August 1988 and is 325' deep with 6" PVC casing 243'. The pump is set at 240' deep and is rated at 8 gallons per minute. The pressure tank is located in the well pit and a submersible pump and electrical wire were installed in August 2017.

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There is also a 2' diameter clay tile well that is 35' deep in the well pit. This water is pumped with a jet pump.

LP Tank

The LP tank is rented.

Comments

This is a very clean, high-quality Keokuk County farm located just west of Keswick on a hard surface road. Includes well-maintained improvements.

Soil tests, fertilizer, and lime applications available upon request.

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Parcel 3

Total Acres:	40.00
Crop Acres:	33.70
CRP Acres:	33.70
Soil Productivity:	52.83 CSR2

Parcel 3 Property Information 40 Acres, m/l

Location

From Keswick: ¾ mile west on Highway 22 and ½ mile south on 180th Street. Farm is located on the west side of the road.

Legal Description

The NE¼ of the SE¼ located in Section 29, Township 77 North, Range 12 West of the 5th P.M., Keokuk County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$744.00
Net Taxable Acres: 40.0
Tax per Net Taxable Acre: \$18.60

FSA Data

Farm Number 6559, Tract 821
Crop Acres: 33.7 (all in CRP)

CRP Contracts

There are 33.7 acres enrolled in the Conservation Reserve Program (CRP) at \$109.64 per acre, for a total annual payment of \$3,695. This contract expires September 30, 2019.

Soil Types/Productivity

Primary soils are Gara-Armstrong, Olmitz -Vesser-Zook, and Ladoga. CSR2 on the FSA crop acres is 52.83 per Hertz GIS. See soil map for detail.

Land Description

Gently rolling.

Comments

This is a 40-acre farm that brings in good income with the CRP. The contract expires September 30, 2019 and could easily be returned back to cropland.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	13.79	40.92	4	30
13B	Olmitz-Vasser-Zook complex, 0 to 5 percent slopes	8.36	24.82	2e	76
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	4.79	14.21	3	75
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.64	4.87	4	13
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	1.59	4.71	6	33
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.57	4.65	3	82
281B	Otley silty clay loam, 2 to 5 percent slopes	1.51	4.47	2	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.45	1.35	3	71

Measured Tillable Acres: 33.70

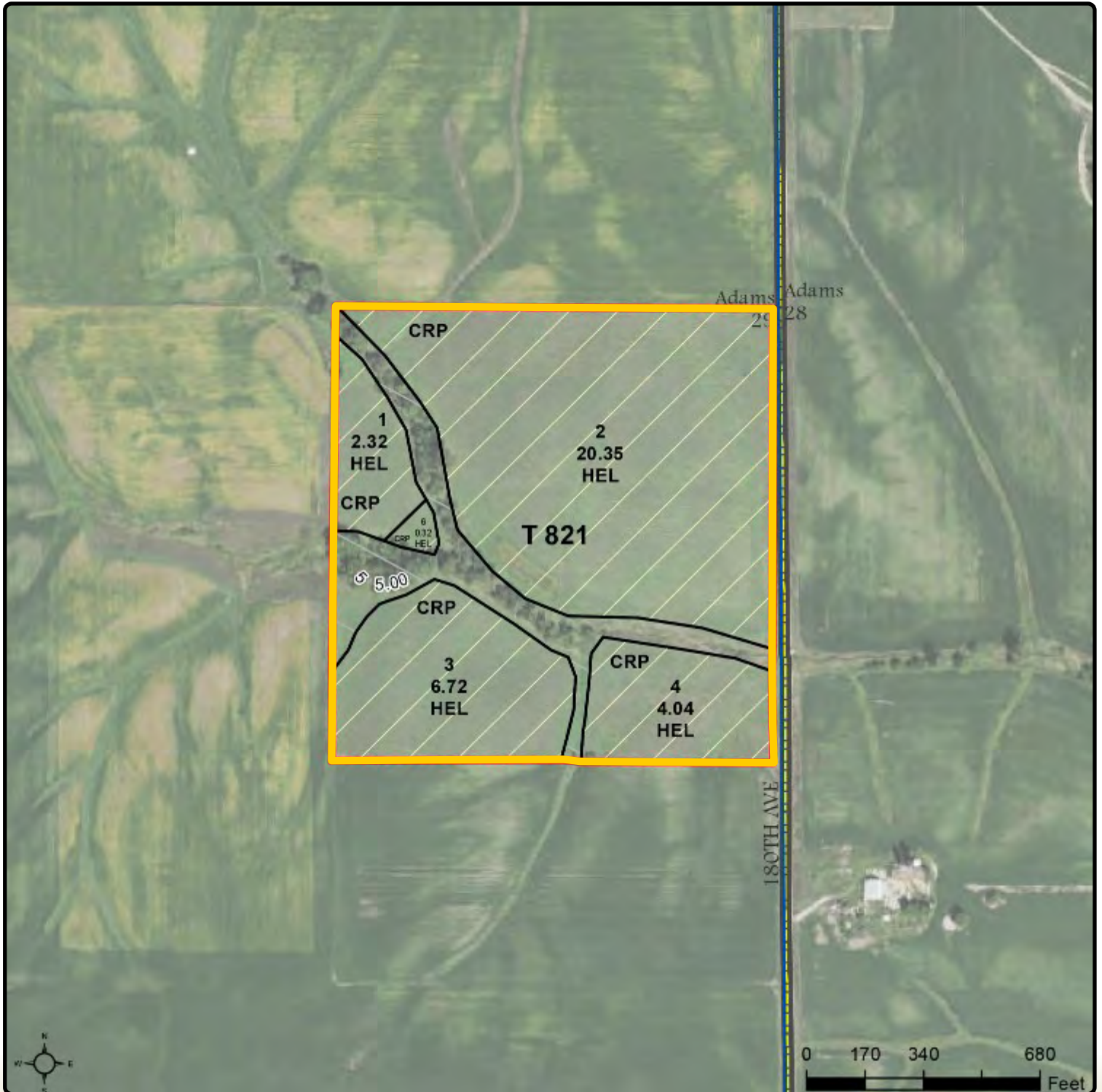
Average CSR2: 52.83

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.

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Date: **Wed., August 29, 2018**

Time: **10:00 a.m.**

Site: **Keswick American
Legion Hall
105 N Irons Street
Keswick, IA 50136**

Seller

Joseph L. and Joan T. Kiefer and
R. Edward Kiefer Revocable Trust

R. Edward Kiefer is a licensed Real Estate
Broker.

Agency

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

Auctioneer

Troy R. Louwagie

Attorney

John N. Wehr,
John N. Wehr Law Office

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 28, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Full possession of the cropland and machine sheds will be given at closing. Possession of the grain bins will be given on March 1, 2019. Taxes will be prorated to date of closing.

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