

# Land For Sale

**ACREAGE:**

**80.0 Acres, m/l**

**LOCATION:**

**Keokuk County, IA**



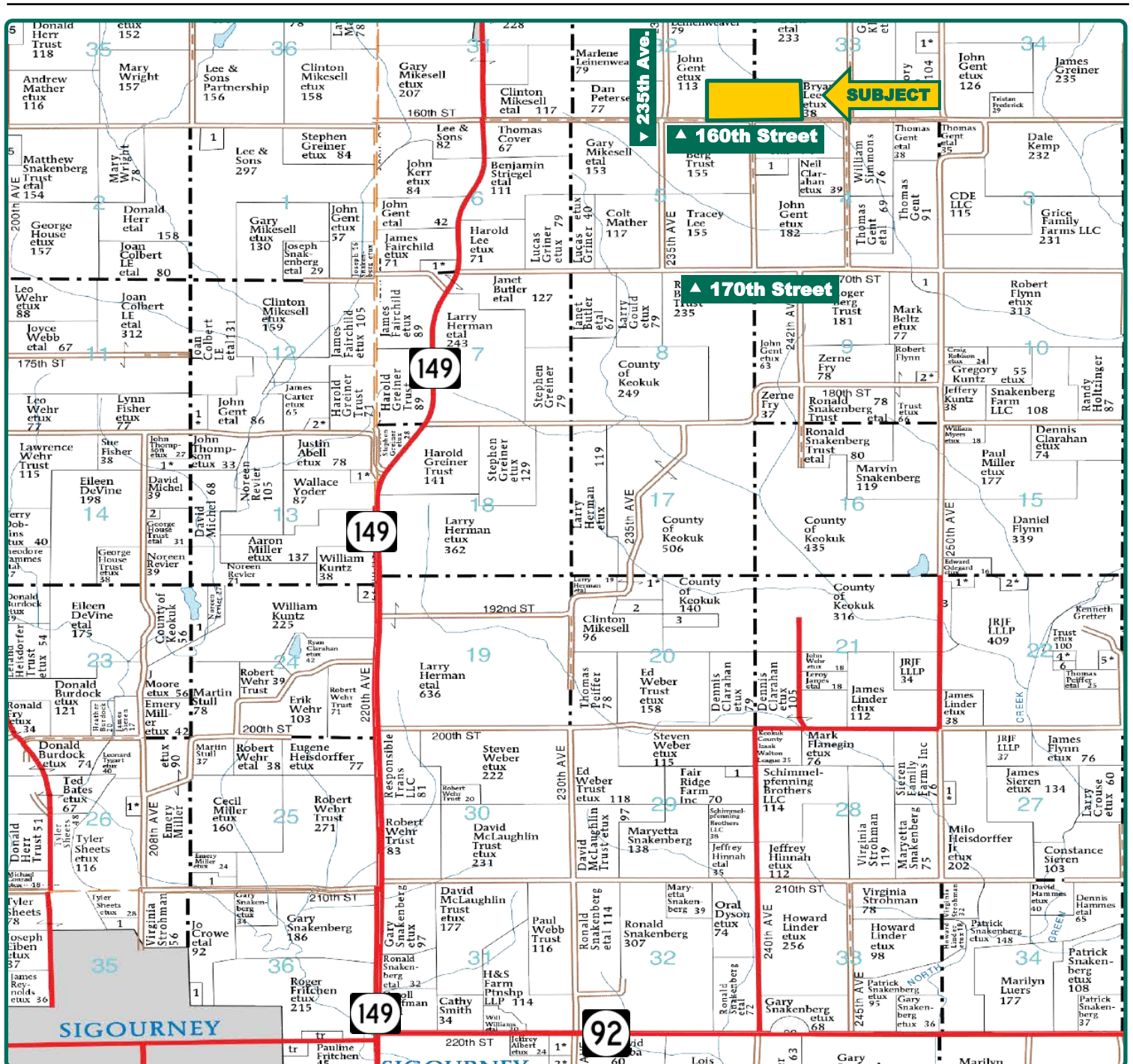
## Property Key Features

- Secluded Hunting and Recreational Property
- Income-Producing CRP Contracts
- Located 15 Minutes from Sigourney and One Hour from Iowa City

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**CRP Acres:** 58.50  
**Soil Productivity:** 51.20 CSR2

## Property Information

**80 Acres, m/l**

### Location

**From Sigourney:** 1½ miles east on Hwy. 92, then 5 miles north on Hwy 149. 1 mile east on 170th St., then 1 mile north on 235th Ave., then ½ mile east on 160th St. The property is the north side of the road.

### Legal Description

SE¼ SE¼ of Sec. 32 and SW¼ SW¼ of Sec. 33, Township 77 North, Range 11 West of the 5th P.M., Keokuk County, IA.

### Price & Terms

- \$216,000.00
- \$2,700.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,556.00  
Net Taxable Acres: 78.0  
Tax per Net Taxable Acre: \$19.95

### FSA Data

Farm Number 268, Tract 1082  
FSA/Eff. Crop Acres: 0.0  
CRP Acres: 58.5

### CRP Contracts

There are 10.6 acres enrolled in a CP-1 and CP-25 contract that pays \$1,905 annually and expires September 30, 2023.

There are 48.0 acres enrolled in a CP-10 and CP-4D contract that pays \$5,751 annually and expires September 30, 2020.

### Soil Types/Productivity

Primary soils are Olmitz-Vesser-Zook, Ladoga and Gara. CSR2 on the CRP acres is 51.2. See soil map for detail.

### Land Description

Nearly level to rolling.

### Drainage

Natural.

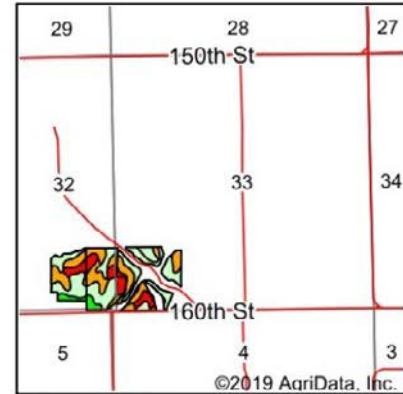
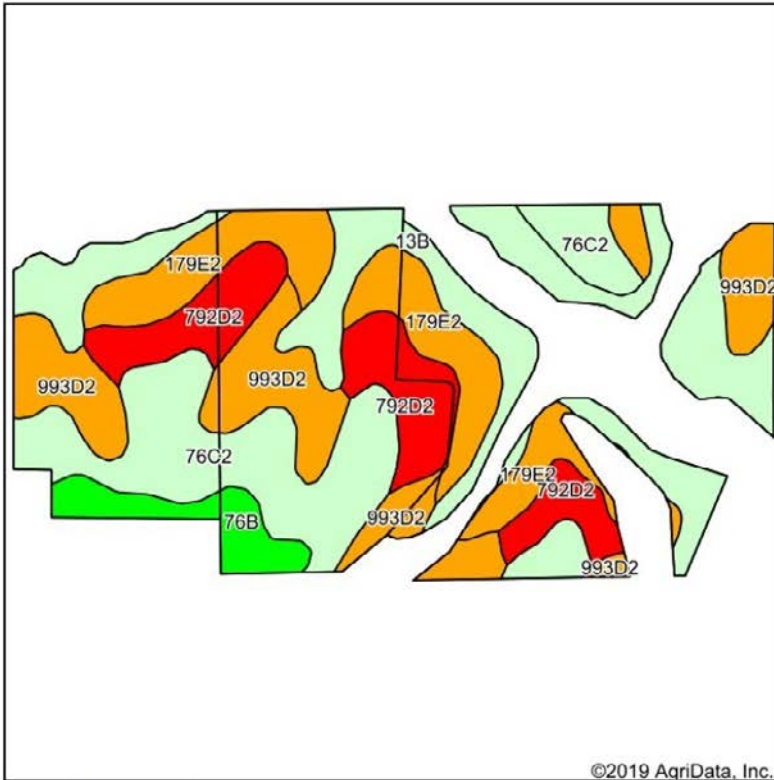
### Water/Well

Wapello Rural Water is available along 160th St. There is an old well in the southwest corner of the property. The age and condition of the well is unknown.

### Buildings

The southwest corner of the property was a building site. The frame of an old farmhouse still stands.





State: Iowa  
 County: Keokuk  
 Location: 32-77N-11W  
 Township: English River  
 Acres: 58.5  
 Date: 10/10/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA107, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	14.49	24.8%		IIw	76	60
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	12.93	22.1%		IIIe	75	65
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	10.78	18.4%		IVe	30	20
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	9.35	16.0%		VIe	33	33
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	8.21	14.0%		IVe	7	13
76B	Ladoga silt loam, 2 to 5 percent slopes	2.75	4.7%		IIe	86	85
<b>Weighted Average</b>						<b>51.2</b>	<b>44</b>

### Access

The property is accessed from 160th Street. This is a Level "B" dirt road with minimal maintenance.

### Comments

Here's your chance to own a secluded Keokuk County farm with hunting potential and CRP income!

*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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