



LAND FOR SALE

KEY FEATURES

Price \$510,600

Purpose Recreation and Investment

Location 1 Mile North of Sigourney

Farm Details

Iowa Land Company is proud to represent the Crowe farm. This farm has been extremely well taken care of over the years. The 92.46 acres consist of 42 tillable acres currently in a corn bean rotation and boasting a CSR2 weighted average on the tillable acres of 72.6. An additional 35.38 acres are currently in a combination of the CP25, CP21, and CP3A, CRP programs paying \$5,616 annually. Filter strips border Bridge creek as it winds through the northeast corner of the property which gives the farm diversification for pheasants and quail. The farm also has two ponds in the center property that provide fishing opportunities throughout the year. A 24x30 pole barn is located in the center of the property that is great for storage or to entertain guests on a summer evening with friends and family.

Land Agent

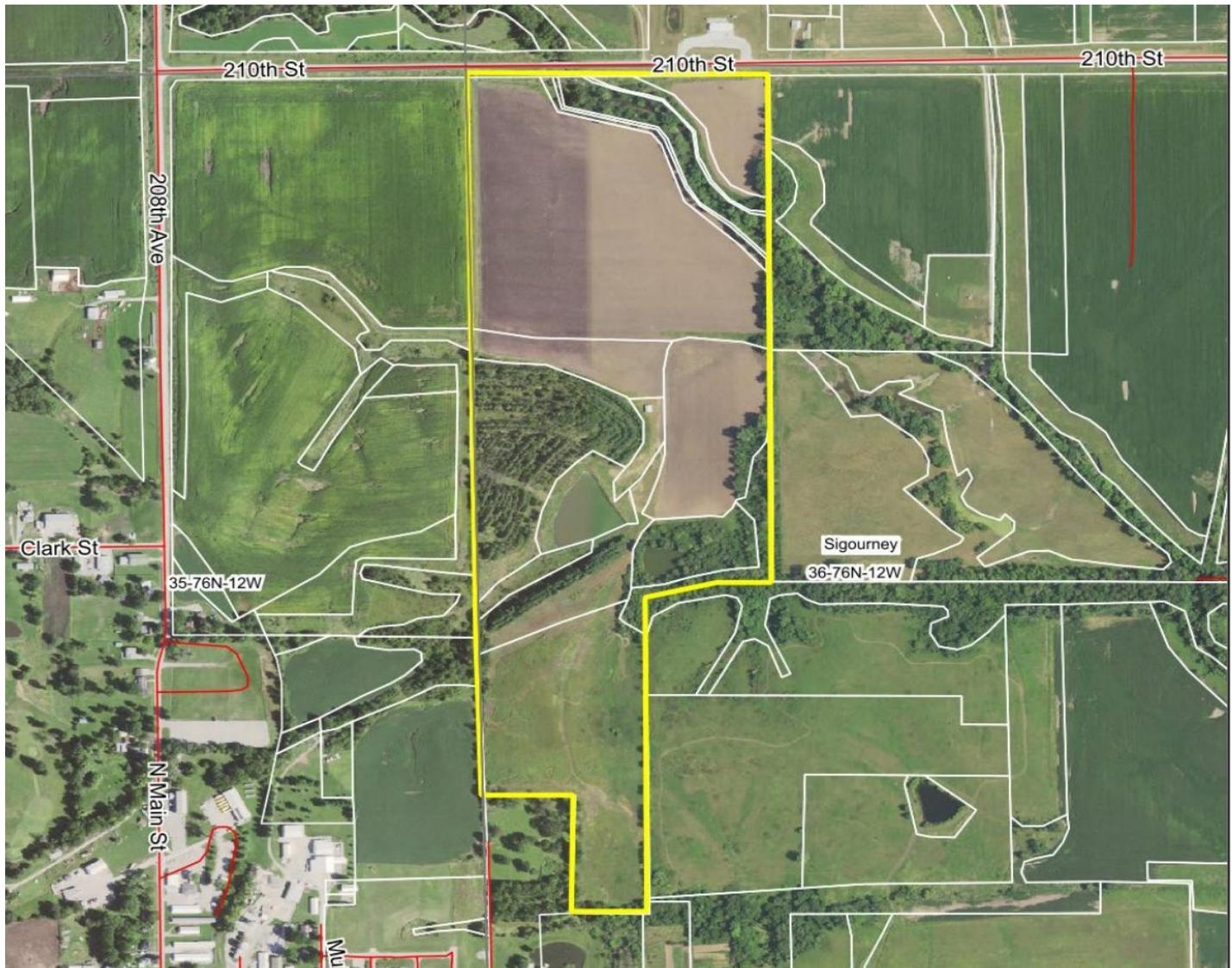


Nick Skinner
515-650-0974

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KEOKUK COUNTY, IA 92.46 +/- ACRES





Location Notes:

From Sigourney, IA

- Travel 1 mile north out of town on N. Main Street
- Turn right or go east on to 210th street for .3 miles
- Property will be on the south side of the road
- Land for sale sign is located at the entrance

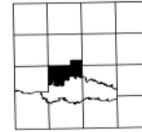


PLAT MAP LOCATION

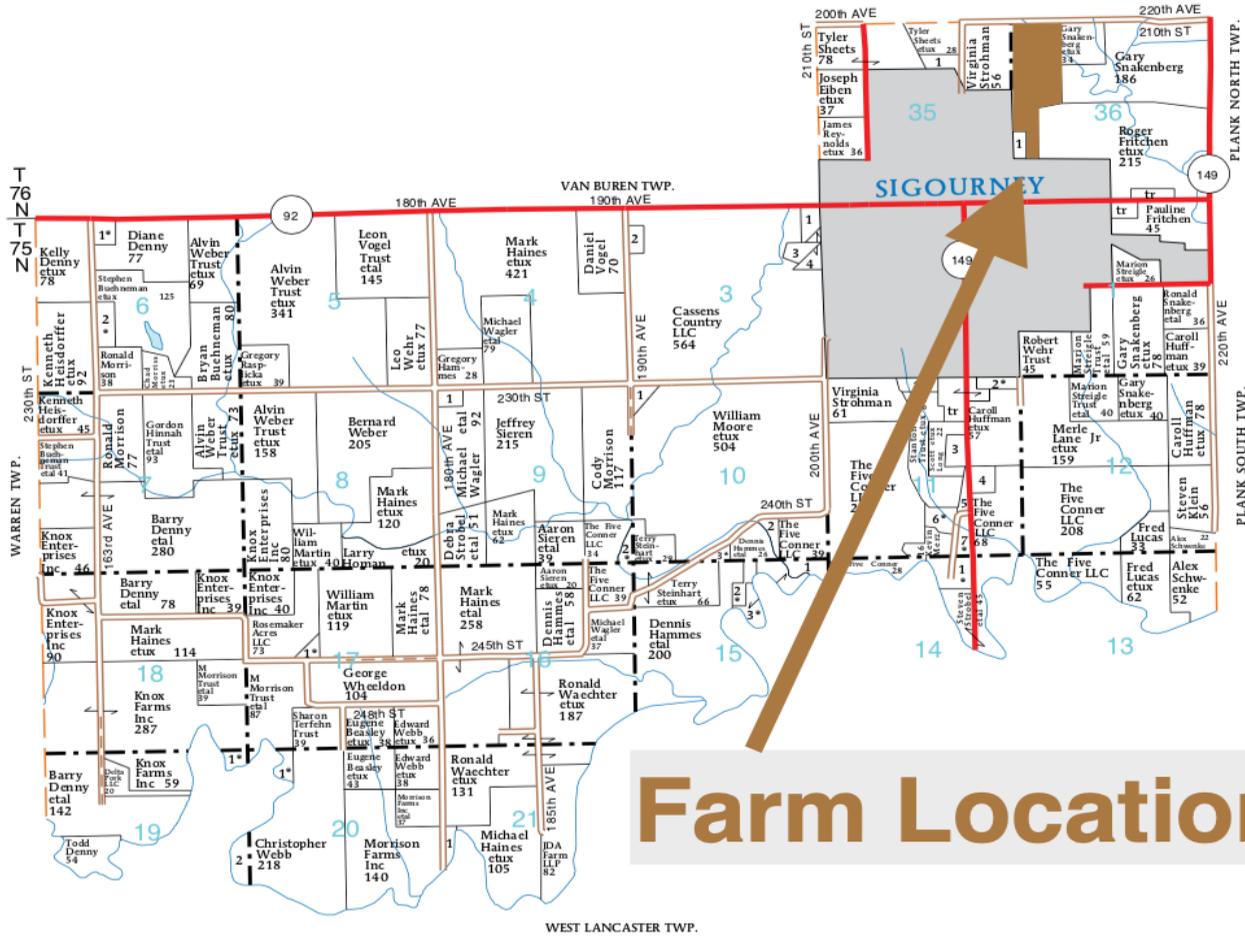
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SIGOURNEY PLAT

(Landowners)



R-12-W



Farm Location

SIGOURNEY TOWNSHIP

SECTION 3

1. Helens Place LLC 9
2. Key Cooperative 6
3. Fleck Greenley Trust 6
4. City of Sigourney 6

SECTION 6

1. Goldman, Darrel etux 5

2. Alderson, Darrell etux 14

SECTION 9

1. Hammes, Gregory 11
2. Steinhart, Terry etux 5

SECTION 10

1. Morrison, Cody 13
2. Green, William 8
3. Steinhart, Terry etux 10

SECTION 11

1. Atwood, Duane etal 11
2. Veronica Hudson LLC 10
3. State of Iowa 12
4. Stever Trust, Harry 11
5. State of Iowa 8
6. Neece, Thomas etal 12
7. Applegat, Daniel etal 7

SECTION 14

1. Greiner, Jerry etux 8
- SECTION 15**
1. The Five Conner LLC 15
 2. Steinhart, Terry etux 9
 3. Hammes, Dennis etal 21

SECTION 17

1. Flanegin, Daniel etux 5
- SECTION 19**
1. Holm, Martin etux 6
 2. Webb, Christopher 11
- SECTION 20**
1. Morrison Trust, M etal 11

SECTION 21

1. County of Keokuk 6
- SECTION 35**
1. Wehr, Nickolas 12
- SECTION 36**
1. Cemetery Assn 5



PROPERTY PHOTOS



Additional Notes:

Property Highlights

- 42 +/- Tillable Acres
- 72.6 CSR2 Average on Tillable Acres
- 35.38 CRP Acres
- 81.32 Total Cropland Acres
- 1.5 Acre Stocked Pond
- 24x30 Metal Pole Building
- Abundance of Wildlife
- 1 Mile North of Sigourney, Iowa