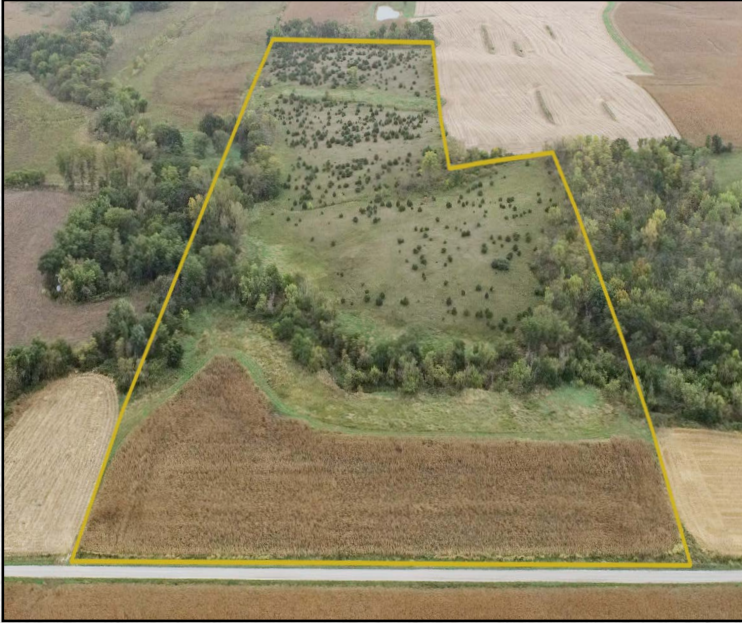




LAND FOR SALE

Keokuk County

47.50
ACRES +/-



FARM DESCRIPTION

PRICE: \$325,000

This farm has everything you need as a recreational farm Buyer. Affordable recreational acres with income potential within 7 miles from Sigourney, Iowa, and 20 miles from Oskaloosa, Iowa. These 47.50 +/- acres consist of 38 +/- FSA cropland acres of which 5 +/- acres are being farmed on a corn / bean rotation. The remaining 33 +/- acres are expired CRP and have grown up to provide cover for wildlife in the area. The balance of the farm is made up of timber draws and a creek that winds through the property. Farms like this are hard to find in Keokuk County that provide solid hunting, with income possibilities.

Call Land Agent Nick Skinner or Land Broker Cody Skinner today to set up a private showing.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322

CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343



AERIAL PHOTO

Keokuk County

47.50
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$325,000 or \$6,842/Acre

Location:

From Sigourney, Iowa, travel 4.5 miles west out of town on IA - 92W. Turn right or go north on 163rd Ave. for 1.0 mile. Turn left or go west on 210th Street .08 miles. Property will be on the south or left side of the road. Land for sale sign is located at the entrance.

Legal Description:

47.50 +/- acres located in Keokuk County, Iowa; Washington Township, Section 36, Range 13W. Exact legal will come from the deed.

Tax Information:

\$1,216 +/- estimated annually



SOIL MAP

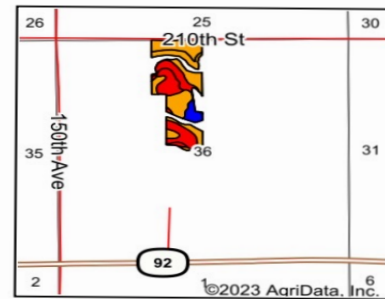
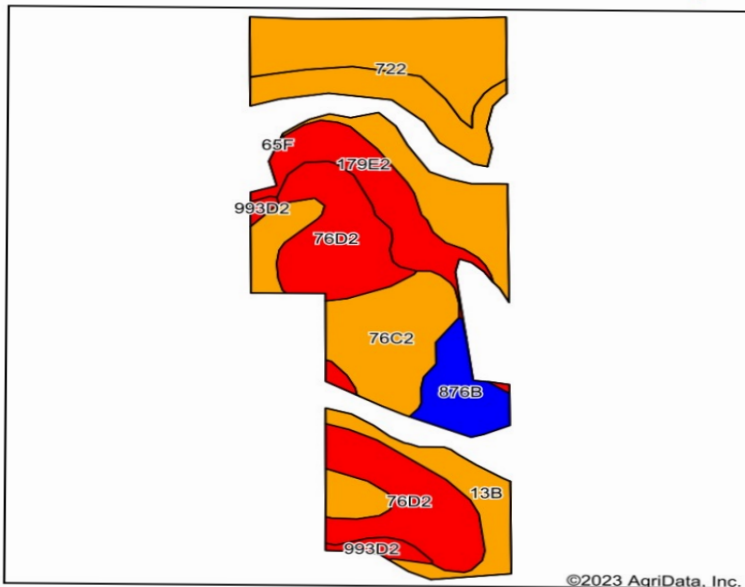
Keokuk County

47.50
ACRES +/-

Details

- 38 +/- FSA cropland acres
- Weighted average is 65.1 CSR2
- Whitetail deer and pheasant hunting opportunities
- 5 +/- tillable acres are currently in a corn / bean rotation with a CSR2 weighted average on the tillable acres of 65.1. Farm is leased for the 2023 farming season
- 30-33 acres south of coal creek are in an expired CRP contract. The new buyer can farm these acres with clean up.
- The creek crossing is currently a "Missouri Creek" crossing. Smaller equipment can get across this currently.
- 7 miles to Sigourney, Iowa
- 20 miles to Oskaloosa, Iowa
- 29 miles to Ottumwa, Iowa
- 1 hour to Iowa City, Iowa

Soils Map



State: **Iowa**
 County: **Keokuk**
 Location: **36-76N-13W**
 Township: **Washington**
 Acres: **38.73**
 Date: **9/26/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA107, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
722	Nodaway-Ackmore-Vesser complex, 0 to 2 percent slopes, occasionally flooded	12.75	32.9%		IIw	208.0		60.3	78	80	
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	9.23	23.8%		IIIe	163.2		47.3	49	55	
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	7.10	18.3%		IIIe	192.0		55.7	75	65	
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	3.94	10.2%		VIe	139.2		40.4	33	33	
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	2.68	6.9%		IIw	200.0		58.0	71	60	
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	2.33	6.0%		IIe	212.8		61.7	86	85	
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	0.70	1.8%		IVe	123.2		35.7	30	20	
Weighted Average						2.86	185.6	53.8	65.1	64.3	*n 70

**IA has updated the CSR values for each soil type to CSR2



PROPERTY PHOTOS

Keokuk County

47.50
ACRES +/-








ABOUT US

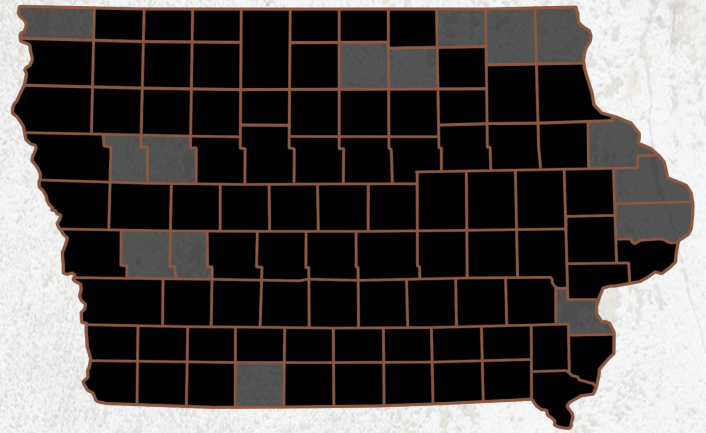
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Matt and Luke Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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Branded in Land

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