



40.6 Acres m/l, Keokuk County, IA Kenneth P. & Kathy L. Sieren Property

81.9 CSR2 - This Farm is Located 3 Miles from South English, Iowa

Property Information

Location

From South English: 1¾ miles east on Highway 22 and 1¼ miles north on 288th Avenue.

Legal Description

SW ¼ of the NE ¼ AND that part of the NW ¼ of the SE ¼; all in Section 18, Township 77 North, Range 10 West of the 5th PM in Keokuk County, Iowa.
(Abbreviated legal-exact legal to be taken from abstract.)

Price & Terms

- \$200,000
- \$4,926.11/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,202.00
Net Taxable Acres: 41
Tax per Net Taxable Acre: \$29.32

FSA Data

Farm Number 5812, Tract 11018
Crop Acres: 37.3
(There are 37.05 acres enrolled in CRP)

CRP Contracts

There are three CRP contracts as follows:

Contract 1: There are 8.27 acres enrolled in a CRP contract at \$284.28 per acre with a total annual payment of \$2,351. This contract expires September 30, 2024.

Contract 2: There are 4.98 acres enrolled in a CRP contract at \$286.75 per acre with a total annual payment of \$1,428. This contract expires September 30, 2025.

Contract 3: There are 23.8 acres enrolled in a CRP contract at \$226.05 per acre with a total annual payment of \$5,380. This contract expires September 30, 2023.

Soil Types/Productivity

Primary soils are Koszta, Amana and Zook. See soil map for detail.

- **CSR2:** 81.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 80.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 80.4 per County Assessor, based on net taxable acres.

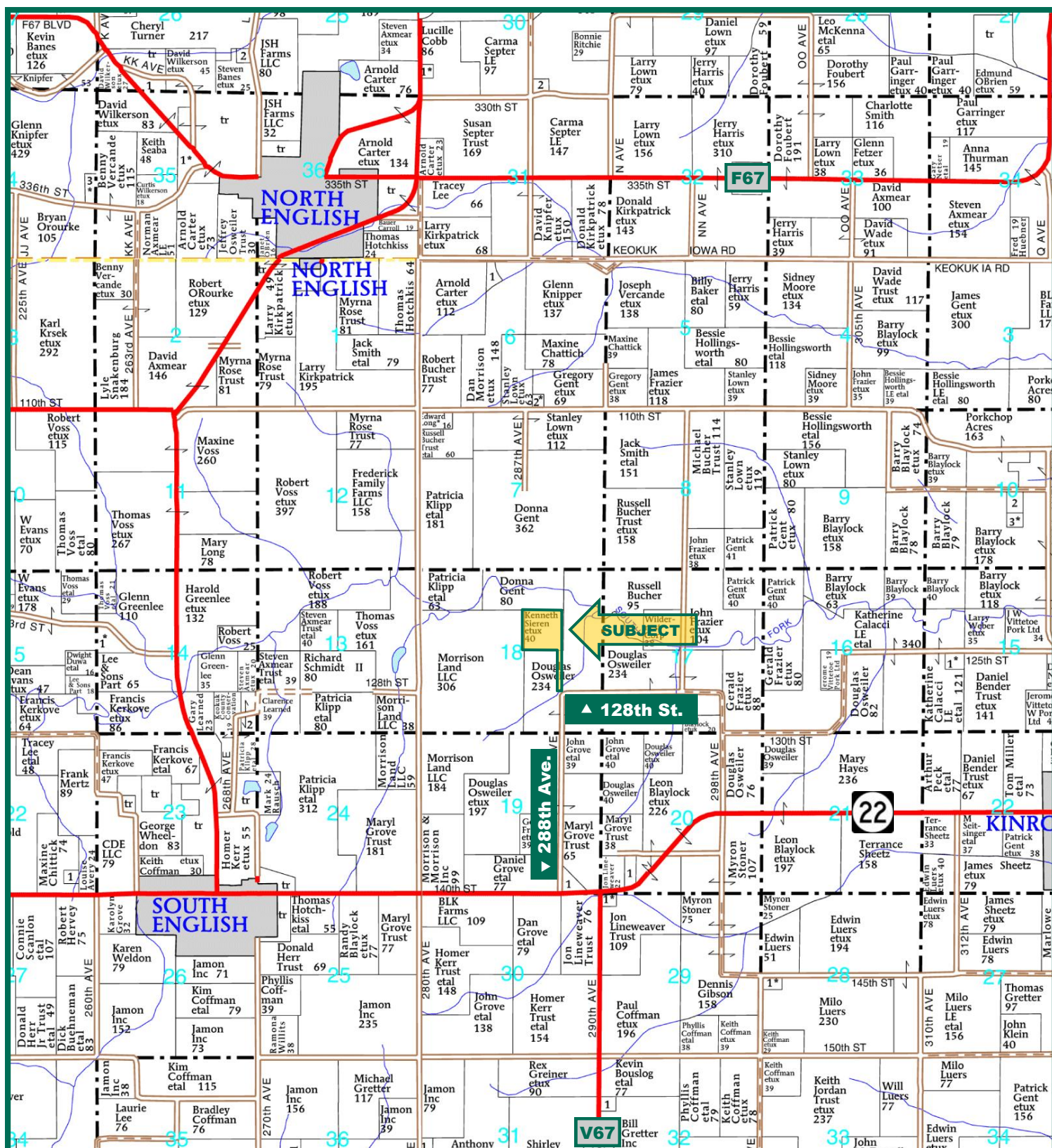
Lane

The lane to the property is owned, not an easement.

Land Description

Level to gently rolling.

Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

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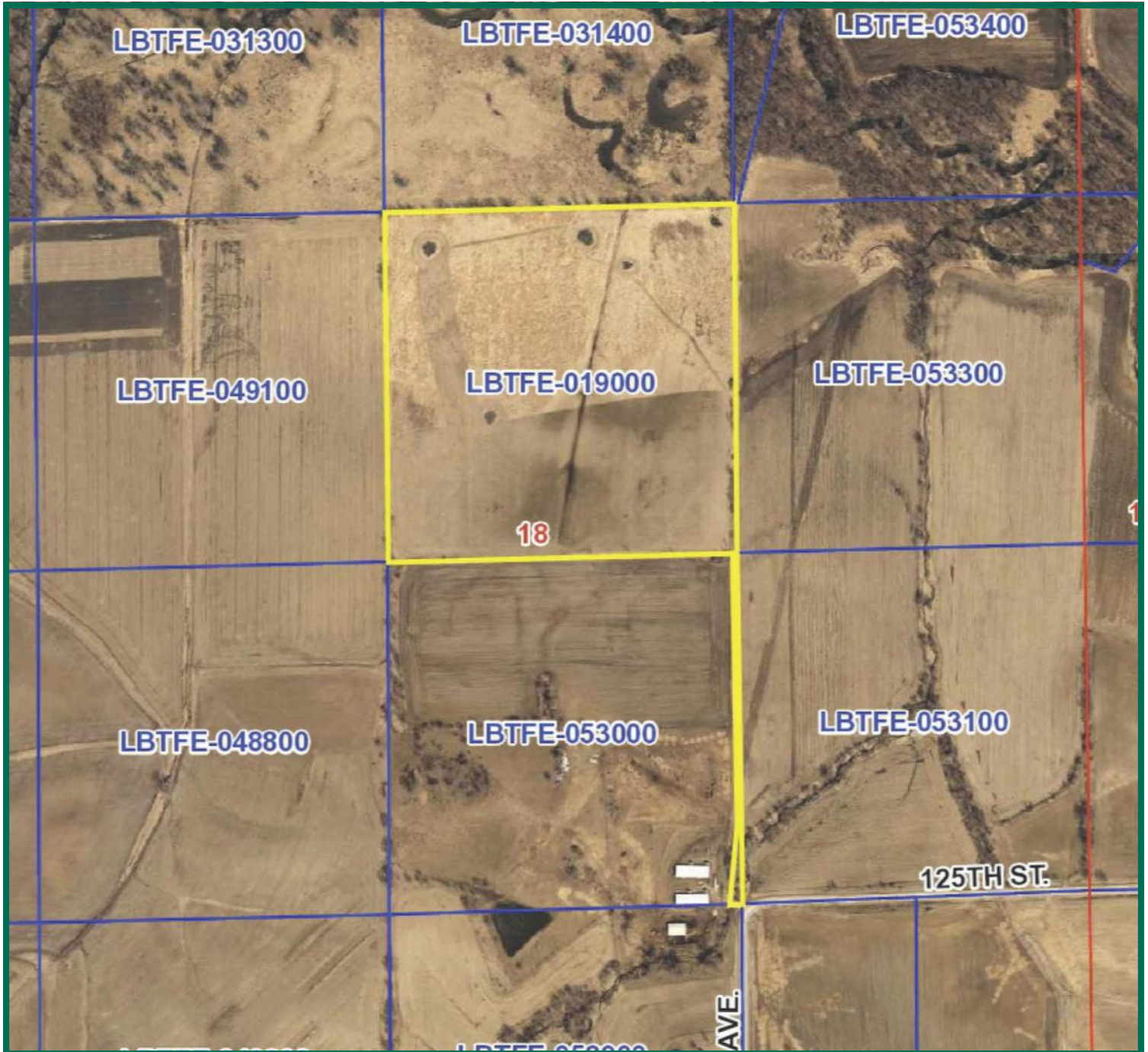
Aerial Photo



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Assessor Aerial



Buildings/Improvements

None.

Drainage

Natural drainage and tile.

Comments

This is a good quality Keokuk County farm located in a strong area with good soils!

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Measured Tillable Acres		37.3	Avg. CSR:		80.5	Avg. CSR2:		81.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
422	Amana silt loam, 0 to 2 percent	85	91	32.3%	llw	12.04		
54	Zook silty clay, 0 to 2 percent	70	61	30.3%	llw	11.30		
688	Koszta silt loam, 0 to 2 percent	85	91	37.4%	I	13.95		

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Photos: 40.6 Acres m/l, Keokuk County, IA



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