



**We are Pleased to  
Present for Sale  
107 Acres m/l  
Keokuk County, Iowa**

**OWNER:** Dale A. Kemp

**LOCATION:** From Sigourney: 3.5 miles north on Highway 149, .75 miles west on 180<sup>th</sup> Street. The farm is located on the south side of the road.

**LEGAL DESCRIPTION:** Lot One of NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , Lot One of SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , Lot Two of NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , N 500' of NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , and N 500' of the east 115.5' of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  all in Section 13, Township 79 North, Range 12 West of the 5<sup>th</sup> P.M., Keokuk County, Iowa. Exact legal to be taken from Abstract.

**PRICE & TERMS:** \$299,600 - \$2,800 per acre - 10% upon acceptance of offer and balance at closing.

**POSSESSION:** Negotiable. Subject to a 2011 Cash Rent Lease.

**TAXES:** 2009-2010, payable 2010-2011 – \$1,380 – net – \$12.90 per taxable acre. There are 106.98 taxable acres.

**SCHOOL DISTRICT:** Sigourney Community School District.

**FSA INFORMATION:** Farm #5914 – Tract #11929

Cropland	52.0 Acres*
CRP	23.0 Acres
Corn Base	45.1 Acres
Direct and Counter Cyclical Corn Yield	102/102 Bushels/Acre

\* The Keokuk County FSA indicates 45.1 cropland acres. The owner has cleared an additional 6 to 7 acres which has increased the cropland acres to approximately 52 acres.

This farm is classified as highly erodible land (HEL) according to the Keokuk County NRCS.

**CONSERVATION  
RESERVE PROGRAM  
(CRP):** There are 23.0 acres enrolled in the Conservation Reserve Program as follows:



*Creek*

Contract #1 – There are 2.6 acres enrolled at \$85.00 per acre or a total annual payment of \$221.00. This contract expires September 30, 2012.

Contract #2 – There are 13.6 acres enrolled at \$104.00per acre or a total annual payment of \$1,414. This contract expires September 30, 2013.

Contract #3 – There are 2.9 acres enrolled at \$167.00per acre or a total annual payment of \$484.00. This contract expires September 30, 2013.

Contract #4 – There are 3.9 acres enrolled at \$163.77 per acre or a total annual payment of \$639.00. This contract expires September 30, 2013.

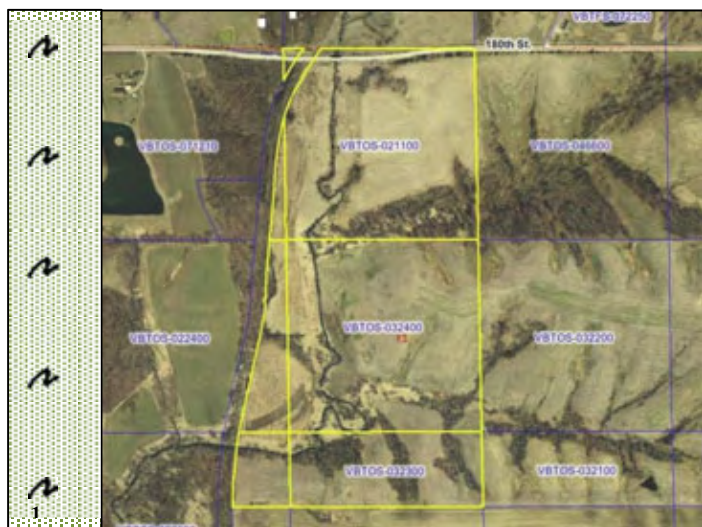
**AVERAGE CSR:\***

ArcView Software indicates a CSR of 43.1 on the cropland and CRP acres.

**BROKER'S COMMENTS:**

This farm has it all with cropland, CRP and timber. This is a good income producing farm with recreational benefits.

*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*



*ASSESSOR's MAP*



*Cropland*



*CRP*



*Cropland*

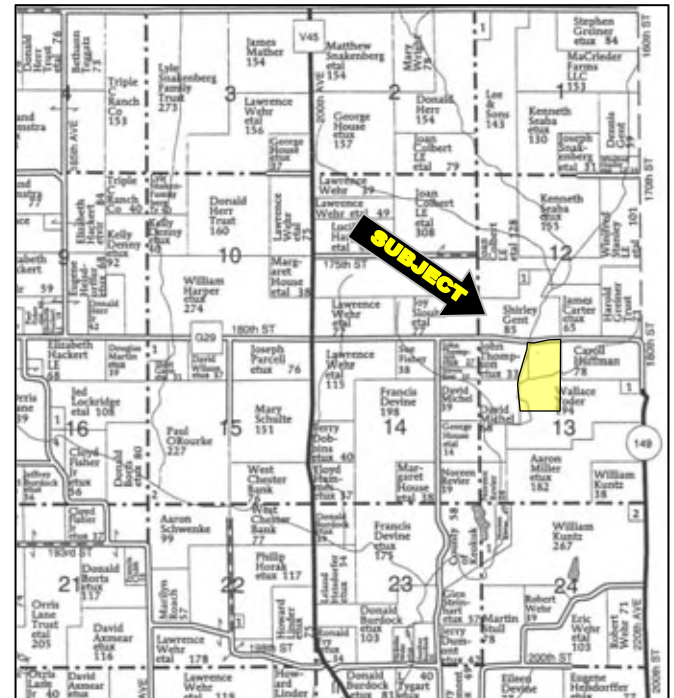
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Aerial Map



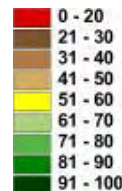
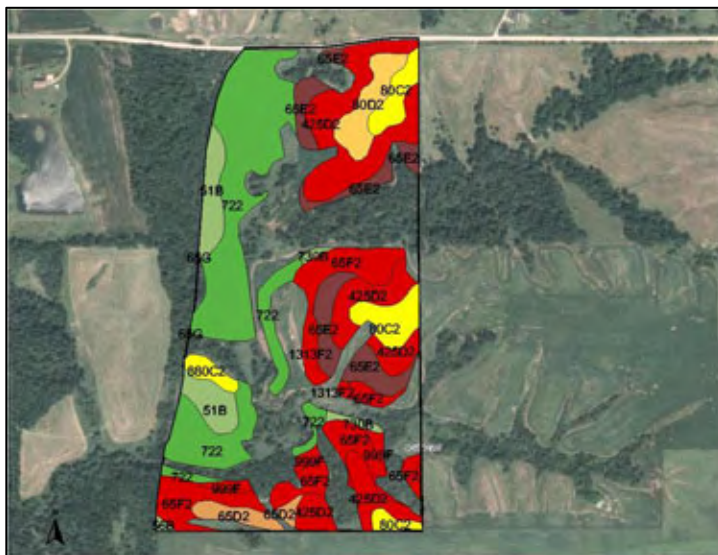
Plat Map



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### CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	68.2	Average CSR	43.1		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
1313F2	MUNTERVILLE silty clay loam, 1	5	90	24	1.23
425D2	Keswick clay loam, 9 to 14 perce	12	99	27	13.89
51B	Vesser silt loam, 2 to 5 percent s	65	171	46	4.21
56B	Cantril loam, 2 to 5 percent slope	67	173	47	0.16
65D2	Lindley loam, 9 to 14 percent slo	38	134	36	1.71
65E2	Lindley loam, 14 to 18 percent sl	28	121	33	6.38
65F2	Lindley loam, 18 to 25 percent sl	8	94	25	9.91
65G	Lindley loam, 25 to 40 percent sl	5	90	24	
722	Nodaway-Ackmore-Vesser comp	80	191	52	20.55
730B	Nodaway occasionally flooded-C	61	165	45	0.61
80C2	Clinton silty clay loam, 5 to 9 per	60	164	44	4.63
80D2	Clinton silty clay loam, 9 to 14 pe	50	151	41	2.81
880C2	Clinton silty clay loam, terrace, 5	60	164	44	0.95
999F	Nordness-Eleva complex, 18 to 2	5	90	24	1.19

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FOR MORE INFORMATION EMAIL: [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

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REID: 010-1177-04-15-11

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