

# Land Auction

**ACREAGE:**

**180.0 Acres, m/l**

In 2 parcels

Keokuk County, IA

**DATE:**

Thursday

**March 22, 2018**

**10:00 a.m.**

**LOCATION:**

**Location**

American Legion

Keswick, IA



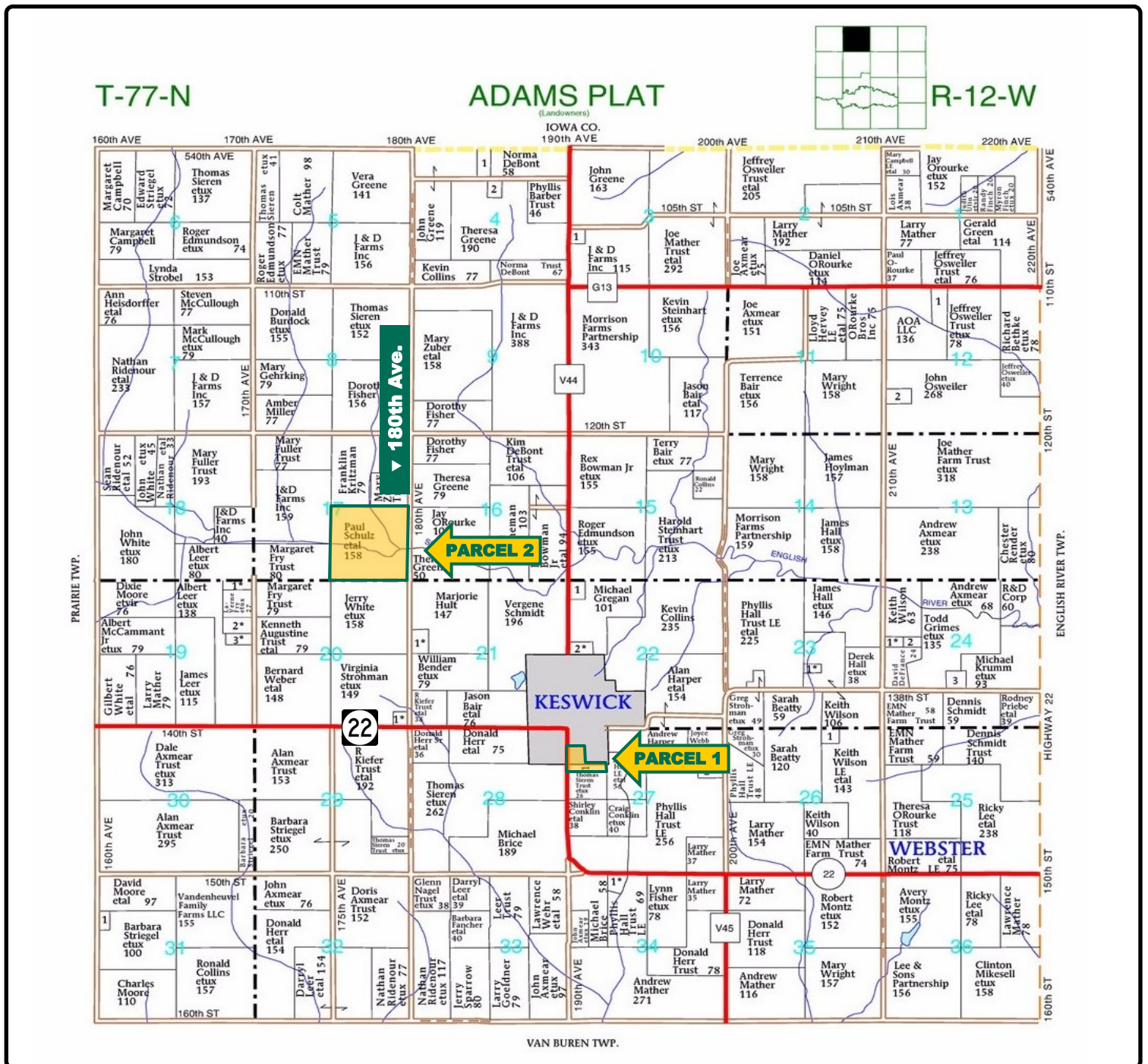
## Property Key Features

- Income producing Keokuk County farms.
- Diverse farms featuring cropland, CRP and timber.
- Excellent recreational and hunting potential.

**Rachelle K. Heller**  
Licensed in IA  
**RachelleH@Hertz.ag**

**319-382-3343**  
1621 E Washington St. Ste #5  
Washington, IA 52353  
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**Matthew A. Clarahan**  
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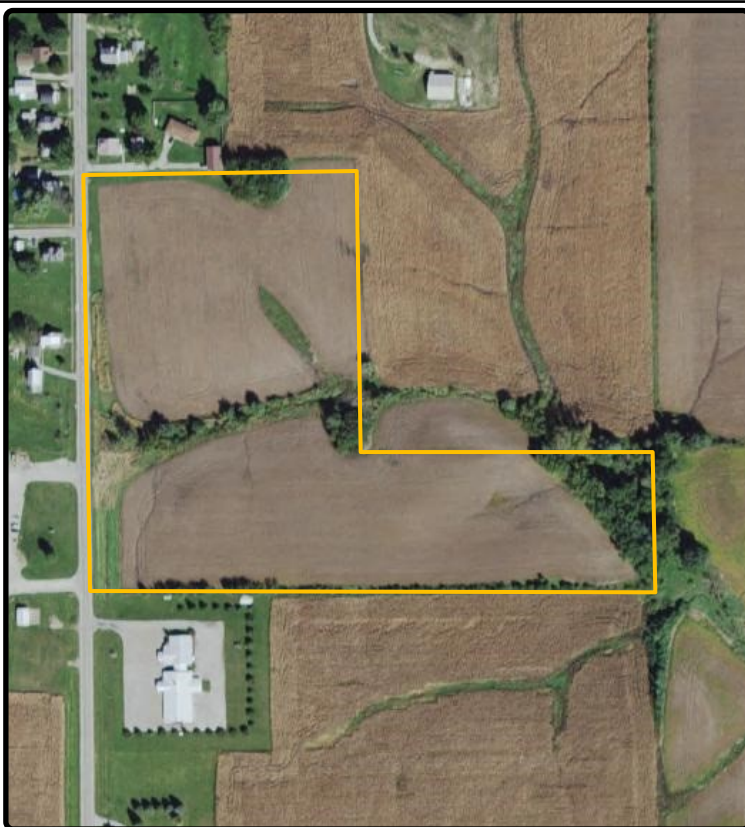


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## Parcel 1

|                    |           |
|--------------------|-----------|
| Total Acres:.      | 20.0      |
| Crop Acres:        | 15.9      |
| Corn Base:         | 15.9      |
| Soil Productivity: | 69.3 CSR2 |

### Parcel 1 Property Information 20 Acres, m/l

#### Location

From Keswick— ¼ mile South on Hwy 22.  
The farm is located on the East side of the road.

#### Legal Description

20 Acres m/l in the NW ¼ of Section 27,  
Township 77 N, Range 12 W of the 5th  
P.M., in Keokuk County, Iowa (Exact  
legal from abstract).

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$460.00  
Net Taxable Acres: 19.21  
Tax per Net Taxable Acre: \$23.95

#### FSA Data

Farm Number 20, Tract 2181  
Crop Acres: 15.9  
Corn Base: 15.9  
Corn PLC Yield: 113 Bu.

#### Soil Types/Productivity

Primary soils are Otley, Nira and Lamoni.  
See soil map for detail.  
• CSR2: 69.3 per 2017 AgriData, Inc.,  
based on FSA crop acres.

#### Land Description

Level to gently rolling.

#### Buildings/Improvements

None.

#### Drainage

Natural.

#### Water & Well Information

City of Keswick water and sewer runs to  
the boundary of the property and is  
served by Regional Utility Service  
Systems.

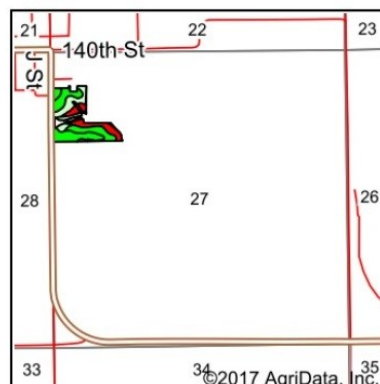
#### Comments

Nice cropland parcel.



Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Keokuk**  
Location: **27-77N-12W**  
Township: **Adams**  
Acres: **15.96**  
Date: **12/19/2017**



Maps Provided By  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA107, Soil Area Version: 22

| Code             | Soil Description                                                  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|-------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 281B             | Otley silty clay loam, 2 to 5 percent slopes                      | 5.39  | 33.8%            |             | Ile              | 91     | 90   |
| 570C2            | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded    | 3.36  | 21.1%            |             | IIle             | 71     | 67   |
| 822D2            | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 3.13  | 19.6%            |             | IVe              | 13     | 15   |
| 281C2            | Otley silty clay loam, 5 to 9 percent slopes, eroded              | 2.54  | 15.9%            |             | IIIle            | 82     | 70   |
| 13B              | Olmitz-Vesser-Zook complex, 0 to 5 percent slopes                 | 0.93  | 5.8%             |             | IIlw             | 76     | 60   |
| 280              | Mahaska silty clay loam, 0 to 2 percent slopes                    | 0.61  | 3.8%             |             | Iw               | 94     | 95   |
| Weighted Average |                                                                   |       |                  |             |                  | 69.3   | 65.7 |

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## Parcel 2

|                    |           |
|--------------------|-----------|
| Total Acres:.      | 160.0     |
| Crop Acres:        | 112.12    |
| Corn Base:         | 44.30     |
| CRP Acres:         | 67.59     |
| Soil Productivity: | 66.5 CSR2 |

## Parcel 2 Property Information 160 Acres, m/l

### Location

From Keswick— 1 mile West on Hwy 22, then 1 mile North on 180th Ave. The farm is located on the West side of the road.

### Legal Description

The SE ¼ of Section 17, Township 77 N, Range 12 W of the 5th P.M., in Keokuk County, Iowa.

### Real Estate Tax

Taxes Payable 2017 - 2018: \$2,516  
Net Taxable Acres: 157.56  
Tax per Net Taxable Acre: \$15.97

### FSA Data

Farm Number 20, Tract 812  
Crop Acres: 112.12\*  
Corn Base: 44.30  
Corn PLC Yield: 113 Bu.  
*\*67.59 acres enrolled in CRP contracts.*

### CRP Contracts

Contract #11250A, Practice CP38E-4D, includes 50.64 acres, with an annual payment of \$12,520. Contract expires September 30, 2025.

Contract #11251A, Practice CP1, includes 16.95 acres, with an annual payment of \$4,299. Contract expires September 30, 2025.

### Soil Types/Productivity

Primary soils are Ladoga, Nodaway, Colo. See soil map for detail.

- **CSR2:** 66.5 per 2017 AgriData, Inc., based on FSA total crop acres.
- **CSR2:** 70.6 per 2017 AgriData, Inc., based on FSA effective crop acres.

### Land Description

Level to rolling.

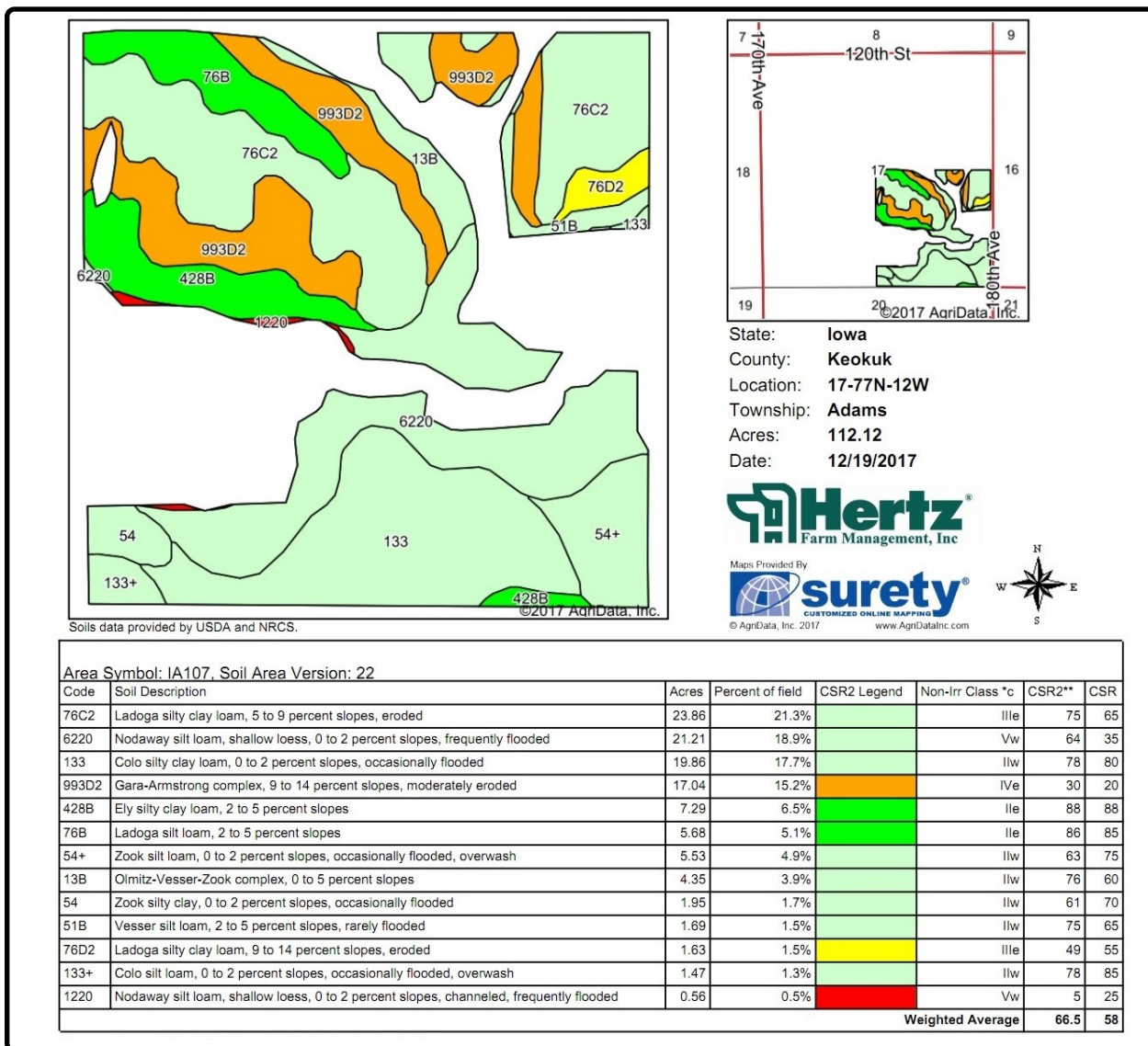
### Buildings/Improvements

- 16' x 28' Shed

### Drainage

Natural.

## Total Cropland including CRP



### Timber

A formal Timber Appraisal estimated \$16,000- \$18,000 in standing timber.  
Contact Agent for more information.

### Comments

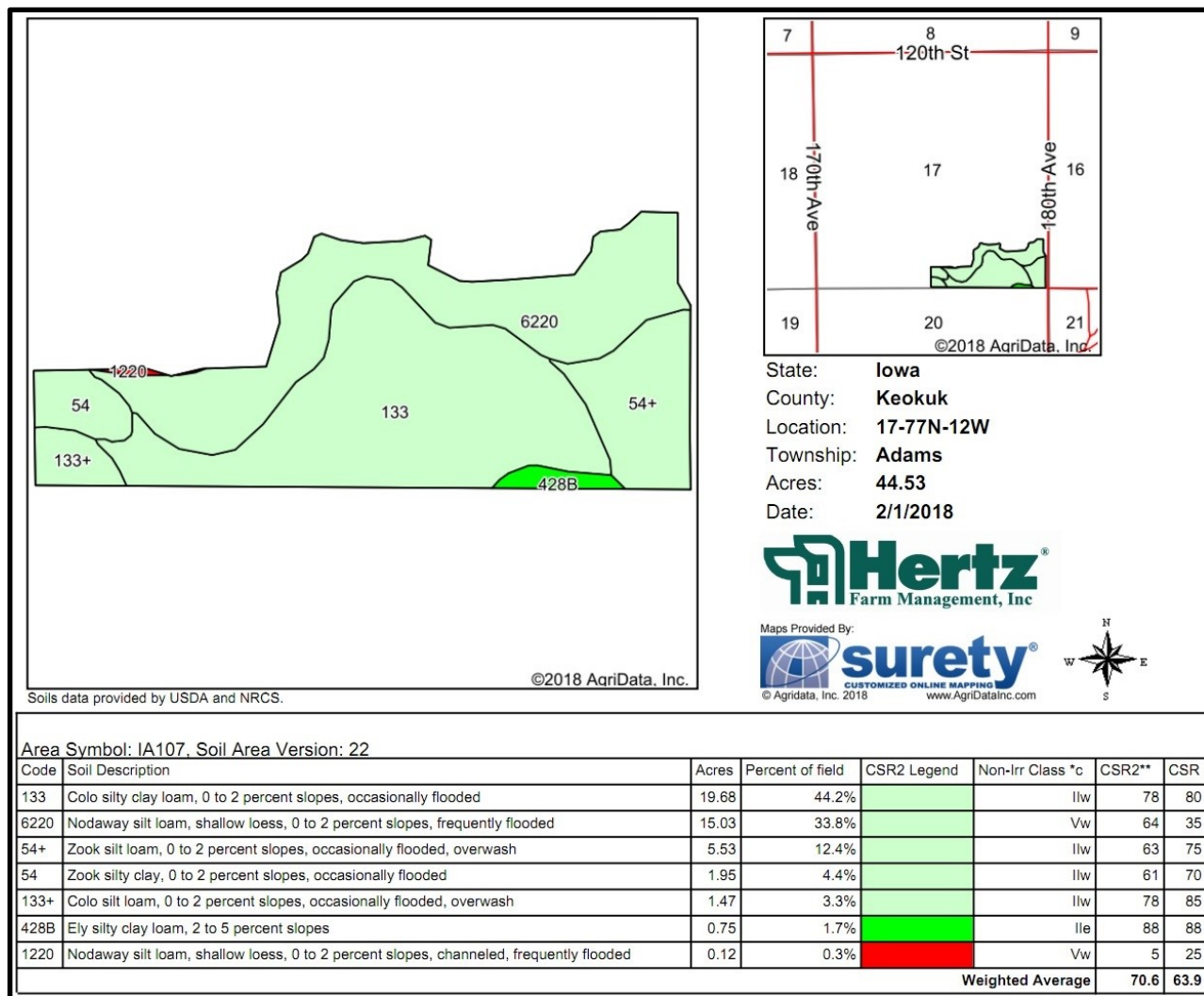
Diverse property with income producing cropland, CRP and Timber. Excellent recreational potential.

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## Effective Cropland



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**Parcel 1** - 20.0 Acres



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**Parcel 2 - 160.0 Acres**



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**Parcel 2 - 160.0 Acres**



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Date: **Thurs., March 22, 2018**

Time: **10:00 a.m.**

Site: **American Legion  
105 N Irons St.  
Keswick, IA 50136**

### **Seller**

Paul H. Schulz-Behrend and Klaus W. Schoeffler and Anita Schoeffler Revocable Trust

### **Agency**

Hertz Real Estate Services and their representatives are Agents of the Seller.

### **Auctioneer**

Troy R. Louwagie

### **Attorney**

Les Lamping  
Lamping, Schlegel & Salazar, L.L.P.

### **Method of Sale**

- Parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

A survey on Parcel 1 will be completed prior to auction. The surveyed acres will be the multiplier .

### **Terms of Possession**

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 26, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2019. Taxes will be prorated to April 26, 2018.

## **Make the Most of Your Farmland Investment**

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