

# Land For Sale

**ACREAGE:**

**80.0 Acres, m/l**

**LOCATION:**

**Keokuk County, IA**



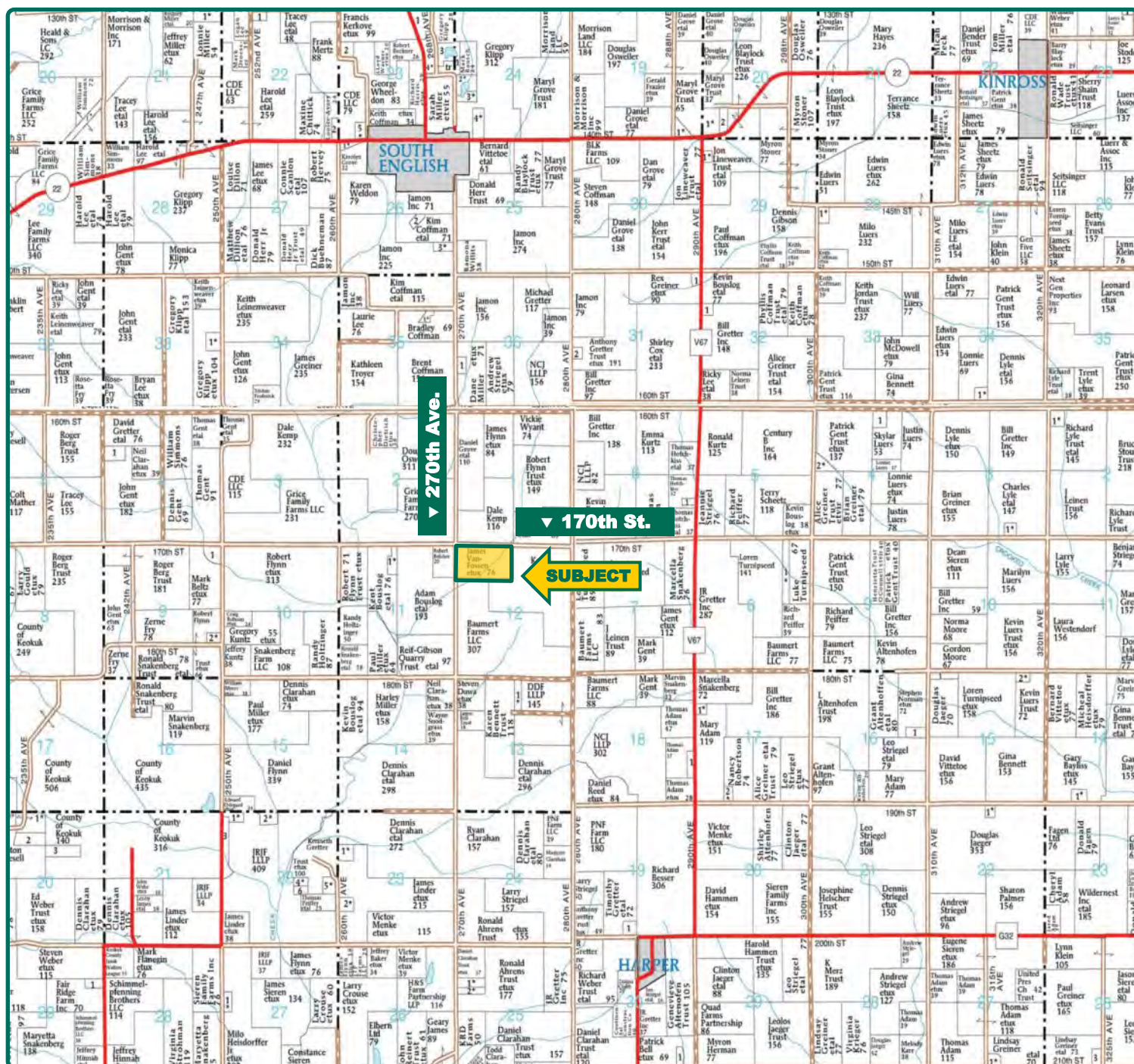
## Property *Key Features*

- Turn-Key Recreational Property with Fully Furnished Home!
- 25.16 FSA Cropland Acres
- Mature Timber, CRP and Two Ponds

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Total Acres:	80.00
Crop Acres:	25.16
CRP Acres:	25.16
Soil Productivity:	39.0 CSR2

## Property Information

**80 Acres, m/l**

### Location

**From South English:** 1/2 mile east on Main Street, then south 3 miles on 270th Ave. Then 1/3 mile east on 170th Street. The property is on the south side of the road.

### Legal Description

The N 1/2 of the NW 1/4 of Section 12, Township 76 N, Range 11 West of the 5th Principal Meridian in Keokuk County, Iowa. Exact legal to come from Abstract.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$794.00  
Net Taxable Acres: 44.92  
Tax per Net Taxable Acre: \$17.68

### Price & Terms

- \$315,000.00
- \$3,937.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### FSA Data

Farm Number 6561, Tract #10574  
Crop Acres: 25.16 (all in CRP)

### CRP Contracts

Contract #11721A, Practice CP25, includes 25.16 acres, with an annual payment of \$4,739.00. Contract expires 9/30/2027.

### Soil Types/Productivity

Primary soils are Lindley, Keswick and Ladoga. CSR2 on the FSA crop acres is 39.0 per 2018 AgriData, Inc. See soil map for details.

### Land Description

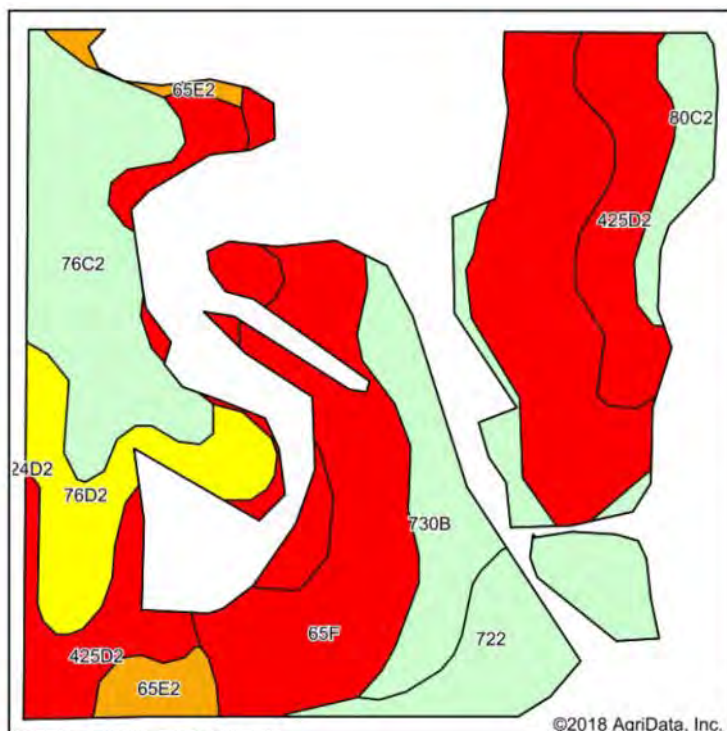
Rolling.

### Drainage

Natural.

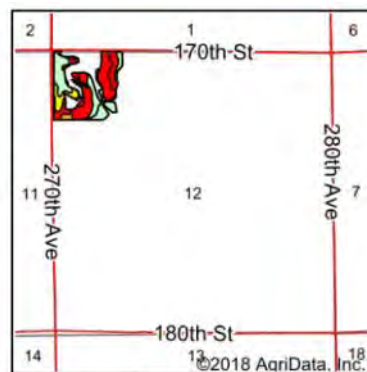
### Water & Well Information

Rural water is provided by Rathbun Regional Water Association.



Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Keokuk**  
Location: **12-76N-11W**  
Township: **Plank**  
Acres: **25.16**  
Date: **8/27/2018**



Maps Provided By:



Area Symbol: IA107, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
65F	Lindley loam, 18 to 25 percent slopes	8.22	32.7%		Vlle	13	10
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	4.70	18.7%		IVe	9	12
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	3.76	14.9%		IIle	75	65
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	2.53	10.1%		IIW	76	61
722	Nodaway-Ackmore-Vesser complex, 0 to 2 percent slopes, occasionally flooded	2.26	9.0%		IIW	78	80
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	2.04	8.1%		IIle	49	55
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	0.89	3.5%		IIle	69	60
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.76	3.0%		Vle	27	28
Weighted Average						39	36

## Buildings/Improvements

The fully furnished manufactured home has 938 sq. ft. of living space. A cedar three seasons room with an additional 224 sq. ft. was built in 2014. The home is very well-kept and features updated windows, doors and a metal roof. Outbuildings include a 12' x 20' shed, a 30' x 40' pole barn and lean-to. Contact agent for details on personal property included.

## Comments

This is a turn-key recreational property located less than one hour from Iowa City. Mature timber and CRP combine to create an incredible habitat for whitetail deer and turkey. Deer management practices have been in place for over 10 years and it shows!

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

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View from West



View from North



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Exterior



Exterior



Kitchen



Living Room



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30' x 40' Pole Barn



12' x 20' Shed



Propane Tank



Rural Water



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Lean-to and CRP



Small Pond



Large Pond



Timber







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