

THURSDAY, OCTOBER 30, 2025 • 1:00PM
KEOKUK COUNTY FAIRGROUNDS • WHAT CHEER, IA

LAND AUCTION

KEOKUK COUNTY, IA • 296.36 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA
IowaLandCompany.com info@iowalandcompany.com

LAND AUCTION

KEOKUK COUNTY, IA • 296.36 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by What Cheer, LLC., James C. Piersel Family Trust. This quality 2 tract farm is located just 1.5 miles north of Gibson, Iowa in Prairie Township, Section 6. The farm will be offered for sale as two tracts totaling 296.36 +/- acres.

Tract 1 - 127.41 +/- Taxable Acres, 125.83 +/- Cropland Acres.

Tract 2 - 168.95 +/- Taxable Acres, 157.86 +/- Cropland Acres.

The farm is leased for the 2025 farming season, the 2025 farm lease has been terminated. The 2026 farm lease is open. The buyer will receive real estate possession at closing and full possession March 1st, 2026 per tenant's rights.

LAND BROKERS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

SALE METHOD

The farm will be sold at live public auction with online and phone bidding opportunities for all buyers. Tracts 1 & 2 will sell via buyer's choice method.

FARM LOCATION

Tract 1 - Prairie Township, Section 6.

Tract 2 - Prairie Township, Section 6.

FARM LEASE

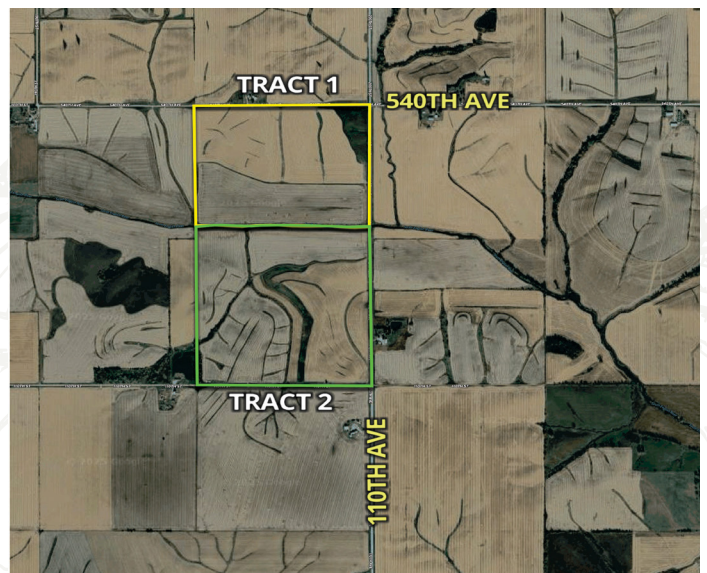
The farm is leased for the 2025 farming season, the 2025 farm lease has been terminated. The 2026 farm lease is open.

FARM CLOSING

On or before December 16th, 2025

FARM POSSESSION

The buyer will receive real estate possession at closing and full possession March 1st, 2026 per tenant's rights.



LEGAL TERMS Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.



LINES ARE APPROXIMATE

TRACT 1

127.41 ACRES

AGRICULTURAL INFORMATION

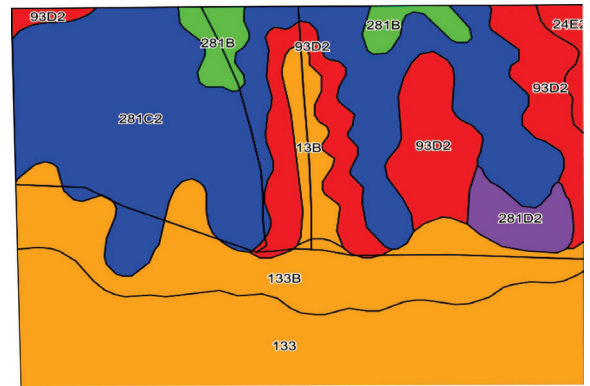
- 127.41 +/- Taxable Acres (Subject To Survey)
- 125.83 +/- Cropland Acres
- 71.4 CSR2
- 49.76 +/- Acres Of Fertile Bottomland
- Great Natural Drainage
- Located 1.5 Miles North of Gibson, IA

LOCATION

Prairie TWP
Section 6

PLC YIELD

Corn - 143
Soybeans - 43



Area Symbol: IA107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	42.93	34.2%		IIIe	82	70
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.62	25.1%		IIw	78	80
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	19.73	15.7%		IIw	75	75
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	19.44	15.4%		IIIe	35	35
281B	Otley silty clay loam, 2 to 5 percent slopes	3.90	3.1%		Ile	91	90
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	3.52	2.8%		IIw	71	60
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	3.27	2.6%		IIIe	54	60
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.42	1.1%		IVe	37	38
Weighted Average						71.4	67.6

**IA has updated the CSR values for each county to CSR2

*c: Using Capabilities Class Dominant Condition Aggregation Method





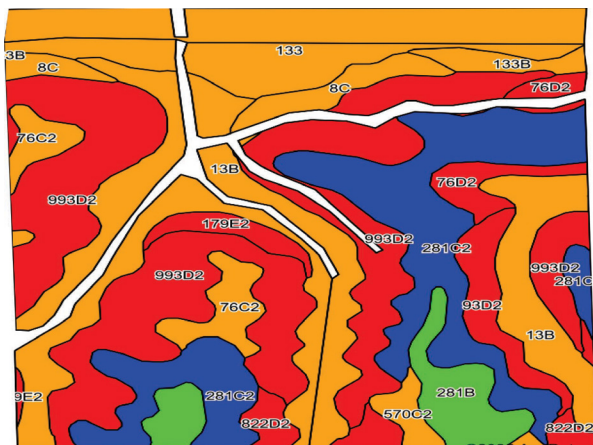
TRACT 2

168.95 ACRES

- AGRICULTURAL INFORMATION**
 - 168.95 +/- Taxable Acres
 - 157.86 +/- Cropland Acres
 - 60.2 CSR2
 - 44 +/- Acres Of Fertile Bottomland
 - Great Natural Drainage
 - Located 1 Mile North of Gibson, Iowa
- LOCATION**

Prairie TWP
Section 6
- PLC YIELD**

Corn - 143
Soybeans - 43



Area Symbol: IA107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	44.71	28.3%		IVe	30	20
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	30.58	19.3%		IIw	71	60
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	26.99	17.0%		IIIe	82	70
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.41	13.5%		IIw	78	80
281B	Otley silty clay loam, 2 to 5 percent slopes	7.38	4.7%		Ile	75	65
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	5.45	3.4%		IIIe	75	65
8C	Judson silty clay loam, 5 to 9 percent slopes	4.40	2.8%		IIIe	79	75
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	4.19	2.6%		IIIe	35	35
Weighted Average						60.2	53.2



ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 650 Iowa farms. Our focus is Iowa farmland with a strong digital presence in all 99 counties. Both local farmland buyers and farmland investors view our website over 500,000 times per year seeking Iowa farmland.

Our farmland auction platform has provided great success for selling clients over the years. Over the past two years, we have sold 200 farms totaling \$200,000,000 in volume. We are a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. Our team of land brokers 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.

2540 106TH ST. SUITE 201
URBANDALE, IA 50322



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



BRANDED IN LAND

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**VIEW AUCTION DETAILS AT
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