

TUESDAY, FEBRUARY 20TH, 2024 • 1:00PM
KEOKUK COUNTY FAIRGROUNDS • WHAT CHEER, IA

LAND AUCTION

KEOKUK COUNTY, IA • 220.13 ± ACRES



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

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Iowa Land Company is honored to represent and offer this farmland owned by What Cheer, LLC. This quality farm is located just 1 mile southeast of What Cheer, Iowa in Washington Township Section 14 and 15. The farm will be offered for sale in two separate tracts; Tract 1 – 181.88 +/- acres and Tract 2 – 38.25 +/- acres. The farm is leased for the 2024 farming season, the Buyer(s) will retain the 2024 farm income. Full possession will be March 1st, 2025. Primary soil types are Nodaway-Ackmore-Vesser loam and Ladoga loam soils. Tract 1 and 2 offer a combined 207.38 +/- FSA cropland acres.

LAND BROKERS

Nick Skinner 515-650-0974

Cody Skinner 515-443-6343

SALE METHOD

Farm will be offered as two tracts on a price per acre basis via bidder's choice method.

FARM LOCATION

Washington Township, Sections 14 & 15.
1 Mile Southeast of What Cheer, Iowa

FARM LEASE

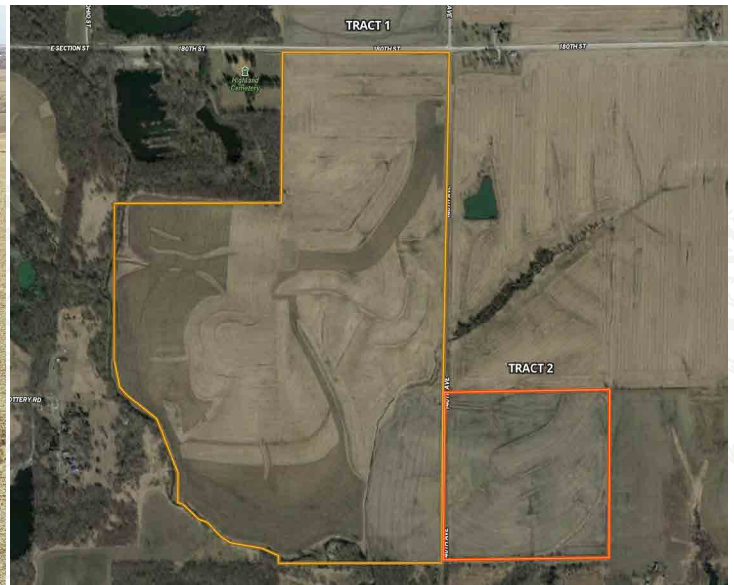
The farm is leased for the 2024 farming season. Buyer(s) are entitled to the full 2024 farm income. Farm lease for 2025 is open.

FARM CLOSING

Closing will be on or before April 4th, 2024.

FARM POSSESSION

Buyer will receive real estate possession at closing and full possession March 1st, 2025.



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 INFO

181.88 ACRES

AGRICULTURAL INFORMATION

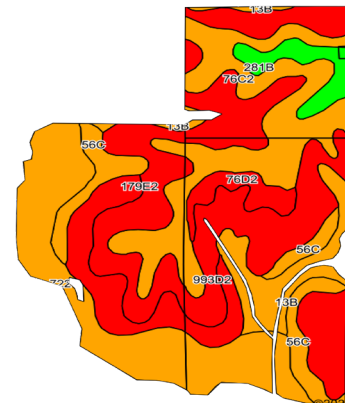
- 181.88 +/- Acres
- 171.49 +/- Cropland Acres
- 56.5 CSR2
- Tile Improvements in 2020
- Terraces & Waterways in Place
- Buyer to Receive 2024 Income
- 1 Mile Southeast of What Cheer

LOCATION

Washington TWP
Section 15

PLC YIELD

Corn - 133
Soybeans - 37



Area Symbol: IA107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993D2	Gara-Armstrong complex, 9 to 14 percent slopes	58.01	33.8%		IVe	30	20
722	Nodaway-Ackmore-Vesser complex, 0 to 2 percent slopes	32.90	19.2%		IIw	78	80
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	31.98	18.6%		IIIe	75	65
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	14.47	8.4%		VIe	33	33
56C	Cantril loam, 5 to 9 percent slopes	12.08	7.0%		IIe	77	52
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	11.49	6.7%		IIw	71	60
281B	Otley silty clay loam, 2 to 5 percent slopes	5.87	3.4%		IIe	91	90
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	4.92	2.9%		IIIe	49	55
Weighted Average						56.5	49.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





LINES ARE APPROXIMATE

TRACT 2 INFO

38.25 ACRES

AGRICULTURAL INFORMATION

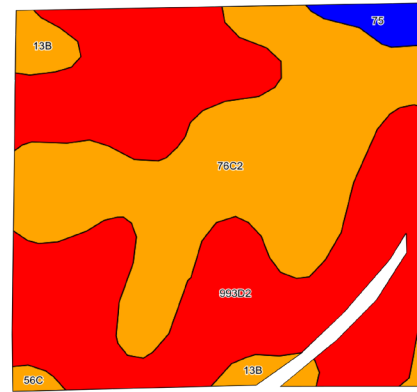
- 38.25 +/- Acres
- 35.89 +/- Cropland Acres
- 50.6 CSR2
- Tile Improvements
- Terraces & Waterways in Place
- Buyer to Receive 2024 Income
- 1 Mile Southeast of What Cheer

LOCATION

Washington TWP
Section 14

PLC YIELD

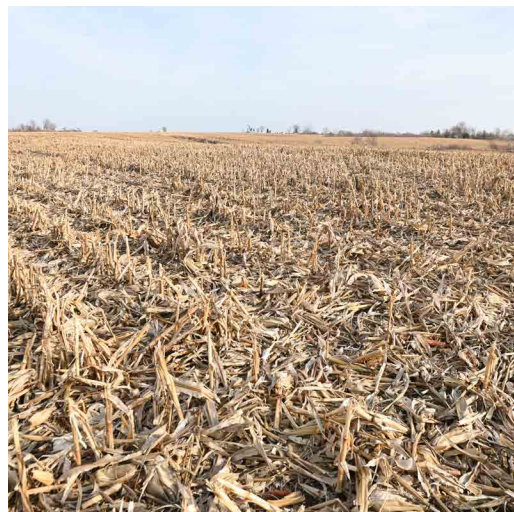
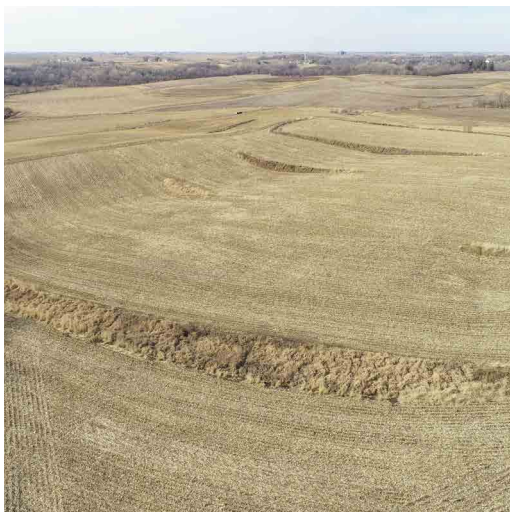
Corn - 133
Soybeans - 37



Area Symbol: IA107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993D2	Gara-Armstrong complex, 9 to 14 percent slopes	19.54	54.4%		IVe	30	20
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	14.10	39.3%		IIIe	75	65
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	1.26	3.5%		IIw	71	60
75	Givin silt loam, 0 to 2 percent slopes	0.75	2.1%		Iw	84	85
56C	Cantril loam, 5 to 9 percent slopes	0.24	0.7%		Ile	77	52
Weighted Average						50.6	40.7

**IA has updated the CSR values for each county to CSR2
*c: Using Capabilities Class Dominant Condition Aggregation Method



ABOUT US

2540 106TH STREET SUITE 201
URBANDALE, IA 50322



Over the past 6 years, Iowa Land Company has assisted in selling 475 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.

- 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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