KEOKUK COUNTY

LAND FOR SALE

80 ACRES M/L

LISTING #: 14694

LISTING AGENTS:
RILEY SIEREN
319.591.0111
Riley@PeoplesCompany.com

HAYLEY HERSHBERGER
319.430.4346
hayley@KalonaRealty.com
### Description:
Looking for an exceptional combination farm located in Keokuk County, Iowa? This farm consists of 80 gross acres m/l with 51.1 tillable acres m/l carrying a CSR2 of 54. Primary soil types include Ladoga and Otley loams. Included is a 30’ X 40’ pole building with concrete floors. Would make as an exceptional livestock or storage building. Potential building site with rural water running along 150th street and a well situated on the property. The balance of the property consists of 10.85 acres m/l in CRP “Expired in 2019 not renewed” along with 11.77 acres m/l mature hardwood timber and fingered draws, accommodating whitetail deer and turkeys. This property is located just south of South English in Section 35 of English River Township, Keokuk County, Iowa.

### Farm Details:
FSA Cropland Acres: 62.27
Farm is leased for the 2020 cropping season

### Directions:
From South English, IA travel south on Monroe Street for 1.25 miles until you hit 150th street travel west for .5 miles. Property is located on the southwest corner of the intersection at 150th street and 260th Avenue.

### TILLABLE SOILS MAP

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>70C2</td>
<td>Ladoga silty clay loam</td>
<td>17.75</td>
<td>34.7%</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>423D2</td>
<td>Buckholl silty clay loam</td>
<td>8.32</td>
<td>16.3%</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>70B</td>
<td>Ladoga silt loam</td>
<td>7.51</td>
<td>14.7%</td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>60D2</td>
<td>Lindley loam</td>
<td>6.63</td>
<td>13.2%</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>138</td>
<td>Otley-Wagner-Zook complex</td>
<td>5.36</td>
<td>10.5%</td>
<td>76</td>
<td></td>
</tr>
<tr>
<td>425D2</td>
<td>Keswick clay loam</td>
<td>1.85</td>
<td>3.6%</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>79S02</td>
<td>Ashgrove silty clay loam</td>
<td>1.56</td>
<td>3.1%</td>
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</tr>
<tr>
<td>281B</td>
<td>Otley silty clay loam</td>
<td>1.40</td>
<td>2.7%</td>
<td>91</td>
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</tr>
<tr>
<td>80G32</td>
<td>Gara-Armstrong complex</td>
<td>2.21</td>
<td>4.4%</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>75D2</td>
<td>Nodaway-Coppock complex</td>
<td>0.60</td>
<td>1.2%</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>65P</td>
<td>Lindley loam</td>
<td>0.56</td>
<td>1.1%</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>80C2</td>
<td>Clinton silty clay loam</td>
<td>0.55</td>
<td>1.1%</td>
<td>69</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average: 54

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