

LAND AUCTION



191 AC± | 2 TRACTS | KEOKUK CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/25/26 AUCTION TIME: 10 AM CT

AUCTION HELD AT: LAGOS COUNTRY CLUB

2010 KEOKUK WASHINGTON ROAD, KEOTA, IA 52248

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is pleased to offer for sale a 191± acre farm located in the heart of a strong agricultural community in northeast Keokuk County, Iowa. The property is situated 1.5 miles west of Kinross in Sections 21 and 22 of Liberty Township.

The farm consists of 170.5 FSA cropland acres carrying an average CSR2 of 55.9. Primary soil types include Olmitz-Zook-Vesser, Gara-Armstrong, and Otley silty clay loam. Access is excellent, with frontage along paved Highway 22 to the north and 312th Avenue to the east. Tenancy has been terminated as of March 1, 2026, and the farm will be sold free and clear for the 2026 crop year, with possession given at closing.

The property will be offered at public auction at 10 AM on Wednesday, March 25, at Lagos Acres Country Club in Keota, Iowa, with online bidding also available through RanchAndFarmAuctions.com. The farm will be sold in two tracts using the Buyer's Choice auction method. The high bidder will have the option to select either or both tracts, with bidding continuing until both tracts are sold. The property will not be offered as a single combined tract at the conclusion of the auction.

Tract 1 consists of 158.09 taxable acres, including 140.11 FSA cropland acres with a CSR2 average of 56.8.

Tract 2 consists of 32.88 taxable acres, including 30.3 FSA cropland acres with a CSR2 average of 51.2.

This is a well-kept farm in a productive and desirable agricultural region of eastern Iowa. Producers and farmland investors are encouraged to attend the auction on March 25 at Lagos Country Club, Keota, Iowa, or participate online at www.RanchAndFarmAuctions.com, for an opportunity to invest in this quality Iowa farmland.

TRACT 1 - 158.09± ACRES:

The 158.09± acres Tract 1 has approximately 140 crop land acres with an average CSR2 of 56.8. Olmitz-Zook-Vesser, Gara-Armstrong and Otley silty clay loam are the predominant soils. Access is from Highway 22. This farm has medium slope terrain with natural drainage into waterways. A creek spans east and west through the tract, and there is a small pond on the southern end. This will make an attractive addition to any local producer's operation. It would also be an attractive investment for the vacant landowner with a cash rent agreement, which should attract strong competition to farm due to its location and paved road frontage. The farm is selling free-and-clear for the 2026 crop year, but if a buyer wanted to cash rent it this year, there would be a number of producers interested in leasing the farm. Possession will be given at closing.

Deeded Acres: 158.09± acres
Soil Types: Olmitz-Zook-Vesser, Gara-Armstrong and Otley silty clay loam
Soil PI/NCCPI/CSR2: 56.8 CSR2
CRP Acres/Payment: NO CRP
Taxes: \$3,884
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession at closing
Survey Needed?: No survey needed
Brief Legal: 158.09± acres pt of SE ¼ S21 T77N R10W Keokuk Co IA
PIDs: LBTFE-046000, LBTFE-046200, LBTFE-046100, LBTFE-046300
Lat/Lon: 41.45915, -92.0066
Zip Code: 52248

TRACT 2 - 32.88± ACRES:

The 32.88± acres Tract 2 has approximately 30.3 crop land acres with an average CSR2 of 51.2. Shelby-Adair complex and Otley silty clay loam are the predominant soils. Access is from Highway 22 and also 312 Ave. This farm has medium slope terrain with natural drainage into waterways. This will make a nice compact addition to any local producer's operation. It would also be an attractive investment for the vacant landowner with a cash rent agreement, which should attract strong competition to farm due to its location and paved road frontage. The farm is selling free-and-clear for the 2026 crop year, but if a buyer wanted to cash rent it this year, there would be a number of producers interested in leasing the farm. Possession will be given at closing.

Deeded Acres: 32.88± acres
Soil Types: Shelby-Adair complex and Otley silty clay loam
Soil PI/NCCPI/CSR2: 51.2 CSR2
CRP Acres/Payment: No CRP
Taxes: \$754.00
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession at closing
Survey Needed?: No survey needed
Brief Legal: 32.88± acres pt of NW ¼ NW ¼ S22 T77N R10W Keokuk Co IA
PIDs: LBTFE-045900
Lat/Lon: 41.45845, -92.00185
Zip Code: 52248

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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REPRESENTING ATTORNEY: KANDIE GELNER (KENNEDY LAW FIRM)

920 DUBUQUE ST, IOWA CITY, IA 52240 | 319.351.8181 | KGELNER@KENNEDYLAWYERS.COM

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Ben Harshyne, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 319.853.1162 | Cody Lowderman, IA Auctioneer, B64012000



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158.09
ACRES ±

TRACT 2
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