

# Keokuk County, Iowa FARMLAND AUCTION

## THE Herman Family Century Farm

**395.50 Acres M/L**  
OFFERED IN 6 TRACTS

**TRACT 1:**

78.00 Acres M/L,  
76.87 Tillable, 82.0 CSR2

**TRACT 2:**

79.25 Acres M/L,  
78.40 Tillable, 89.3 CSR2

**TRACT 3:**

40.00 Acres M/L,  
29.90 Tillable, 43.6 CSR2

**TRACT 4:**

80.00 Acres M/L,  
57.53 Tillable, 55.1 CSR2

**TRACT 5:**

40.00 Acres M/L,  
38.92 Tillable, 83.7 CSR2

**TRACT 6:**

78.25 Acres M/L,  
66.15 Tillable, 62.0 CSR2



**395.50 Acres  
M/L**

**Thursday, November 6, 2025 | 10:00 AM | Sigourney, Iowa**

**AUCTION  
LOCATION**

ISU Extension Office  
400 220th Avenue A  
Sigourney, IA 52591

**LAND  
AGENT**

Riley Sieren  
IA LIC S66739000 | 319.591.0111  
Riley@PeoplesCompany.com

**Listing #18562**







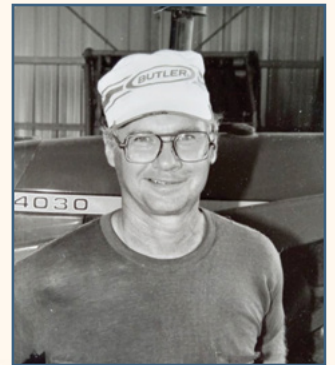


**Peoples Company is proud to represent the Herman Family in the sale of 395.50 acres m/l of high-quality farmland located just west of Sigourney in Keokuk County, Iowa.**

This Public Auction will be offered in six separate tracts using the choice auction method, providing bidders the flexibility to purchase individual parcels or assemble a larger land portfolio. The auction will take place at the ISU Extension Office in Sigourney, Iowa, and will begin at 10:00 AM on Thursday, November 6th. Live and online bidding will be available. The farms are located in Sections 19, 20 & 29 of Van Buren Township, Keokuk County, a strong agricultural area known for productive soils and long-term ownership.

These farms are part of a true legacy, having been in the Herman Family for over 100 years and recognized as a Century Farm by the Iowa Department of Agriculture. Decades of care, stewardship, and investment have gone into building the quality of these farms and now, for the first time in over a century, they are being offered to the public. This is a rare opportunity to acquire one or more tracts of proven Iowa farmland in a tightly held area. Don't miss your chance to continue the legacy.

The farm will be sold using the "Buyer's Choice" auction method where the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all six tracts have been purchased. Tracts will not be offered in their entirety at the auction's conclusion.



**the  
Herman Family  
Century Farm**



# Tract 1

195th Street, Sigourney, IA 52591



78.00 Acres M/L | 76.87 Tillable Acres | 82.0 CSR2

**Tract 1 is a strong, nearly all-tillable row crop farm in a highly sought-after area**, consisting primarily of Mahaska and Otley silty clay loams, both known for their crop performance and productivity. The farm features natural drainage to the south, with some existing tile lines in place. While no tile maps are currently on record, the drainage appears to be functional and well-supported.

This tract offers both strong immediate income potential and long-term investment value. Located in Section 19 of Van Buren Township, Keokuk County.



## Tillable Soils

	Code	Description	Acres	% field	CSR2
	280	Mahaska silty clay loam	22.12	28.77%	94
	281B	Otley silty clay loam	19.00	24.71%	91
	571C2	Hedrick silty clay loam	14.06	18.28%	76
	279	Taintor silty clay loam	7.57	9.85%	83
	76B	Ladoga silt loam	4.94	6.43%	86
	423D2	Bucknell silty clay loam	4.56	5.93%	6
	76C2	Ladoga silt loam	4.50	5.86%	75
	75B	Givin silt loam	0.12	0.16%	81
	Average:				82.0





# Tract 2

173rd Avenue, Sigourney, IA 52591

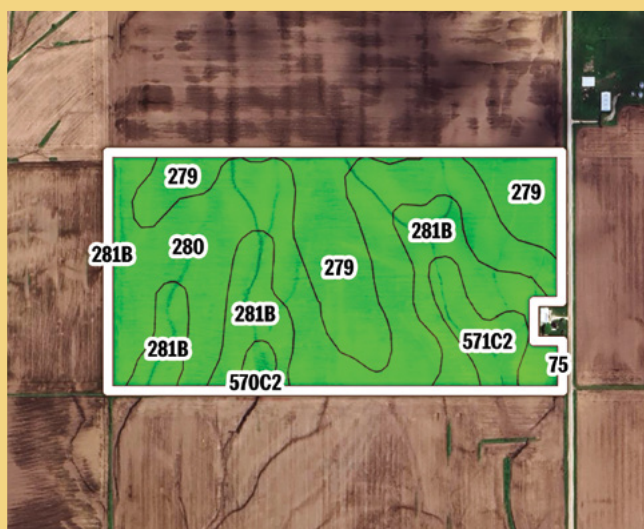
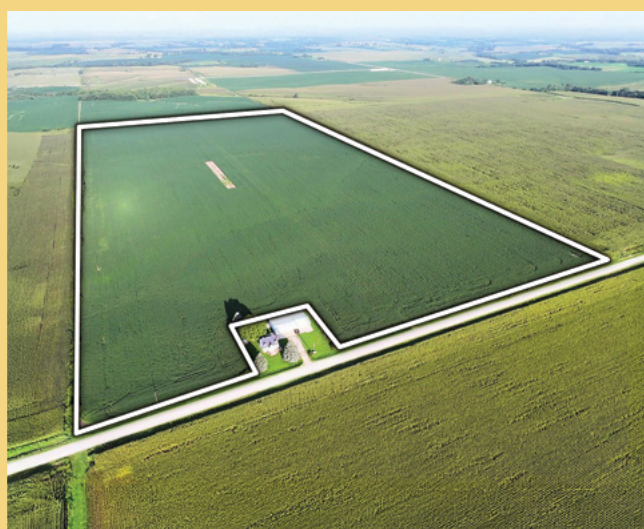
79.25 Acres M/L | 78.40 Tillable Acres | 89.3 CSR2

Tract 2 carries an impressive CSR2 rating of 89.3, making it one of the highest average CSR2-rated farms in all of Keokuk County! Primary soil types include Mahaska and Taintor silty clay loams, known for their excellent productivity and drainage characteristics. Don't miss this chance to invest in one of Iowa's most productive agricultural regions!

This tract offers a rare opportunity to own premium, investment-grade farmland in a tightly held area. Farms of this caliber and magnitude rarely come to the open market. Located in Section 29 of Van Buren Township, Keokuk County.

## Tillable Soils

Code	Description	Acres	% field	CSR2
280	Mahaska silty clay loam	35.81	45.68%	94
279	Taintor silty clay loam	19.04	24.29%	83
281B	Otley silty clay loam	17.78	22.68%	91
571C2	Hedrick silty clay loam	4.49	5.73%	76
570C2	Nira silty clay loam	1.14	1.45%	71
75B	Givin silt loam	0.14	0.18%	84
Average:				89.3





# Tract 3

173rd Avenue & 195th Street, Sigourney, IA 52591



40.00 Acres M/L | 29.90 Tillable Acres | 43.6 CSR2

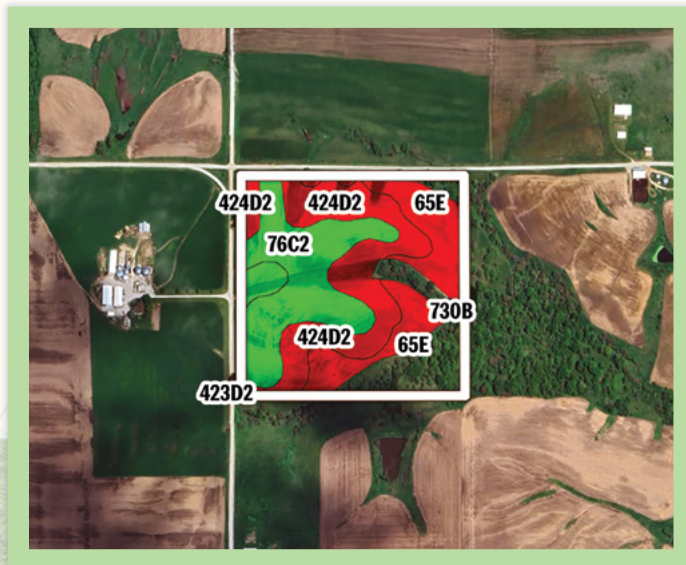
**Tract 3 consists primarily of Ladoga silty clay loam.** In addition to the income-producing acres, the southeastern area of the property provides a potential opportunity for recreational use, with cover and habitat ideal for both whitetail deer and small game hunting!

This property presents a balanced mix of agricultural utility and outdoor potential, perfect for any operator or buyer looking to acquire diversity. Located in Section 20 of Van Buren Township, Keokuk County.



## Tillable Soils

Code	Description	Acres	% field	CSR2
76C2	Ladoga silty clay loam	10.35	34.60%	75
424D2	Lindley-Keswick complex	10.30	34.44%	24
65E	Lindley loam	7.98	26.68%	23
76B	Ladoga silt loam	1.06	3.54%	86
423D2	Bucknell silty clay loam	0.15	0.50%	6
730B	Nodaway-Coppock-Cantril complex	0.07	0.23%	68
Average:				43.6





# Tract 4

173rd Avenue, Sigourney, IA 52591



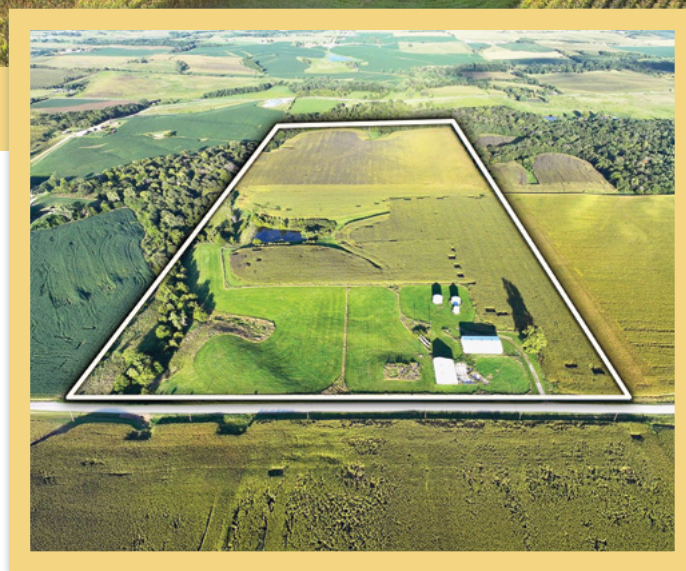
80.00 Acres M/L | 57.53 Tillable Acres | 55.1 CSR2

Tract 4 includes 11.88 acres m/l of pasture, and is conveniently located along a gravel road, making it a versatile farm with both income-producing and livestock potential.

The site features a well-maintained 54' x 98' Morton machine shed (built in 1984) and a matching 50' x 75' Morton livestock building with fencing and an automatic waterer for livestock use.

A stocked pond in the middle of the property offers excellent recreational value. Primary soil types include Ladoga and Clinton silty clay loams, supporting solid crop production.

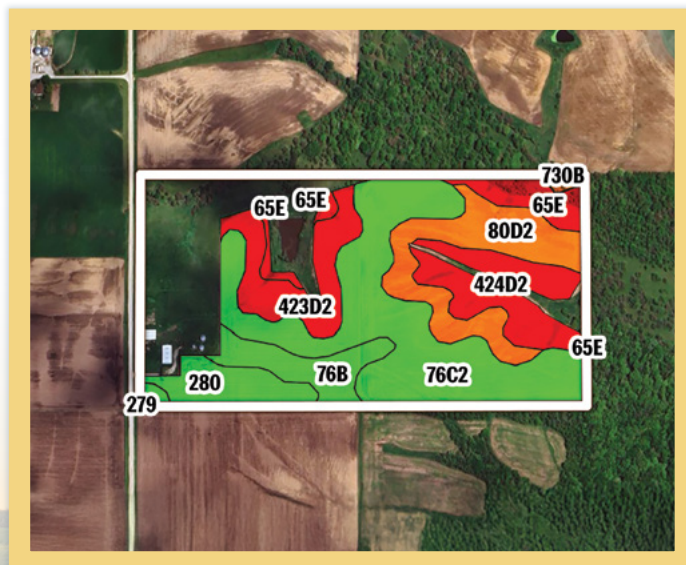
This truly well-rounded farm offers a combination of pasture, tillable acres, and recreation. Located in Section 20 of Van Buren Township, Keokuk County.



## Tillable Soils

Code	Description	Acres	% field	CSR2
76C2	Ladoga silty clay loam	21.29	37.01%	75
80D2	Clinton silty clay loam	9.31	16.18%	46
424D2	Lindley-Keswick complex	7.17	12.46%	24
423D2	Bucknell silty clay loam	6.24	10.85%	6
76B	Ladoga silt loam	4.35	7.56%	86
280	Mahaska silty clay loam	4.18	7.27%	94
65E	Lindley loam	3.95	6.87%	23

Average: 55.1





# Tract 5

173rd Avenue, Sigourney, IA 52591



40.00 Acres M/L | 38.92 Tillable Acres | 83.7 CSR2

**Tract 5, one of the more productive tracts in this offering,** primarily consists of Givin and Ladoga silt loam soils, known for their strong yield potential and consistent performance.

This nearly all-tillable farm represents an excellent opportunity for operators. Located in Section 29 of Van Buren Township, Keokuk County.

## Tillable Soils

Code	Description	Acres	% field	CSR2
75	Givin silt loam	13.03	33.48%	84
76B	Ladoga silt loam	9.45	24.28%	86
280	Mahaska silty clay loam	5.72	14.70%	94
279	Taintor silty clay loam	4.99	12.82%	83
571C2	Hedrick silty clay loam	4.70	12.08%	76
423D2	Bucknell silty clay loam	0.53	1.36%	6
76C2	Ladoga silty clay loam	0.50	1.28%	75
Average:				83.7





# Tract 6

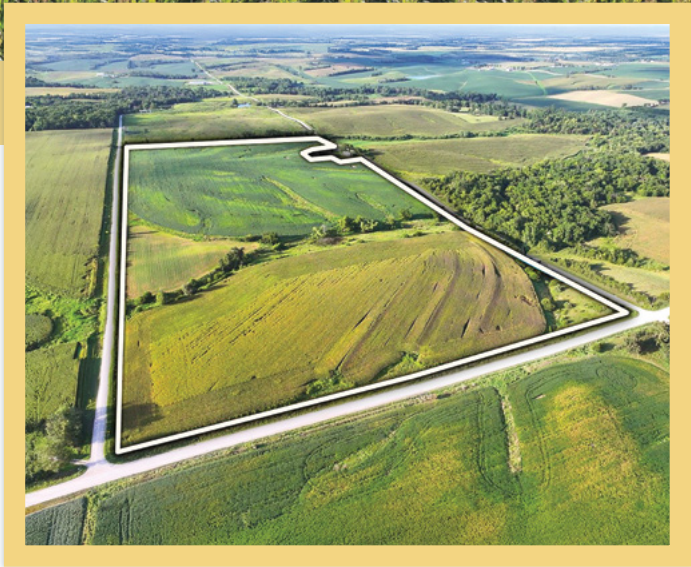
210th Street & 180th Avenue, Sigourney, IA 52591



78.25 Acres M/L | 66.15 Tillable Acres | 62.0 CSR2

Tract 6, featuring Ladoga silty clay loam as the primary soil type, supports solid productivity across the tract.

With a high percentage of tillable acres and long-term farming potential, and located in a desirable area known for its agricultural strength and tightly held farmland, this tract presents a great opportunity for any Iowa farmer. Located in Section 29 of Van Buren Township, Keokuk County.



## Tillable Soils

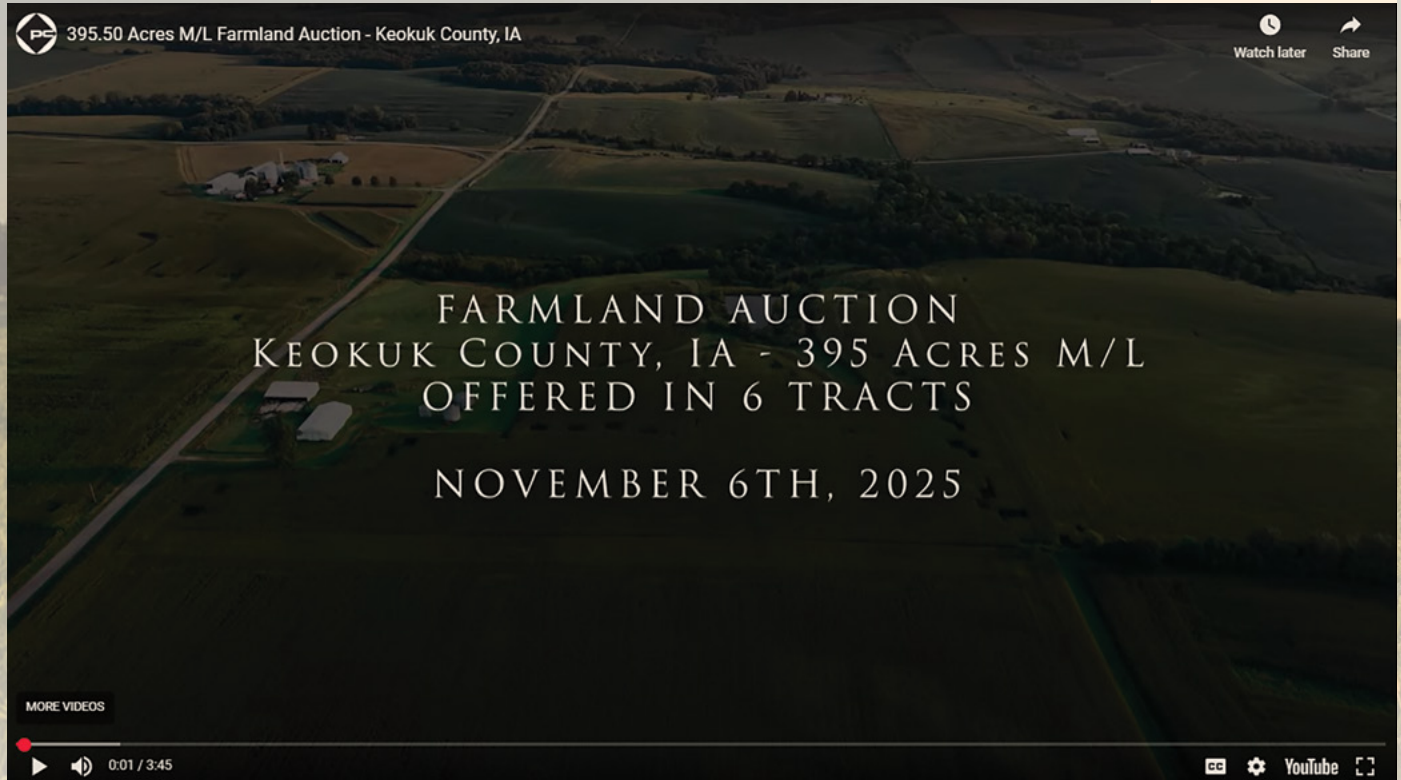
Code	Description	Acres	% field	CSR2
76C2	Ladoga silty clay loam	20.94	31.66%	75
76B	Ladoga silt loam	16.57	25.05%	86
424D2	Lindley-Keswick complex	15.65	23.66%	24
75	Givin silt loam	4.69	7.09%	84
423D2	Bucknell silty clay loam	4.33	6.55%	6
571C2	Hedrick silty clay loam	3.20	4.84%	76
281B	Otley silty clay loam	0.77	1.16%	91
Average:			62.0	





# View this Property's Marketing Video

Peoples Company is proud to represent the Herman Family in the sale of 395.50 acres m/l of high-quality farmland, offered in 6 tracts, located just west of Sigourney in Keokuk County, Iowa. Scan the QR code to the right to view the full marketing video of this incredible Century Farm.



For more photos, videos, maps, data, and drone footage for this property & others, please visit our website at [PEOPLESCOMPANY.COM](https://PEOPLESCOMPANY.COM).

## **TERMS & CONDITIONS: KEOKUK COUNTY LAND AUCTION** **395.50 ACRES M/L, offered in 6 Tracts, on** **THURSDAY, NOVEMBER 6th, 2025 at 10:00 AM CT**

**AUCTION LOCATION:** ISU Extension Office, 400 220th Ave., Sigourney, IA

**SELLER:** MPTC Farms LLC, the Herman Family

**REPRESENTING ATTORNEY:** Grant Taylor, Victor Law Office

**BIDDER REGISTRATION:** All prospective bidders must register first with Peoples Company and receive a bidder number in order to bid.

**ONLINE BIDDING:** Register to bid at [PEOPLESCOMPANY.COM](https://PEOPLESCOMPANY.COM). Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates,

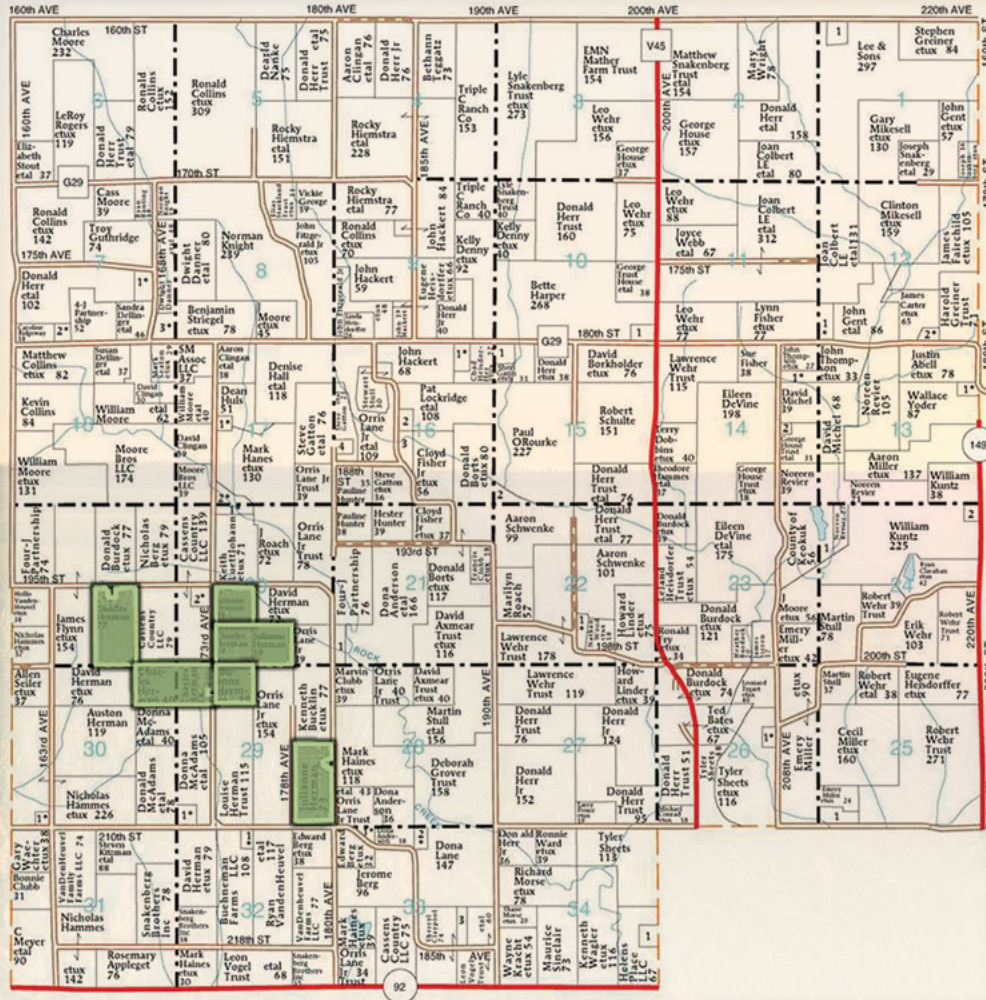
members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when using the online auction platform.

**AUCTION METHOD:** The Six farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, two, or any combination of tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option with online bidding available.

**FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Keokuk County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Keokuk County FSA and NRCS offices.



# Van Buren Plat Map



**EARNEST MONEY PAYMENT:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Peoples Company Trust Account.

**CLOSING:** Closing will occur on or before Friday, December 12th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

**POSSESSION:** Possession of the farm will be given At Closing, Subject to Tenant's Rights.

**FARM LEASE:** The current farm lease has been terminated, and will be open for the upcoming 2026 cropping season.

**CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**OTHER:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis

with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**DISCLAIMER:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #18562



SCAN THE QR CODE TO THE  
LEFT WITH YOUR PHONE  
CAMERA TO VIEW THIS  
LISTING ONLINE!

## Directions

**From Sigourney, IA:** Travel west on  
IA Highway 92 for approximately 2.5 miles.  
Turn north onto 180th Avenue and travel  
for 1 mile. Turn left onto 210th Street and  
look for the Peoples Company signage.



**Can't make it? Bid online at [PEOPLES COMPANY.BIDWRANGLER.COM!](https://www.peoplescompany.com/bidwrangler)**

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