

LISTING #19757



KEOKUK COUNTY

SEALED BID AUCTION

SEALED BIDS ARE DUE NO LATER THAN 12:00 "NOON" P.M. ON WEDNESDAY, NOVEMBER 4TH, 2026



RILEY SIEREN

IA LIC S66739000 | 319.591.0111

RILEY@PEOPLESCOMPANY.COM

96.50 ACRES M/L

OFFERED IN THREE TRACTS

KEOKUK COUNTY SEALED BID AUCTION

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Keokuk County, Iowa Sealed Bid Land Auction – Peoples Company is pleased to represent 96.5 acres m/l of premium Keokuk County, Iowa farmland, ideally located just off Iowa Highway 92 and within a short drive of Sigourney, Iowa. The farm will be offered via Sealed Bid Sale, with all bids due prior to 12:00 PM "Noon" (CST) on November 4th, 2026.

The property includes approximately 84.99 acres currently in row crop production carrying an average CSR2 soil rating of 64.7. Located in Section 36 of Washington Township, Keokuk County, Iowa.

The farm is being offered as a whole or in two individual tracts: the acreage consisting of approximately 3.5 acres m/l and the farmland tract consisting of approximately 93 acres m/l. Buyers will have the opportunity to bid on either individual tract or the property as a whole. The Sellers will review all bids and combinations of bids and reserve the right to accept the bid or combination of bids they determine to be in their best interest.

Tract 1 - Whole Property - 96.5 Acres M/L

Tract 2 - Acreage Split - 3.5 Acres M/L

Tract 3 - Farmland Split - 93 Acres M/L

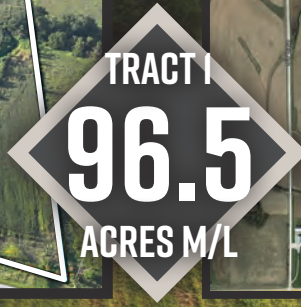
Farm lease has been terminated. The farm will be open for the 2027 cropping season.

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Tract 1 includes 96.5 acres m/l, with approximately 84.99 cropland acres carrying a CSR2 rating of 64.7. Primary soil types consist of Nodaway and Ladoga silty clay loams, both known for their productivity and crop performance. The farm features natural drainage, with some terraces and existing tile in place. While no tile maps are currently on record, the drainage appears to be functional and well-supported.

Situated in the heart of the farm is a 2,552 sq. ft. ranch-style home with 3 bedrooms and an attached two-car garage, built in 1961. The acreage features an 80' x 40' machine shed, with approximately half of the building insulated with a concrete floor, and the remaining half utilized as cold storage. An additional 20' x 30' detached garage with concrete floors provides extra storage and workspace. The property also includes a functional grain bin equipped with a floor and dryer.

Located just west of Sigourney, Iowa, in Section 36 of Washington Township, Keokuk County, IA.

Dwellings will be sold "As Is, Where Is." The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. The buyer will be required to sign a binding agreement with Keokuk County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law. Contact Agent for further details.

TRACT 1
TILLABLE SOILS
64.7
AVERAGE CSR2

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
722	Nodaway-Ackmore-Vesser complex	26.16	30.78 %	78	●
76C2	Ladoga silty clay loam	15.03	17.68 %	75	●
76D2	Ladoga silty clay loam	14.89	17.51 %	49	●
54+	Zook silt loam	10.22	12.02 %	63	●
993D2	Gara-Armstrong complex	9.95	11.71 %	30	●
13B	Olmitz-Zook-Vesser complex	4.88	5.74 %	71	●
56B	Cantril loam	1.99	2.35 %	82	●
8C	Judson silty clay loam	1.87	2.20 %	79	●





Tract 2 includes 96.5 acres m/l, with approximately 84.99 cropland acres carrying a CSR2 rating of 64.7. Primary soil types consist of Nodaway and Ladoga silty clay loams, both known for their productivity and crop performance. The farm features natural drainage, with some terraces and existing tile in place. While no tile maps are currently on record, the drainage appears to be functional and well-supported.

Situated in the heart of the farm is a 2,552 sq. ft. ranch-style home with 3 bedrooms and an attached two-car garage, built in 1961. The acreage features an 80' x 40' machine shed, with approximately half of the building insulated with a concrete floor, and the remaining half utilized as cold storage. An additional 20' x 30' detached garage with concrete floors provides extra storage and workspace. The property also includes a functional grain bin equipped with a floor and dryer.

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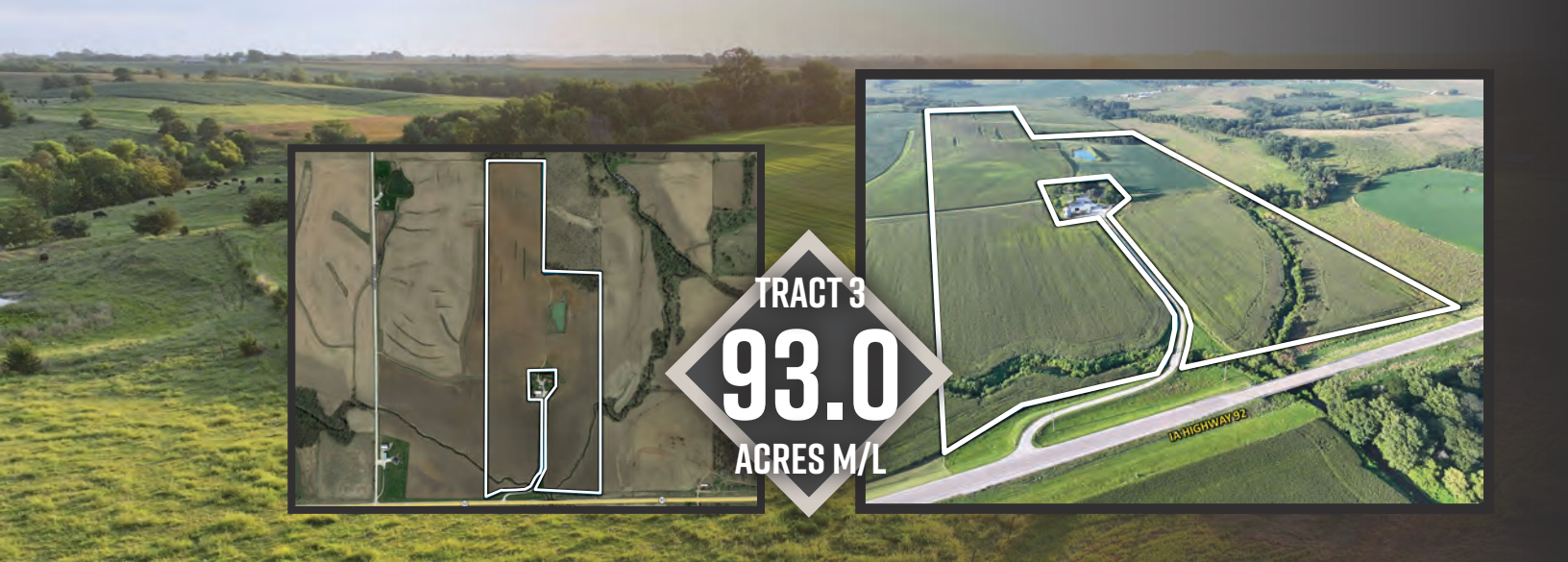
OPEN HOUSE

FRIDAY OCTOBER 16TH FROM 4:00PM - 6:00PM

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





Tract 3 offers a beautiful acreage tucked back off Iowa Highway 92 and situated in the heart of the farm. The property features a 2,552 sq. ft. ranch-style home, built in 1961, containing 3 bedrooms and an attached two-car garage. A long lane leads back to the secluded acreage setting, which is surrounded by productive farmland and features mature trees, an established yard, and ample gravel area around the outbuildings. Open House: Friday October 16th from 4:00PM - 6:00PM

The acreage features an 80' x 40' machine shed, with approximately half of the building insulated with a concrete floor and the remaining half utilized as cold storage. An additional 20' x 30' detached garage with concrete floors provides extra storage and workspace. The property also includes a functional grain bin equipped with a floor and dryer.

This is a unique opportunity to purchase a well-located country acreage offering privacy, multiple outbuildings, and an attractive setting just off a paved highway.

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TRACT 3
TILLABLE SOILS
64.7
 AVERAGE CSR2

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
722	Nodaway-Ackmore-Vesser complex	26.16	30.86 %	78	●
76C2	Ladoga silty clay loam	15.03	17.72 %	75	●
76D2	Ladoga silty clay loam	14.79	17.45 %	49	●
54+	Zook silt loam	10.15	11.98 %	63	●
993D2	Gara-Armstrong complex	9.95	11.74 %	30	●
13B	Olmitz-Zook-Vesser complex	4.87	5.75 %	71	●
56B	Cantril loam	1.98	2.34 %	82	●
8C	Judson silty clay loam	1.84	2.17 %	79	●





1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
Listing #19757



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DIRECTIONS

From Sigourney, IA travel west out of town for approximately 5 miles. Property will be located on the north side of IA Highway 92. Look for signs.

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