

Farmland Auction

KEOKUK COUNTY, IA



196.33 ACRES M/L
OFFERED IN TWO TRACTS

Thursday, November 12th, 2026 at 10:00 AM
Keswick Legion | 105 N. Irons Street | Keswick, Iowa

RILEY SIEREN

Riley Sieren | 319.591.0111

IA LIC S66739000 | Riley @PeoplesCompany.com

LISTING #19807

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION | 196.33 ACRES M/L

Peoples Company is proud to represent the Mary A. Fuller Revocable Trust in the sale of 196.33 acres m/l of high-quality farmland located in Keokuk County, Iowa.

This Public Auction will be offered in two 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 Keswick Legion, 105 N. Irons St., Keswick, IA and will begin at 10:00 AM on Thursday, November 12th. Live and online bidding will be available. The farms are located in Section 18 of Adams Township, Keokuk County, IA.

Tract 1: 76.33 Acres M/L containing approximately 73.63 FSA Cropland Acres carrying a CSR2 of 72.

Tract 2: 120 Acres M/L containing approximately 111.38 FSA Cropland Acres carrying a CSR2 of 79.

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 conclusion of the auction.

TRACT

01

170th Avenue & 120th Street
Keswick, IA 50136

76.33 ACRES M/L

AUCTION TIME

**Thursday, November 12th,
2026 at 10:00 AM**



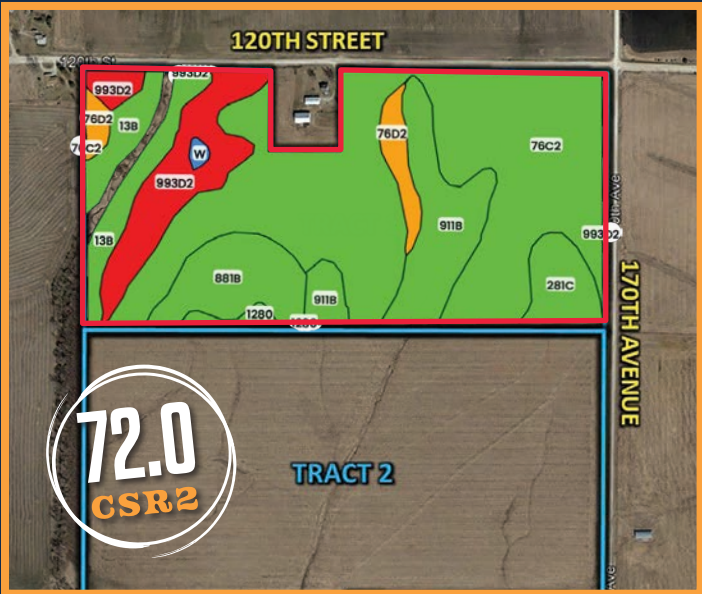
Tract 1 includes 76.33 acres m/l, with approximately 73.63 FSA cropland acres carrying a CSR2 rating of 72.0

The primary soil types consist of Colo-Ely Complex and Ladoga silt loams, known for their strong yield potential and consistent performance. The farm features natural drainage to the south, with some existing tile lines in place. “See Tile Map in the photos”

Located between Keswick & Thornburg, IA, in Section 18 of Adams Township, Keokuk County, this nearly all-tillable farm represents an excellent opportunity for operators.

DIRECTIONS

From Keswick, IA travel west out of town for approximately 2 miles. Turn north onto 170th Avenue. Travel north for 1.5 miles. The farm will be located on the west side of the road. Look for signs.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
76C2	Ladoga silty clay loam	38.35	52.09%		75
911B	Colo-Ely complex	8.64	11.73%		86
993D2	Gara-Armstrong complex	8.05	10.93%		30
881B	Otley silty clay loam	5.99	8.13%		91
13B	Olmitz-Zook-Vesser complex	5.82	7.91%		71
281C	Otley silty clay loam	3.24	4.40%		85
76D2	Ladoga silty clay loam	2.65	3.60%		49
1280	Mahaska silty clay loam	0.62	0.84%		94
W	Water	0.27	0.37%		-
Weighted Average					72.0



TRACT

02

170th Avenue
Keswick, IA 50136

120 ACRES M/L

AUCTION LOCATION

Keswick Legion

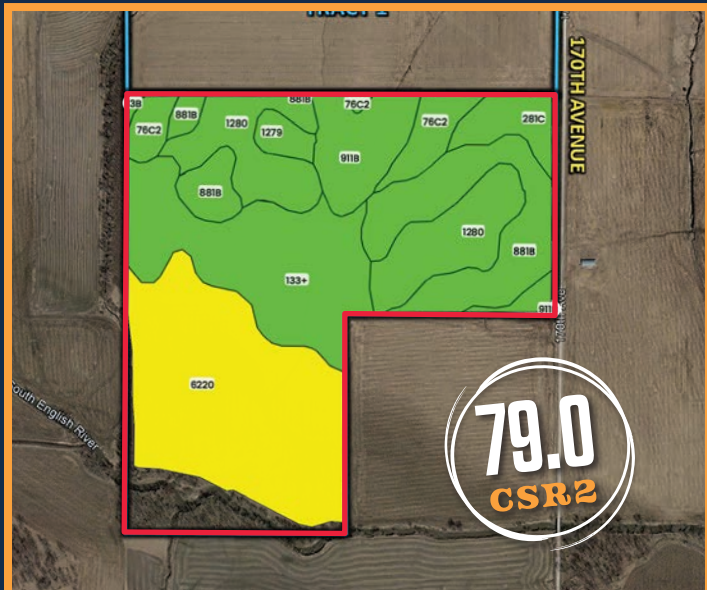
105 N. Irons Street | Keswick, Iowa



Tract 2 includes 120 acres m/l, with approximately 111.38 FSA cropland acres carrying an impressive CSR2 rating of 79, representing a strong, nearly all-tillable row crop farm.

Primary soil types consist of Colo, Otley & Nodaway silt loams, both known for their productivity and crop performance. The farm features natural drainage to the south, with some existing tile lines in place. "See Tile Map in the photos"

Located between Keswick & Thornburg, IA, in Section 18 of Adams Township, Keokuk County, this nearly all-tillable farm represents an excellent opportunity for operators.



TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEG-END	CSR2
6220	Nodaway silt loam	34.09	30.61%		64
133+	Colo silt loam	22.19	19.92%		78
881B	Otley silty clay loam	17.78	15.96%		91
1280	Mahaska silty clay loam	17.20	15.44%		94
911B	Colo-Ely complex	7.56	6.79%		86
76C2	Ladoga silty clay loam	5.60	5.03%		75
281C	Otley silty clay loam	3.88	3.49%		85
1279	Taintor silty clay loam	1.83	1.64%		83
876C2	Ladoga silty clay loam	1.06	0.94%		77
13B	Olmitz-Zook-Vesser complex	0.19	0.17%		71
Weighted Average					79.0



12119 Stratford Drive
Clive, IA 50325



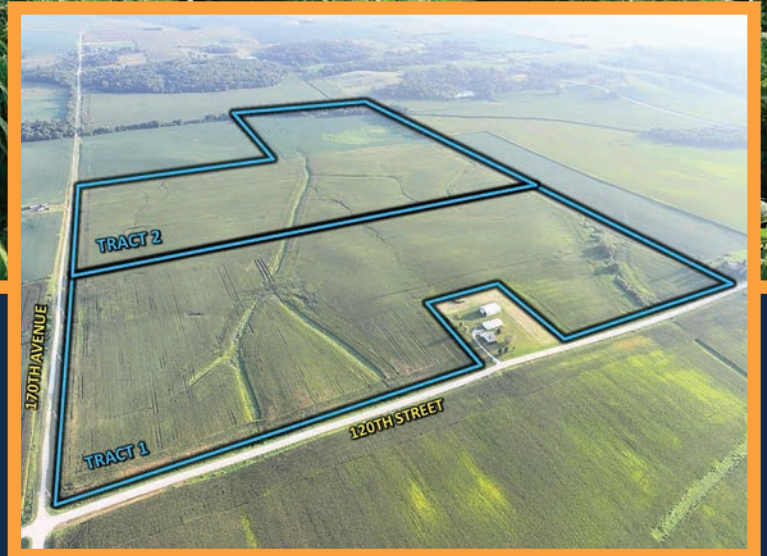
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