

FARMS AGENT REPORT



[Schedule a Showing](#)

MLS #: **202602847** Status: **New**
 Ownership Type: **Farms** E-mail: scott@grimmrealestate.com
 Address: **RR W Hwy 92**
 City, Zip: **Sigourney, IA 52591**
 Area: **Washington Area** DOM: **0**
 Price: **\$450,000** Original Price: **\$450,000**
 Owner Name (L,F,MI): **Helen's Place, LLC**
 List Agent1: **Scott Grimm** cell: 319-330-9738
 List Broker1: **Grimm Company Real Estate** office: 319-664-3000
 List Agent2:
 List Broker2:
 Listing Date: **4/28/2026** Expiration Date: **11/1/2026**
 County: **Keokuk** **Assoc Doc 6**
 Subdivision: **n/a** scott@grimmrealestate.com

M

Plat Page:
 Township/Range: **Township 76 North, Range 12**

H

Section: **34**

D

Lot:

Block:

Acreage: **66.70**

Acres Open: **0**

Acres Wooded: **13**

Acres Pasture: **0**

Acres Cultivated: **53**

Road Frontage: **1,200**

Beef Farm: **No** Beef Herd Capacity:

Beef Acres Pasture: Beef Pasture Fenced:

Beef Water in Pasture: Beef Barn Stalls:

Dairy Farm: **No** Dairy Herd Capacity:

Dairy Acres Pasture: Dairy Pasture Fenced:

Dairy Water in Pasture: Dairy Milk Parlor:

Dairy Barn Stalls:

Hog Farm: **No** Hog Herd Capacity:

Farrow House: Hog Shed:

Hog Acres Pasture: Hog Auto Feeder:

Tree Farm: **No** Tree Acres Pulp:

Tree Acres Hard: Tree Acre Pine:

Tree Year Cut: Trees Acres Orchard:

Trees Acres Xmas:

T-Val: Lease Value:

Tax ID: **VBOS-044900 & 045000**

Gross Tx (Cnty/City): **\$1,941.00**

Tax Year Report: **2024**

Zoning: **Agriculture**

Farm w/House: **No**

House Livable: **No**

Floors: **0.00**

Basement: **No**

Total Bedrooms: **0**

Total Full Baths: **0**

Total Half Baths: **0**

Elementary School: **Sigourney**

Jr./Middle School: **Sigourney**

High School: **Sigourney**

Poultry Farm: **No** Poultry Houses:

Poultry House Size (WxL):

Poultry Capacity:

Annual Poultry Income: Annual Poultry Exp:

Horse Farm: **No** Horse Herd Capacity:

Horse Acres Pasture: # of Stalls:

Horse Water in Pasture:

Horse Riding Area:

Truck Farm: **No** Truck Acres Cultivated:

Truck Farm Irrigated: Truck Proc House:

Truck Trac Stall: Yearly Truck Farm Income:

Truck Tax Year: List Office:

Buyers Name:

Pending Date: Sold Price: Selling Agent 1: Closing

Closing Date: Sales Term: Selling Office 1:

ACCESS:

BUILDINGS:

DOCUMENTS:

UTILITIES AVAILABLE:

SHOWING INSTR: **Call Agent Only**

Directions: **West edge of Sigourney on Highway 92 on the north side of the road, adjacent to the Pleasant Grove Cemetery.**

TOPOLOGY

MISCELLANEOUS:

POSSIBLE FINANCING: **Cash**

POSSESSION: **At Closing**

Remarks This is a good income producing property that includes 37 CRP acres m/l, 16.02 crop acres m/l, and 13.68 wooded acres m/l with a creek. Located on the west edge of Sigourney on the north side of the road on Highway 92. Plenty of wildlife for recreational purposes.

Add: