

02/27/2023

Property Full Report, Farm MLS # 6305906

16476 180Th Avenue

What Cheer IA 50268

County: Keokuk

Type:

Status: Active

Contingency: N List Price: \$640,000

Sold Price:

OLP: \$640,000

Seller Contribution:

Map Page:

Map Coordinate:

Directions South of Hwy 22 on 180th Avenue.



Style Other
Stories
Bedrooms
Baths Total
Year Built
Construction Status Desc
Foundation Size

Above Grd Total SqFt
Basement Finished SqFt
Total Finished SqFt 0
Acres 80.000
Lot Size SqFt 3,484,800.00
Lot Size Dimensions 2613x3971
Yearly/Seasonal
Fire #

TAX INFORMATION

Property ID # VBTOS-060900
Tax Year 2022
Gross Taxes \$2,084
Net Taxes 2,008.00
Assessed Valuation 90,127.00
Tax With Assessments
Assessment Pending No
Homestead Desc

List Date 2/27/2023 DOM 0
Input Date 2/27/2023 10:53 AM CDOM 0
Off Market Date
ProjClsDt
Date Closed

Selling Agent:
Selling Office:

General Property Information

Legal Desc 04-76-12 SW NW, 04-76-12-NW NW FR
County Keokuk
Cross Street
Postal City What Cheer
School District Full 6012 - Sigourney
Section #
Township #
Range #

Rental License?
Manufactured Home
Complex/Dev/Sub CEN RURAL RES
Power Company
Zoning Agriculture

Lake/Waterfront Information

Lake/Waterfront Name
Road Between Waterfront And Home? Lake Acres Elevation Highpoint to Waterfront Feet Waterfront Frontage Lake Depth

Remarks

Agent Remarks Offers may be submitted before 3/13/2023 but none will be accepted before 3/13/2023.
Public Remarks 80 acres m/l of gently rolling to rolling farm ground located east of What Cheer and south west of Keswick. 66.18 crop acres with an average CSR2 of 63.5. Dwelling is uninhabitable and the steel building is reserved and will be removed by June 1, 2023. There is a pond and a well on the property. Subject to Tenant's Rights until March 1, 2024. Please note that no offers will be accepted before March 13, 2023.

Structure Information

Room Level Dimen
Living Room
Dining Room
Family Room
Kitchen
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4

Bathrooms		Total:	Full:	3/4:	1/2:	1/4:
Other Rooms	Level	Dimen		Garage Stalls		

Information deemed reliable, but not guaranteed.

16476 180Th Avenue

What Cheer IA 50268

Type:

Structure Information

Finished Sq Ft

AGFinSQFT
BFinSQFT

Total Fin Sqft:

0

Total Sq Ft

Above Grd Total SqFt
Main Floor SqFt
Basement Total SqFt
Total SqFt

Fireplaces
Garage Dimensions
Garage Square Feet
Garage Door Height
Garage Door Width

Farm Details

All Program Acres
Program Expiration Date
Program Income
Irrigation System?

Tillable Acres
Pasture Acres
Wooded Acres
Lowland Acres
Waste Acres
Forest Reserve Acres

66.18 Topography - DEPRECATED
Corn Suitability Rating 63.50
Drainage

Auction

Auction YN No
Auctioneer License

Auction Type
Is Buyers Premium

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2% Sub-Agent Comp: Facilitator Comp:
Variable Rate: NO List Type: Exclusive Right To Sell
Lockbox Type: Lock Box Source:

Sale Mortgage Informaton

Financing Terms
Seller Contribution

Sellers Terms Cash
In Foreclosure No
Lender Owned No
Potential Short Sale No
Agent Owner No

Financial Remarks

Contact

Listing Agent: Cassie O'Rourke - 319-430-3133 Appointment Phone: 319-430-3133
List Office: Grimm Company Real Estate - 319-664-3000
Co-List Agent: Mary B Knipfer - 319-325-7793

Showing Instructions Call Cassie @ 319-430-3133 for more info and showing time.

This Report Prepared By: Mary B Knipfer