Directions South of Hwy 22 on 180th

DOM 0

CDOM 0

County: Keokuk

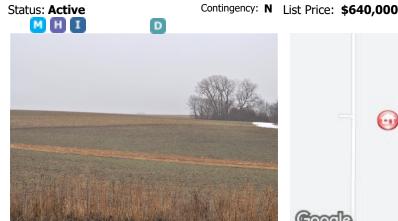
Seller Contribution:

Sold Price:

Type:

Map Coordinate:

OLP: \$640,000



Other

Style Stories **Bedrooms** Baths Total Year Built Construction Status Desc

Foundation Size

2/27/2023 List Date 2/27/2023 10:53 AM Input Date

Off Market Date ProjClsDt Date Closed



Above Grd Total SqFt Basement Finished SqFt Total Finished SqFt Acres Lot Size SqFt Lot Size Dimensions Yearly/Seasonal Fire #

Selling Agent: Selling Office:

80.000

3,484,800.00

2613x3971

TAX INFORMATION

Map Page:

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

General Property Information

04-76-12 SW NW, 04-76-12-NW NW FR Legal Desc

County Keokuk

Cross Street Postal City **What Cheer**

School District Full 6012 - Sigourney Section #

Township # Range #

Rental License? Manufactured Home

CEN RURAL RES Complex/Dev/Sub

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

Bedroom 4

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

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

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

02/27/2023

16476 180Th Avenue What Cheer IA 50268 Type:

Structure Information

Finished Sq Ft Total Sq Ft

AGFinSQFT Above Grd Total SqFt
BGFinSQFT Main Floor SqFt
Basement Total SqFt

Total Fin Sqft: 0 Total SqFt

Fireplaces

Garage Dimensions Garage Square Feet Garage Door Height Garage Door Width

Farm Details

Irrigation System?

All Program Acres Tillable Acres **66.18** Topography - DEPRECATED

Auction Type

Program Expiration Date Pasture Acres Corn Suitability Rating Program Income Wooded Acres Drainage 63.50

Forest Reserve Acres

Lowland Acres Waste Acres

Auction YN

Auctioneer License Is Buyers Premium

Financial

Cooperating Broker Compensation

No

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 Sellers Terms Cash Financial Remarks

Seller Contribution In Foreclosure Lender Owned No

Potential Short Sale No Agent Owner No

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