



# Farm for Rent

## Bid Packet

**Prepared by:**

Jeremy Sills

Date: October 2023

415 A Avenue  
Vinton, IA 52349

☎ 319-472-5353

☎ 877-718-IOWA

🖨 319-472-5454

✉ [jeremy@iowalandco.com](mailto:jeremy@iowalandco.com)

🌐 [www.iowalandmgmt.com](http://www.iowalandmgmt.com)

## Keokuk County

Jackson Township

96.41 tillable acres

**Bids Due Date:**

December 1<sup>st</sup>, 2023

**Time:** 5:00pm

**Mail Bids to:**

415 A Ave  
Vinton, IA 52349  
or email to  
[jeremy@iowalandco.com](mailto:jeremy@iowalandco.com)



# SERVICES

## Farm Management

Currently manage our clients' farms located in the eastern 2/3 of Iowa. A full-service management where we essentially step into the shoes of our clients in full consultation with them about their farm's operation. Lease type selection, tenant selection, government agency work, commodity marketing is just part of what we do.

## Real Estate

A full-service real estate brokerage service with an emphasis on agricultural property, from acreages to ranches! Whether it's a listing agreement or an auction, our objective is to get the highest net dollars in our client's pockets.

## Financial Consulting

Our financial consulting service includes cash flow analysis on operating funds, real estate purchase returns on investment, farm division pros and cons.

## Farm Valuation

The farm valuation service comes in many forms but most often issued to establish farm values for the purpose of land divisions, listing purposes, or simply providing clients an update on their financial situation. Valuation services range from Broker's Price Opinions to full Appraisals.

### Contact us:

415 A Avenue  
Vinton, IA 52349

☎ 319-472-5353

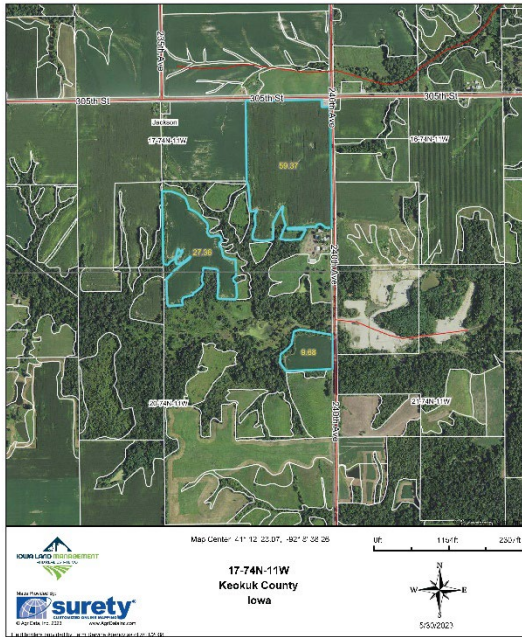
🖨 319-472-5454

✉ [jeremy@iowalandco.com](mailto:jeremy@iowalandco.com)

🌐 [www.iowalandmgmt.com](http://www.iowalandmgmt.com)



Leathers Tillable Map



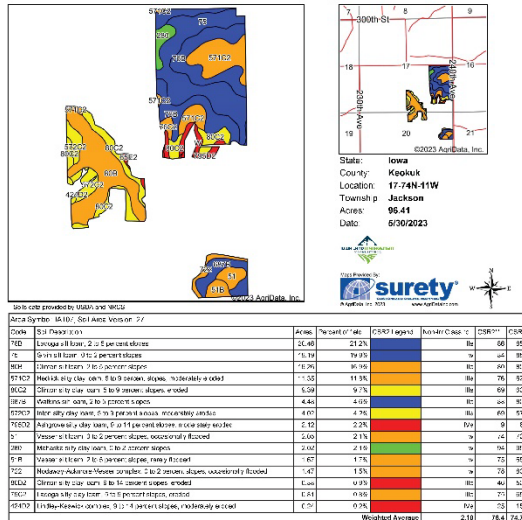
# Bid PACKET

Legal Description  
96.41 FSA Tillable Acres m/l  
located at:

NE1/4 SE1/4; PART OF THE SW1/4 SE1/4;  
PART OF THE SE1/4 SE1/4 OF SECTION 17,  
TOWNSHIP 74 NORTH, 11 WEST, KEOKUK  
COUNTY, IOWA AND PART OF THE NW1/4  
NE1/4; PART OF THE NE1/4 NE1/4; PART OF  
THE SE1/4 NE1/4 OF SECTION 20,  
TOWNSHIP 74 NORTH, 11 WEST, KEOKUK  
COUNTY, IOWA

## CSR2:78.4

Leathers Tillable Soils Map



Soils data provided by USDA and NRCS  
Soils data provided by USDA and NRCS

Soils data provided by USDA and NRCS  
Soils data provided by USDA and NRCS

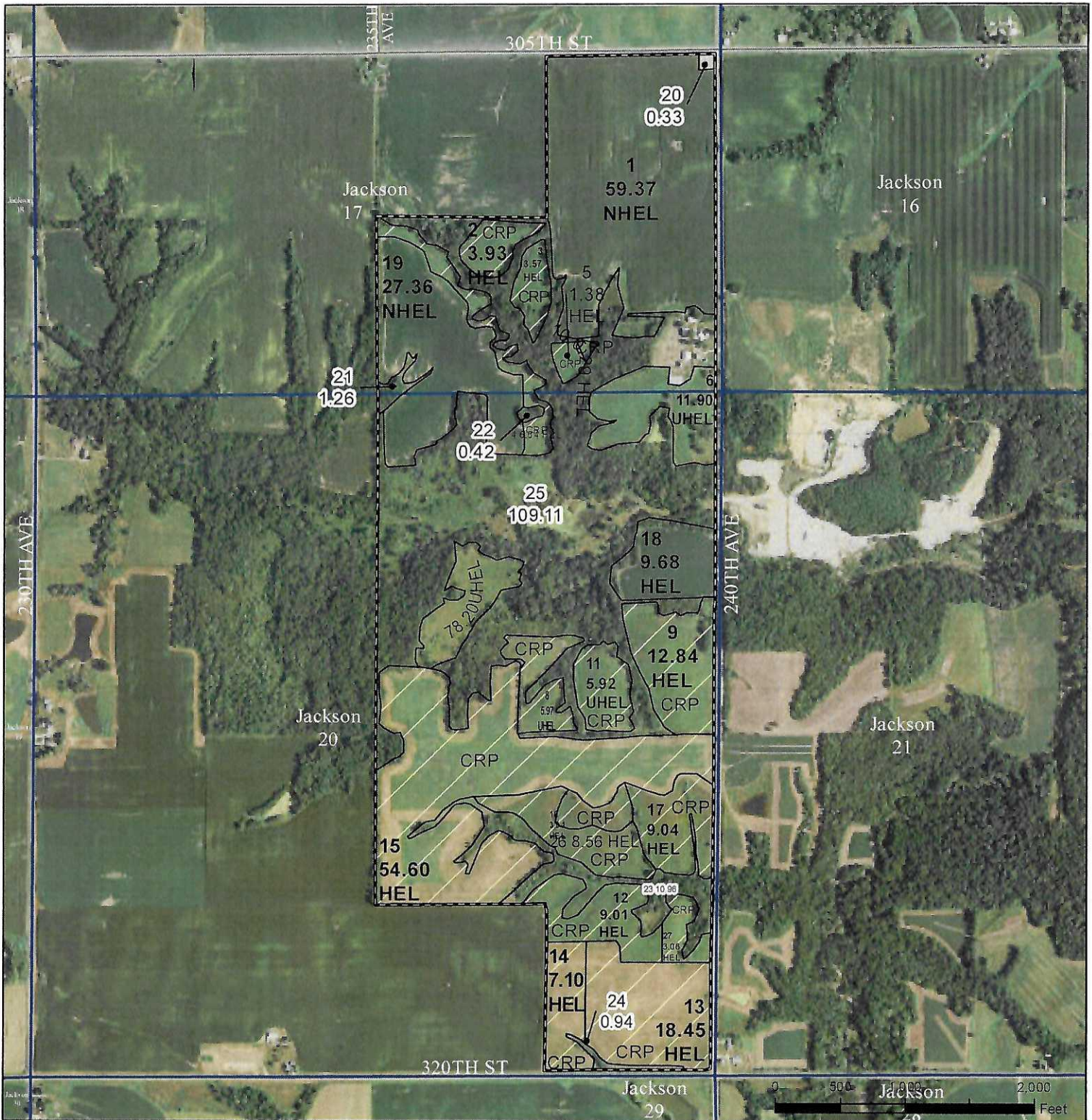
Bids Due  
December 1, 2023





United States  
Department of  
Agriculture

## Keokuk County, Iowa



### Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 269.91 acres

2023 Program Year

Map Created April 11, 2023

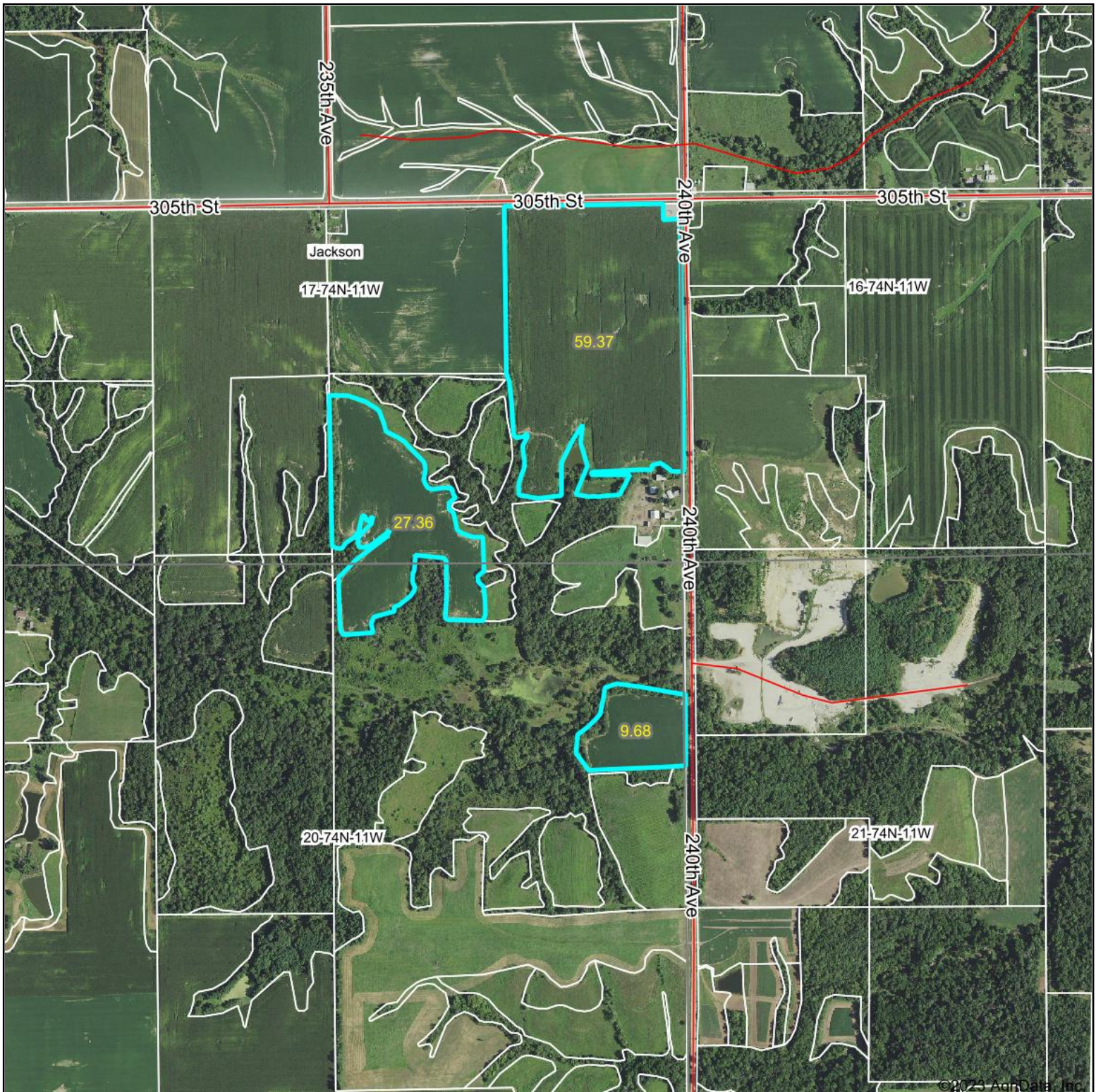
Farm 388  
Tract 1311

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.



# Leathers Tillable Map



Map Center: 41° 12' 23.07, -92° 8' 38.26

0ft 1154ft 2307ft



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

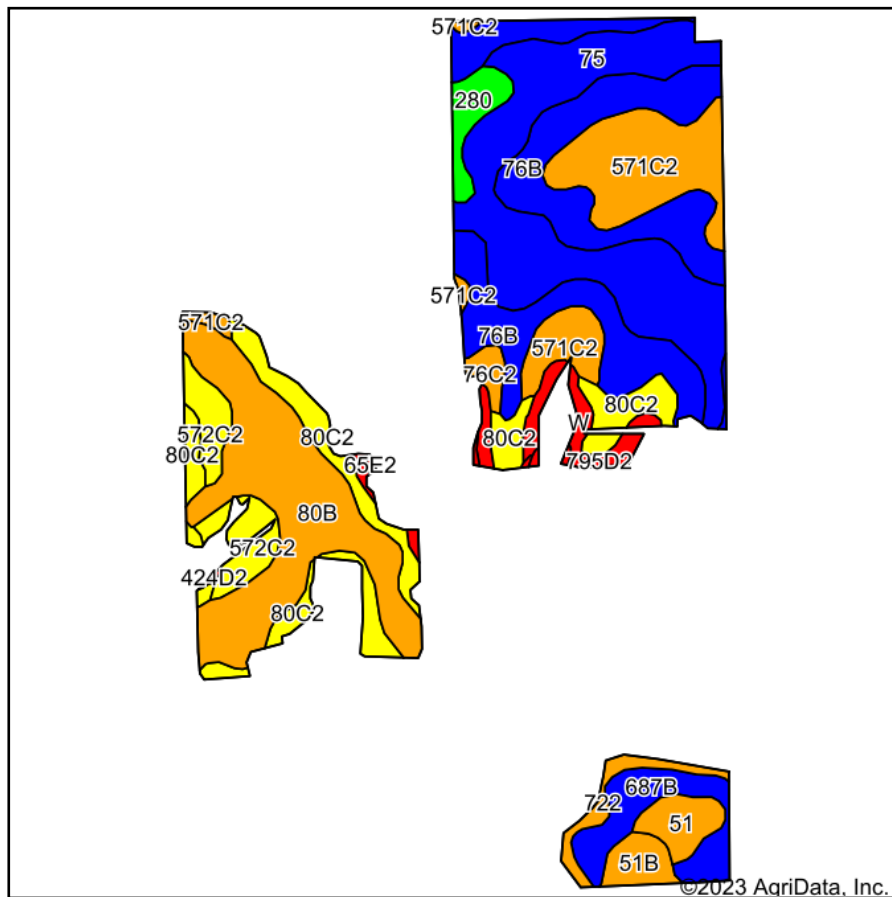
**17-74N-11W**  
**Keokuk County**  
**Iowa**



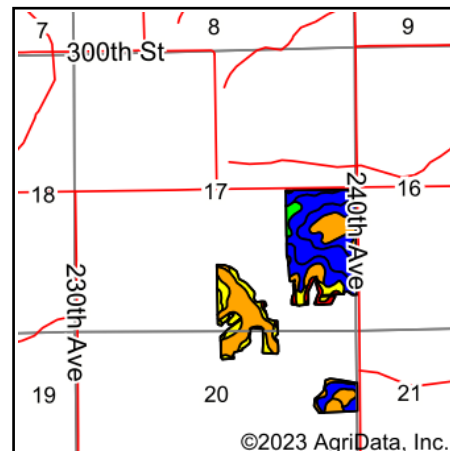
Field borders provided by Farm Service Agency as of 5/21/2008.



# Leathers Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Keokuk**  
 Location: **17-74N-11W**  
 Township: **Jackson**  
 Acres: **96.41**  
 Date: **5/30/2023**



Area Symbol: IA107, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76B	Ladoga silt loam, 2 to 5 percent slopes	20.46	21.2%		Ile	86	85
75	Givin silt loam, 0 to 2 percent slopes	19.19	19.9%		Iw	84	85
80B	Clinton silt loam, 2 to 5 percent slopes	16.26	16.9%		Ile	80	80
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	11.35	11.8%		IIle	76	62
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	9.39	9.7%		IIle	69	60
687B	Watkins silt loam, 2 to 5 percent slopes	4.48	4.6%		Ile	88	80
572C2	Inton silty clay loam, 5 to 9 percent slopes, moderately eroded	4.02	4.2%		IIle	69	57
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	2.12	2.2%		IVe	9	8
51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	2.05	2.1%		IIw	74	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.02	2.1%		Iw	94	95
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	1.67	1.7%		IIw	75	65
722	Nodaway-Ackmore-Vesser complex, 0 to 2 percent slopes, occasionally flooded	1.47	1.5%		IIw	78	80
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	0.88	0.9%		IIle	46	50
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	0.81	0.8%		IIle	75	65
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	0.24	0.2%		IVe	25	15
Weighted Average					2.10	78.4	74.7

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## BIDDING INFORMATION

Iowa Land Management and Real Estate, as agent for GILBERT & GRACE JEANNE LEATHERS FAMILY TRUST, has prepared this packet in order to give interested prospective tenants' information they might need in order to place a bid for the rental of these farm properties for the 2023 crop season. The farm includes tillable ground and no buildings. All parties should satisfy themselves as to farm information that is included in this packet.

### Terms and conditions:

1. The leases shall be for one year and will automatically renew unless terminated by either party prior to September 1 of the lease year. This lease will only be for the FSA tillable acres .
2. Rent will be paid 1/2 on March 1, 1/2, on November 1 of the lease year.
3. The lease will contain language that mandates that tenant provide evidence of the placement of at least maintenance levels of fertilizer on crop ground. No removal of row crop residue is allowed.
4. Lime shall be the tenant's expense and will be prorated over three years.
5. Soil sampling information shall be provided by the tenant every four years at tenant's expense.
6. Tenant shall keep all fence rows and waterways mowed on timely basis at tenant's expense.
7. Bids shall be submitted on the form below and **returned to the office by 5 pm on December 1, 2023.** They may be returned by regular mail, in person, or email.
8. All parties will be notified of the results, but all bids and bidders names will remain confidential and made known only to our clients and their representatives.
9. Hunting rights are reserved and do not go with this lease(s). There is a separate hunting bid packet.
10. All bids shall be accompanied by a letter from lender speaking to prospective tenant's credit worthiness.

---

### ***Bid Form – Return this portion***

---

Name

---

Address

---

Phone #

---

Email

Bid per FSA tillable acre: \_\_\_\_\_ (Leathers farm)

**Return to: Iowa Land Management and Real Estate**  
**415 A Avenue**  
**Vinton, IA 52349**  
**email: [jeremy@iowalandco.com](mailto:jeremy@iowalandco.com)**  
**mail slot on front door of office if closed.**



# CONCLUSION

The business of Iowa Land Management and Real Estate is farms. Your farm Management or Sale is not just another one we handle, but a special part of our business. We pride ourselves with lasting relationships with clients and tenants alike.

Should you have any question please don't hesitate to contact me. I can always be reached on my cell phone at 319-415-8233.

Respectfully,


*Jeremy W. Sills*

**Jeremy Sills**


Broker/Owner

415 A Avenue  
Vinton, IA 52349

 319-472-5353

 319-472-5454

 [jeremy@iowalandco.com](mailto:jeremy@iowalandco.com)

 [www.iowalandmgmt.com](http://www.iowalandmgmt.com)



Iowa Land Management  
& Real Estate is a  
Veteran-owned  
company.



We are active members  
within our rural  
communities and own  
farmland ourselves.



We offer clients the option to  
place a Conservation Farm Lease  
with unique practices tailored to  
each specific farm.