

Keokuk County, Iowa 76 Acres of Land for Sale
0000 163rd Ave
What Cheer, IA 50268

\$801,225
76.4± Acres
Keokuk County



Keokuk County, Iowa 76 Acres of Land for Sale

What Cheer, IA / Keokuk County

SUMMARY

Address

0000 163rd Ave

City, State Zip

What Cheer, IA 50268

County

Keokuk County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

41.365325 / -92.292162

Acreage

76.4

Price

\$801,225

Property Website

<https://landguys.com/property/keokuk-county-iowa-76-acres-of-land-for-sale/keokuk/iowa/94970/>



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What Cheer, IA / Keokuk County

PROPERTY DESCRIPTION

Versatile Iowa farm offering strong income, quality soils, easy access, and recreation.

Located just southeast of What Cheer, Iowa, this 76.31-acre exceptional farm offers strong income potential and versatility. Currently in row-crop production, the property features 68 FSA certified tillable acres with a CSR2 rating of 59, providing a dependable foundation for continued agricultural use.

The farm generates \$16,250 in annual income, and the buyer will have the option to retain the current tenant or take open farming possession for the 2026 crop season, offering flexibility for both investors and owner-operators. With two-sided access, the farm is easy to navigate and supports efficient field operations. The west side of the property features a timbered draw and native grasses, creating excellent recreational opportunities for hunting. This diverse habitat also forms a natural travel corridor for wildlife, enhancing both recreational value and the potential to increase ROI through a hunting lease. This is a well-rounded, exceptional farm that combines solid income, quality soils, convenient access, and recreational bonuses—an ideal addition to any agricultural or investment portfolio.

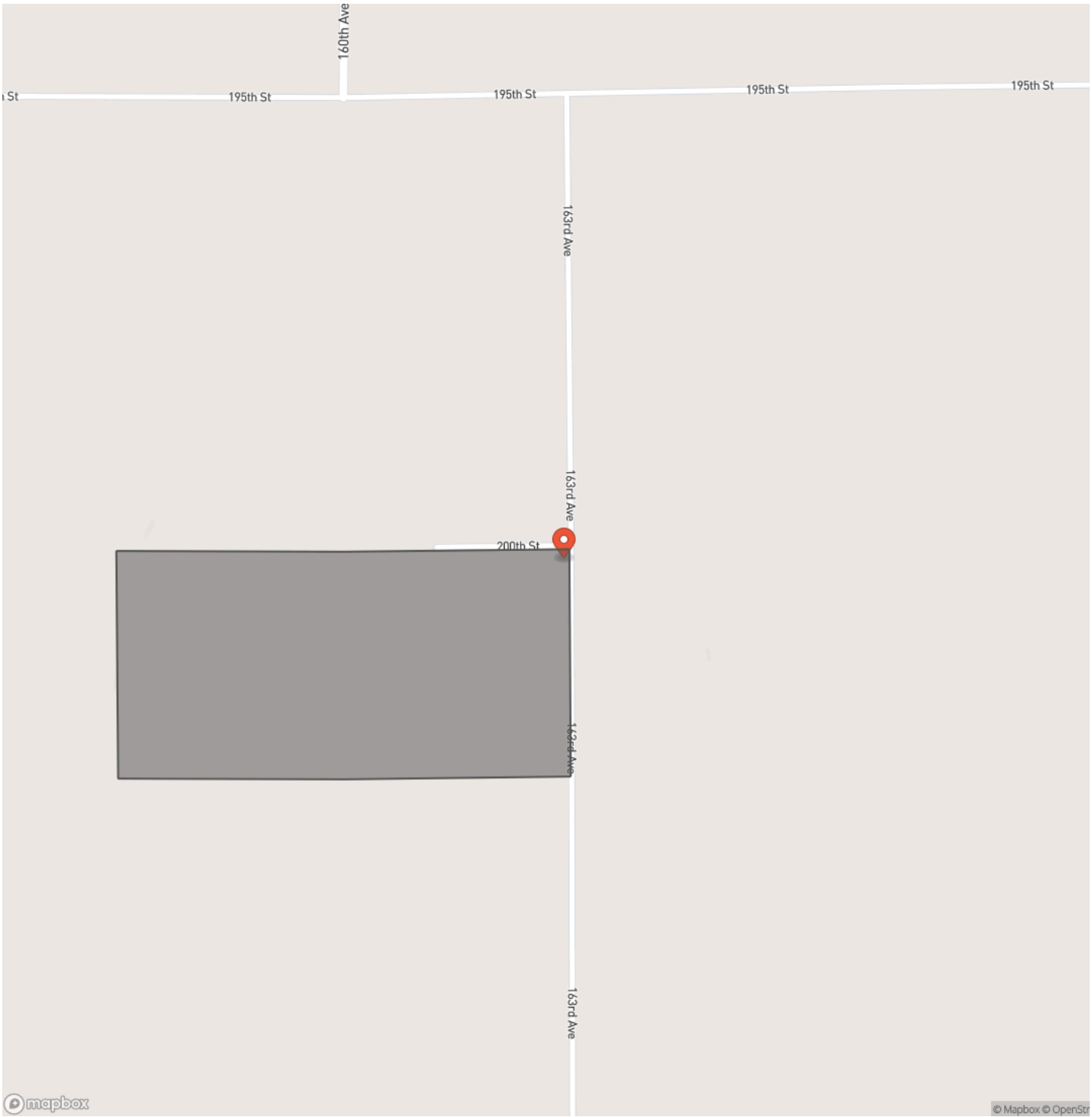
KEY FEATURES

- Generates \$16,250 in reliable annual income
- Flexible 2026 possession or retain current tenant
- Convenient two-sided access for easy operations
- Timbered draw and native grasses for hunting
- Natural wildlife travel corridor enhances recreation
- Strong ROI potential through hunting lease
- Quality soils and access create exceptional value

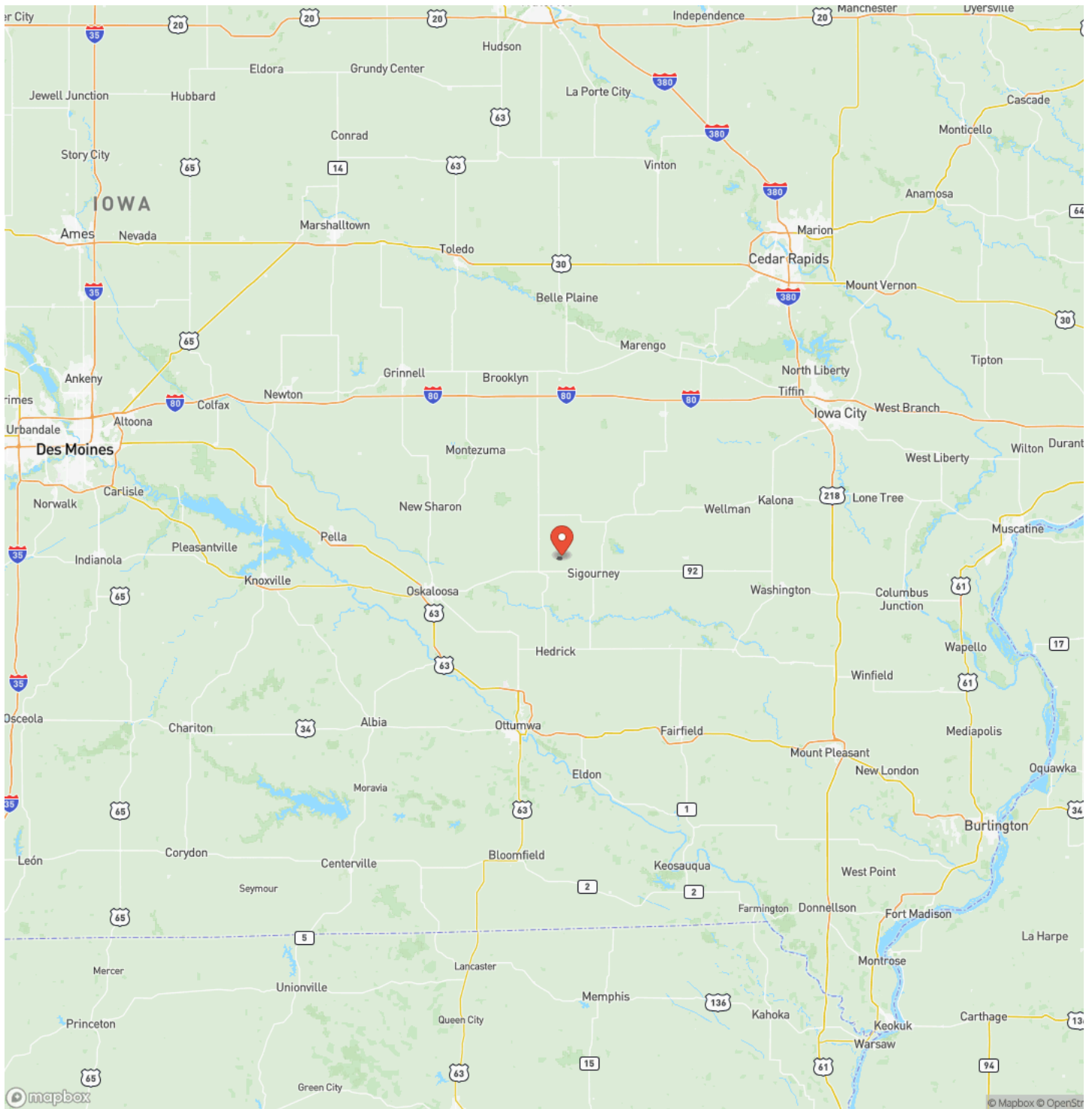
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What Cheer, IA / Keokuk County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Danny Fane

Mobile

(518) 588-4497

Email

dfane@landguys.com

Address

City / State / Zip

Ottumwa, IA 52501

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
