Farm For Sale

104 Acres - Buena Vista Co.
Section 33 - Fairfield Township

Location: 1-1/2 mile S. of Albert City, IA on blacktop N14 then 1 mile W. on Hwy 3
Legal: A tract of land located in the Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th PM in Buena Vista County, Iowa containing 104.27 acres.
Land Description: An unimproved nearly level to gently rolling farm. Crop acres are all in one field. A former building site has been removed (except for a small bin and small building) and should add additional crop land acres. The farm is bordered by Hwy 3 on the north and gravel road, 220th St. on the east.

FSA Information:
- Cropland acres: 95.0
- Corn Base acres: 47.7
- Corn Direct / CC Yield: 125 / 144
- Soybean Base acres: 47.3
- Soybean Direct / CC Yield: 37 / 45

Soils: Canisteo, Clarion, Okoboji, Nicollet, and Harps Ave. CSR 69.9
Possession: at close
RE Taxes: $1816.00
Price: $561,600.00 - $5400.00 / acre

Brokers Note: Hard to find nearly all tillable Buena Vista County farm with reputation soils and a 69.9 CSR. This farm has a manure easement in place. Excellent return on your investment or addition to your farming operation.

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