Farm For Sale

156 Acres - Buena Vista Co.
Sec. 31 - Poland Township

Location: 1-1/4 mile south of Marathon, IA on blacktop M54 then 1 mile west on 470th St.

Legal: Northeast Quarter (NE1/4), Section Thirty-one (31), Township Ninety-three (93), Range Thirty-five (35) West of the 5th PM in Buena Vista County, Iowa

Land Description: An unimproved nearly level to gently rolling quarter section. Grass waterways on southeast quarter of farm. Bordered by a gravel roads, 470th St. on the north and 200th Ave. on the east. Excludes building site.

FSA Information:
- Cropland acres: 152.7
- Corn Base acres: 72
- Corn Direct / CC Yield: 126 / 133
- Soybean Base acres: 74.3
- Soybean Direct / CC Yield: 28 / 34

Soils: Webster Clarion, Nicollet, and Canisteo
Ave. CSR 72.5

Possession: at close
RE Taxes: $2932.00
Price: $888,420.00 - $5,695/acre

Brokers Note: Hard to find all tillable Buena Vista County farm. Reputation soils and a 72.5 CSR. Excellent return on your investment or addition to your farming operation.

Bay Breeze, LLC, owners
Jon Hjelm / The ACRE Co.
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