40 Ac m/l – Buena Vista Co.
Sec. 32 - Barnes Township

Location: 3 mi west of Rembrandt on blacktop C25 (480th St.).

Legal: Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Thirty-two (32), Township Ninety-three (93), Range Thirty-seven (37) West of the 5th PM in Buena Vista County, Iowa

Land Description: An unimproved, nearly level tract. Farm is bordered by blacktop C25 on the south, gravel road, 900th Ave. on the east.

FSA Information:
- Cropland acres: 37.3
- Corn Base acres: 20.8
- Corn Direct / CC Yield: 123 / 123
- Soybean Base acres: 16.5
- Soybean Direct / CC Yield: 37 / 37

Soils: Canisteo, Harps, Okoboji and Nicollet Ave. CSR 64.6

Possession: at close, subject to lease for 2011

RE Taxes: $630.00 annual

Price: $268,000.00 - $6700.00/acre

Brokers Note: Farmers and investors, here is your opportunity to purchase a Buena Vista county farm located on a hard surface road. Excellent return on your investment or addition to your farming operation.

Bay Breeze, owner
Jon Hjelm / The ACRE Co.
712-262-3529 theacreco.com

Professional Farm Real Estate Sales / Exchanges / Auctions