

Offered For Sale Privately by "Iowa's Land Auctioneers"

# Farm For Sale

## 40 Acres – Buena Vista Co. Section 8 - Scott Township



**Location.** 6-1/2 miles south of Linn Grove or 3 miles west and 2 miles south then 1/2 mile west of Rembrandt.

**Legal:** Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Eight (8), Township Ninety-two (92) North Range Thirty-seven (37) West of the 5th PM in Buena Vista County, Iowa

**Land Description:** An unimproved, inside gently rolling tract divided by an open ditch. The farm is bordered by gravel road, 500<sup>th</sup> St. on the south.

### FSA Information:

Cropland acres	35.9
Corn Base acres	16.7
Corn Direct / CC Yield	120 / 120
Soybean Base acres	9.5
Soybean Direct / CC Yield	37 / 37
CRP Acres	11.7
Annual CRP Payment	\$2390

**Section 8  
Scott Township**

**For  
Sale**

**Soils:** Canisteo, Clarion, Nicollet **Ave. CSR 72**

**Possession:** at close **RE Taxes:** \$ 794.00 annual

**Price:** \$ 326,000.00 or \$8150.00 per acre

**Brokers Note:** Subject to lease for 2012 crop season. The Brashears farm offers an excellent return on your investment along with great upland bird hunting.

For more information call: **Ben Hollesen - 712-253-5779**

**Steve & Terry Brashears, owners**

**Jon Hjelm / The ACRE Co.**

**712-262-3529**

**theacrecos.com**