

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

Farm For Sale

**69 Ac m/l – Buena Vista Co.
Sec. 10 - Grant Township**



Location. 5 miles east of Truesdale on 550th St. or from Albert City, 5 miles south and 6 miles west.

Legal: part of the Northeast Quarter (NE1/4), Section Ten (10), Township Ninety-one (91), Range Thirty-six (36) West of the 5th PM in Buena Vista County, Iowa containing 69 acres more or less.

Land Description: An unimproved, gently rolling tract on the west side of the Raccoon River. Farm is bordered by blacktop C43 on the south and gravel road, 550th St. on north.

FSA Information: combined with another tract

| | |
|---------------------------|-----------|
| Cropland acres | 121.7 |
| Corn Base acres | 75.5 |
| Corn Direct / CC Yield | 120 / 120 |
| Soybean Base acres | 23.1 |
| Soybean Direct / CC Yield | 31 / 31 |



Soils: Colo, Nicollet, Storden, Clarion, Wadena and Webster. **Ave. CSR 73.9**

Possession: at close, subject to lease

RE Taxes: \$ 1060.00 annual estimate.

Price: \$ 455,400.00 - \$6600.00/acre

Brokers Note: Hard to find, mostly tillable Buena Vista County farm on a hard surface road. Excellent return on your investment or addition to your farming operation.

Bay Breeze, LLC, owners

Jon Hjelm / The ACRE Co.

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