

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

Farms For Sale

**46 acres - Buena Vista Co.
Barnes Township - Sec. 25**



Location: From Rembrandt - 1-1/2 miles north on 120th Ave.

Tract One: 46 acres m/l in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25) Township Ninety-three (93) North, Range Thirty-seven (37), West of the 5th PM, Buena Vista Co., Iowa

Land Description: A mostly tillable, unimproved farm of nearly level cropland. The farm is bordered by a gravel road (120th Ave.) on the west and a gravel road (460th St.) on the north.

FSA Information:

Farmland acres	46.0	Cropland acres	43.3
Corn Base acres	21.7	Corn Direct / CC Yield	123 / 150
Soybean Base acres	21.6	Soybean Direct / CC Yield	40 / 48



Soils: The majority of the soils are Nicollet, Webster, Clarion and Canisteo **Ave CSR 78.9**

Real Estate Taxes: \$ 1042.00 annually

Price: \$ 529,000.00 or \$ 11,500/acre

Brokers Note: Land buyers, here is an excellent opportunity to purchase a top quality Buena Vista County farm with reputation soils. The Halverson farm is available for the 2012 crop season.

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Professional Farm Real Estate Sales/Exchanges/Auctions