



# LAND FOR SALE

## 184.4 Acres Buena Vista County

*Open Meadow - Hay & Cropland - Trees - Riverland*



1238 North River Road – located 1 mile NW of Sioux Rapids

Offered for sale exclusively by The ACRE Co., here is a great recreational tract with many potential uses. Outdoor haven for 4 wheelers, side-by-sides, riding and roping, camping, fishing, hunting, farming, building and development.

50 FSA crop acres

Annual RE Taxes: \$ 1834

List price: \$ 1,198,500.00    \$ 6500 per acre

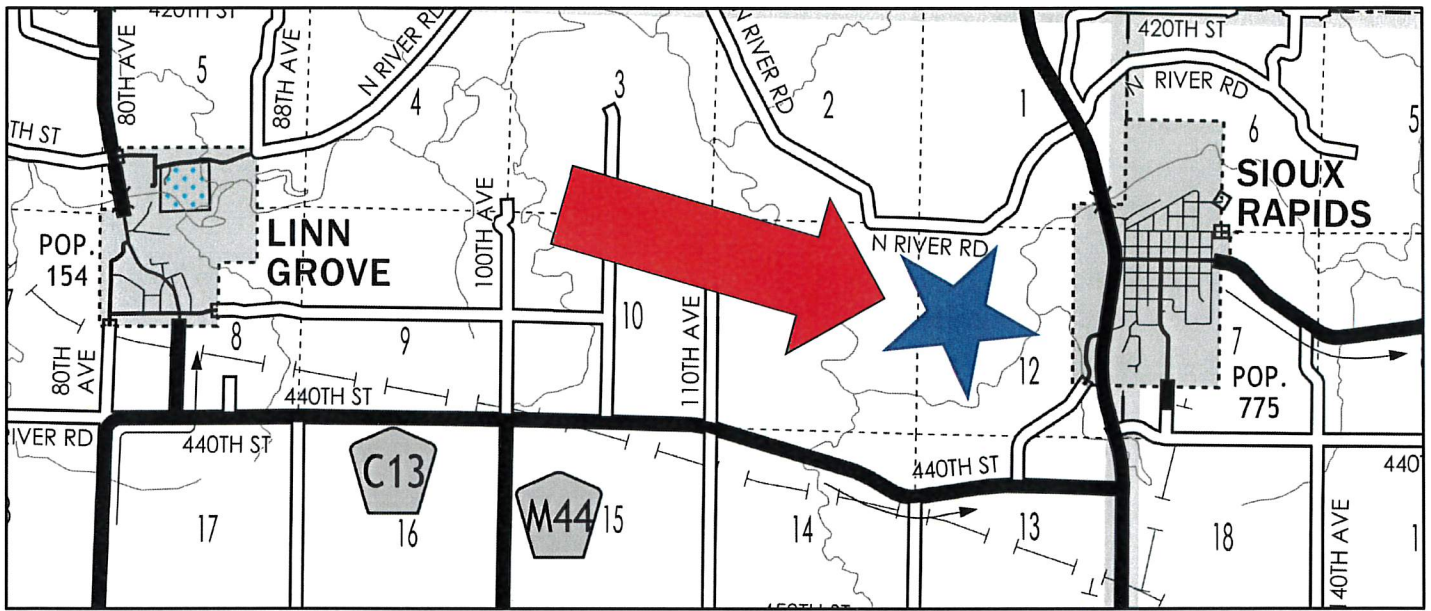
*For more information contact*

**Jon Hjelm ALC 712-240-3529**

**The ACRE Co. 712-262-3529**

**[theacrecoco.com](http://theacrecoco.com)**

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

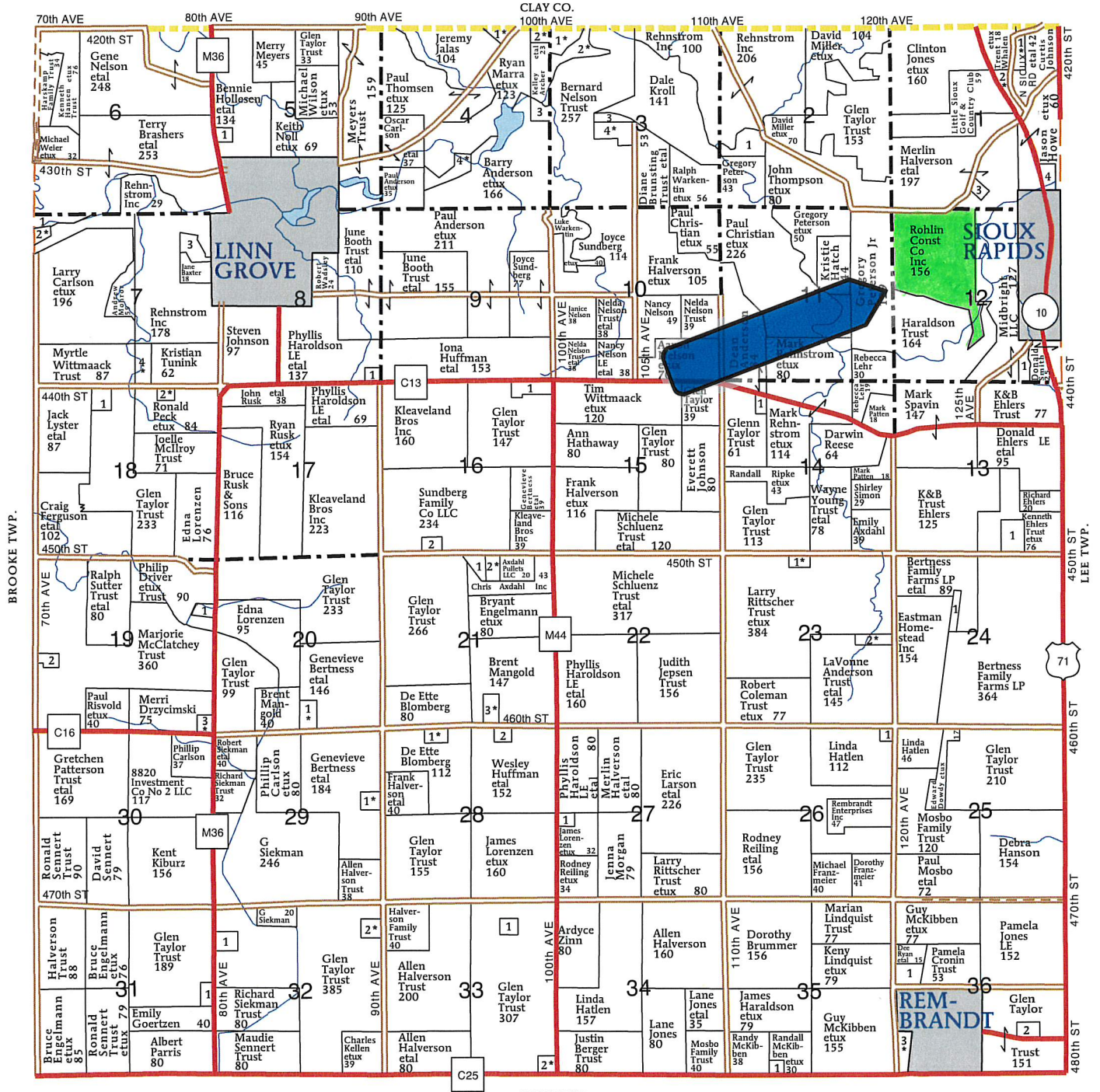


T-93-N

# BARNES PLAT

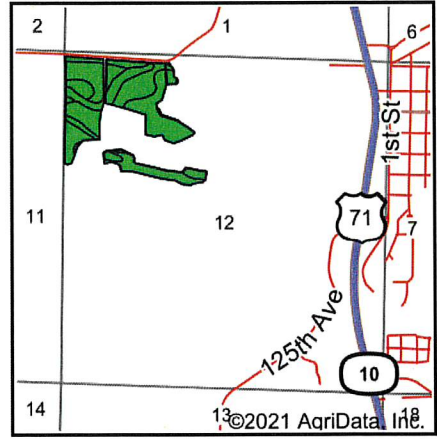
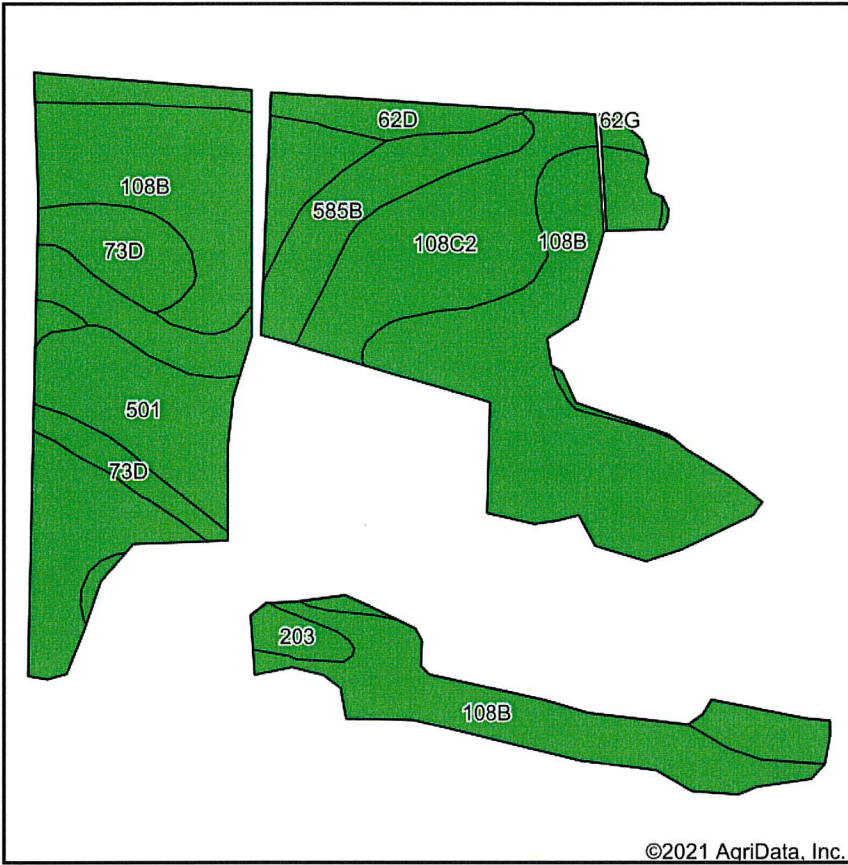
R-37-W

(Landowners)



SCOTT TWP.

# Soils Map



State: **Iowa**  
 County: **Buena Vista**  
 Location: **12-93N-37W**  
 Township: **Barnes**  
 Acres: **50**  
 Date: **10/19/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
108B	Wadena loam, 2 to 6 percent slopes	26.77	53.5%			Ile	52 48
108C2	Wadena loam, 6 to 12 percent slopes, moderately eroded	6.29	12.6%			IIle	44 25
585B	Colo-Spillville complex, 2 to 5 percent slopes	5.10	10.2%			IIw	77 57
73D	Hawick gravelly sandy loam, 12 to 20 percent slopes	4.62	9.2%			Vlls	5 5
501	Gravel pits	4.04	8.1%				0 0
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	2.28	4.6%			IVe	41 39
203	Cylinder loam, 0 to 2 percent slopes	0.90	1.8%			Ils	58 73
<b>Weighted Average</b>							<b>2.52 44.6 38.2</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

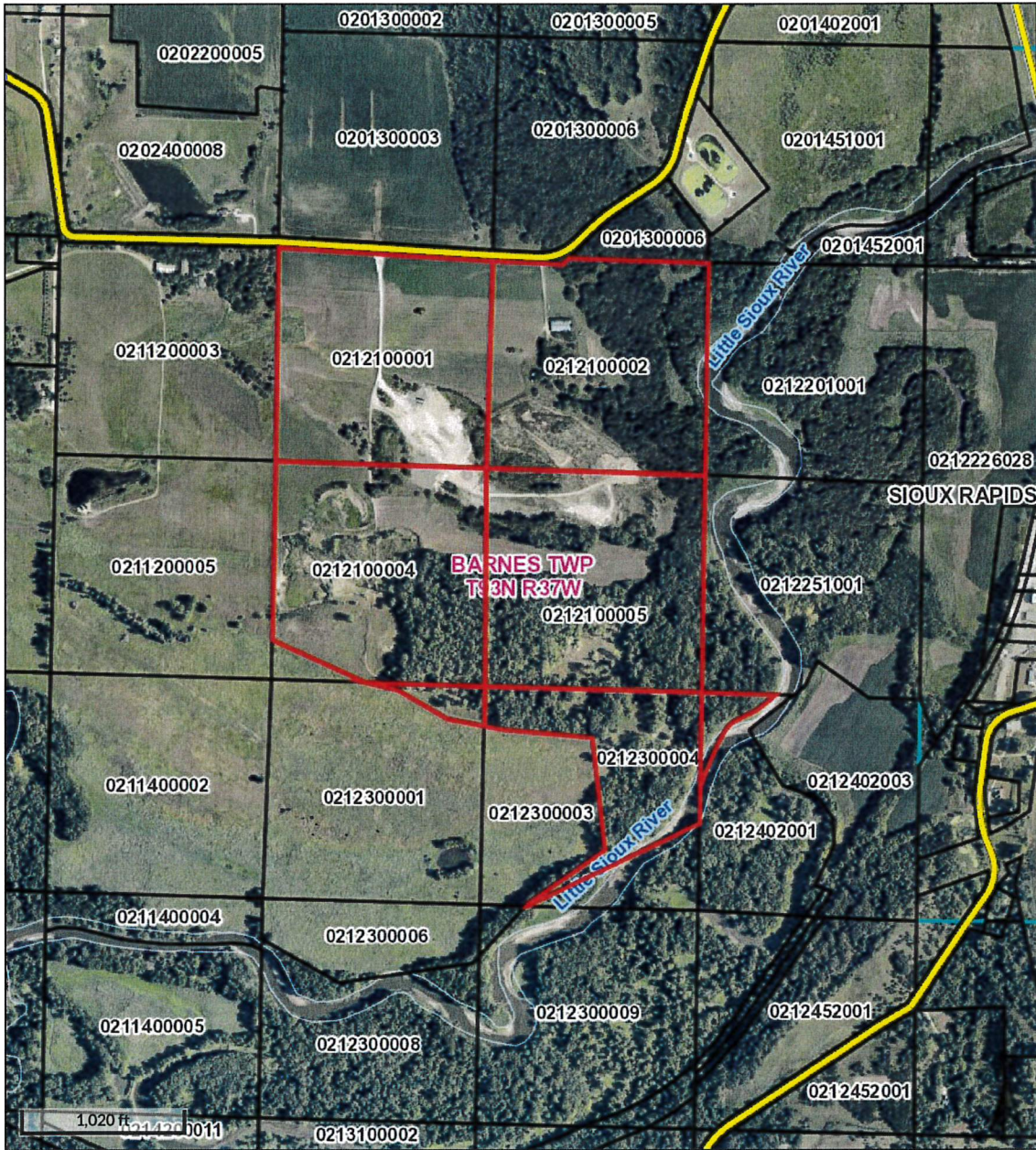


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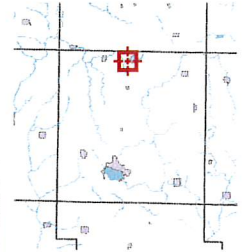
2  
22  
NHEL

3  
7.3  
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4  
19.7  
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Overview



Legend

-  Parcels
-  Corporate Limits
-  Townships
-  Streams and River
-  Roads

Date created: 10/19/2021  
 Last Data Uploaded: 10/19/2021 1:36:26 AM

Developed by  **Schneider**  
 GEOSPATIAL



60' x 120' Machine Storage Shed – full concrete floor

