

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

Farm For Sale

**156 Acres - Buena Vista Co.
Sec. 31 - Poland Township**



Location: 1-1/4 mile south of Marathon, IA on blacktop M54 then 1 mile west on 470th St.

Legal: Northeast Quarter (NE1/4), Section Thirty-one (31), Township Ninety-three (93), Range Thirty-five (35) West of the 5th PM in Buena Vista County, Iowa

Land Description: An unimproved nearly level to gently rolling quarter section. Grass waterways on southeast quarter of farm. Bordered by a gravel roads, 470th St. on the north and 200th Ave. on the east. Excludes building site.

FSA Information:

Cropland acres	152.7
Corn Base acres	72
Corn Direct / CC Yield	126 / 133
Soybean Base acres	74.3
Soybean Direct / CC Yield	28 / 34



Soils: Webster Clarion, Nicollet, and Canisteo
Ave. CSR 72.5

Possession: at close **RE Taxes:** \$ 2932.00

Price: \$ 888,420.00 - \$5,695/acre

Brokers Note: Hard to find all tillable Buena Vista County farm. Reputation soils and a 72.5 CSR. Excellent return on your investment or addition to your farming operation.

Bay Breeze, LLC, owners

Jon Hjelm / The ACRE Co.

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