

Farm For Sale

**40 Ac m/l – Buena Vista Co.
Sec. 32 - Barnes Township**



Location. 3 mi west of Rembrandt on blacktop C25 (480th St.).

Legal: Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Thirty-two (32), Township Ninety-three(93), Range Thirty-seven (37) West of the 5th PM in Buena Vista County, Iowa

Land Description: An unimproved, nearly level tract. Farm is bordered by blacktop C25 on the south, gravel road, 900th Ave. on the east.

FSA Information:

Cropland acres	37.3
Corn Base acres	20.8
Corn Direct / CC Yield	123 / 123
Soybean Base acres	16.5
Soybean Direct / CC Yield	37 / 37

Soils: Canisteo, Harps, Okoboji and Nicollet
Ave. CSR 64.6

Possession: at close, subject to lease for 2011

RE Taxes: \$ 630.00 annual

Price: \$ 268,000.00 - \$6700.00/acre

Brokers Note: Farmers and investors, here is your opportunity to purchase a Buena Vista county farm located on a hard surface road. Excellent return on your investment or addition to your farming operation.



Bay Breeze, owner

Jon Hjelm / The ACRE Co.

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