

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

Farm For Sale

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



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

Land Description: An unimproved, gently rolling tract on the east side of the Raccoon River. Farm is bordered by blacktop C43 on the south, gravel road, 170th Ave. on the east and gravel road, 550th St. on north.

FSA Information: combined with another tract

Cropland acres (35.4 est.)	121.7
Corn Base acres	75.5
Corn Direct / CC Yield	120 / 120
Soybean Base acres	23.1
Soybean Direct / CC Yield	31 / 31
CRP acres	22.6



Soils: Colo, Nicollet, Webster, Cylinder, Estherville and Wadena Colo. **Ave. CSR 68.9**

Possession: at close, subject to lease

RE Taxes: \$ 1000.00 annual estimate.

Price: \$ 329,000.00 - \$5050.00/acre

Brokers Note: Farmers, investors and sportsmen, here is your opportunity to purchase a Buena Vista county farm with a blend of row crop and CRP acres located on a hard surface road. Excellent return on your investment or addition to your farming operation.

C-43 LLC, owner

Jon Hjelm / The ACRE Co.

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