Offered For Sale Privately by “Iowa’s Land Auctioneers”

Farm For Sale

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

Location. 5 miles east of Truesdale on 550th St. or from Albert City, 5 miles south and 6 miles 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 containing 69 acres more or less.

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

FSA Information: combined with another tract
- Cropland acres: 121.7
- Corn Base acres: 75.5
- Corn Direct / CC Yield: 120 / 120
- Soybean Base acres: 23.1
- Soybean Direct / CC Yield: 31 / 31

Soils: Colo, Nicollet, Storden, Clarion, Wadena and Webster. Ave. CSR 73.9

Possession: at close, subject to lease

RE Taxes: $ 1060.00 annual estimate.

Price: $ 455,400.00 - $6600.00/acre

Brokers Note: Hard to find, mostly tillable Buena Vista County farm on a hard surface road. Excellent return on your investment or addition to your farming operation.

Bay Breeze, LLC, owners
Jon Hjelm / The ACRE Co.
712-262-3529 theacreco.com

Professional Farm Real Estate Sales / Exchanges / Auctions