

Farm For Sale

76 ac m/l - Buena Vista Co.



Location: 2 miles east of Sioux Rapids, Iowa on blacktop C13 (430th St.).

Legal: Fractional Southeast Quarter (SE1/4) of Section Four (4) Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa containing 76 acres more or less.

Land Description: An unimproved rectangular tract consisting of rolling cropland, CRP and wooded pasture. The crop acres have an average CSR of 55.2. The farm is bordered by blacktop C13 (430th St.) on the south and gravel road, 160th Ave. on the east.

FSA Information:

Crop acres	26.9
CRP	32.1
Pasture acres – est.	14.5
Corn Base acres	27.1
Corn Direct / CC Yield	114 / 114

Soils: The majority of the soils are Clarion, Storden, Primghar, and Nicollet.

Real Estate Taxes: \$ 640.00 annually

Possession: at close, subject to one year lease on the crop acres

Price: \$ 219,000.00 / \$2882 per acre



Brokers Note: Farmers, Cattlemen, Investors and Hunters - Here is your opportunity to purchase a hard to find recreational property on a blacktop road offering crop, CRP and pasture acres. The current CRP contracts pay \$4061.00 annually. The Slatery farm offers wildlife, good water in the pasture, and potential tillable acres.

GS3 Well LLC, owner

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