

# Farm For Sale

## 76 ac m/l - Buena Vista Co.



**Location:** 2 miles east of Sioux Rapids, Iowa on blacktop C13 (430<sup>th</sup> St.).

**Legal:** Fractional Southeast Quarter (SE1/4) of Section Four (4) Township Ninety-three (93) North, Range Thirty-six (36) West of the 5<sup>th</sup> 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 (430<sup>th</sup> St.) on the south and gravel road, 160<sup>th</sup> 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.

For more information: **Ben Hollesen 712-253-5779**

**GS3 Well LLC, owner**

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