

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

Farm For Sale

104 Acres - Buena Vista Co. Section 33 - Fairfield Township



Location: 1-1/2 mile S. of Albert City, IA on blacktop N14 then 1 mile W. on Hwy 3

Legal: A tract of land located in the Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th PM in Buena Vista County, Iowa containing 104.27 acres.

Land Description: An unimproved nearly level to gently rolling farm. Crop acres are all in one field. A former building site has been removed (except for a small bin and small building) and should add additional crop land acres. The farm is bordered by Hwy 3 on the north and gravel road, 220th St. on the east.

FSA Information:

Cropland acres	95.0
Corn Base acres	47.7
Corn Direct / CC Yield	125 / 144
Soybean Base acres	47.3
Soybean Direct / CC Yield	37 / 45

Soils: Canisteo, Clarion, Okoboji, Nicollet, and Harps
Ave. CSR 69.9

Possession: at close **RE Taxes:** \$ 1816.00

Price: \$ 561,600.00 - \$5400.00 / acre

Brokers Note: Hard to find nearly all tillable Buena Vista County farm with reputation soils and a 69.9 CSR. This farm has a manure easement in place. Excellent return on your investment or addition to your farming operation.

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

Adelene I. Youngberg Estate, owner
Jon Hjelm / The ACRE Co.

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