

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Barnes Twp, Sec. 30

40 Acres m/l

Farmland, Pasture & Acreage



Property Location: 3 miles south of Linn Grove, IA on M36.

Legal Description: The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty (30), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa.



Tillable Land: 20.8 ac.

Pasture: 4.94 ac. (estimated)

Acreage: 8.67 ac. (estimated)

Surety/AgriData Avg. CSR2: 84.7

Surety/AgriData Avg. CSRI: 67

Soils: Clarion, Colo-Spillville & Nicollet

Real Estate Taxes: \$1,090



FSA Information:

Cropland Acres: 20.8 ac.

Corn Base: 12.0 ac. PLC Yield: 140 bu.

Soybean Base: 15.2 ac. PLC Yield: 36 bu.

Note: Acreage and Land buyers don't miss this opportunity to own a smaller tract of farmland/pastureland and acreage site located on a hard surfaced road. The Driver property has a lot to offer someone looking to grow their land holdings or someone just getting started in land investing.

Price: \$300,000

Robert & Aurlette Driver Family Trust, Owner

For More Information Call Ben Hollesen at 712-253-5779.

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".