

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Barnes Twp. Section 30

120 ACRES

More or Less



Property Location: 2½ miles south of Linn Grove, Iowa on M36.

Legal Description: The West Half (W½) and the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Thirty (30), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa.

Total Acres: 120 ac. m/l

Soils: Clarion, Nicollet, and Colo-Spillville

Avg. CSR: 72.3

Taxable Acres: 116.98 ac.

Real Estate Taxes: \$2,758 Annually

FSA Information:

Cropland	117 acres
Corn Base	58.9 acres
DD/CC Yield	123/145 bu.
Soybean Base	58.4 acres
DD/CC Yield	37/45 bu.



Note: Midwest Land Management is pleased to be selling this attractive all-tillable Buena Vista County farm at private treaty. The farm has very productive soils and is in a good state of production. Please give Ben Hollesen a call today to discuss owning this Barnes Township farm.

Price: \$1,416,000

Terms: 10% earnest money down with offer. Balance due at closing.

Possession at closing.

For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& 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. 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".