

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Poland Twp., Section 16

110 ACRES More or Less

Property Location: ½ mile north of Marathon, Iowa on M-54.

Legal Description: The North Half of the Southwest Quarter (N½ SW¼) and the West 30 acres of the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Sixteen (16), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, IA.

Total Acres: 110 ac. m/l

Soils: Nicollet, Clarion, Webster and Collinwood

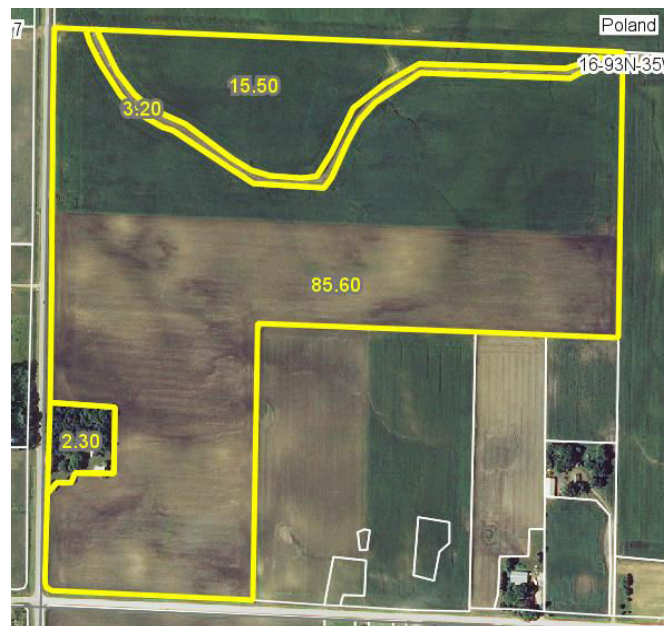
Surety/AgriData Avg. CSR: 75.1

Taxable Acres: 106.59

Real Estate Taxes: \$2,544 Annually

FSA Information:

Cropland	104.30 acres
Corn Base	51.5 acres
DD/CC Yield	125/145 bu.
Soybean Base	51.40 acres
DD/CC Yield	37/44 bu.



Note: This is an excellent opportunity to purchase a highly productive Buena Vista County farm located on a hard-surfaced road. The six-year corn yield average includes 205.2 bu. per acres with a range of 195.2 to 221.3 bu. per acre. The six-year soybean average includes 53.8 bu. per acre with a range of 45 to 61.2 bu. per acre.

Price: \$1,292,500

Terms: Possession upon closing. Open Lease for 2014.
Purchaser to reimburse seller for hog manure applied.

Amber M. Conroy 1994 Revocable Trust, Owner

For More Information Call Dalen Heida 712-262-3110

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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/AgriData. 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".