

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Elk Township, Sec. 30

119 ACRES More or Less



Property Location: 5 miles north of Alta, Iowa on M-31 and 3 miles west on Highway 3.



Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty (30), Township Ninety-two (92) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.

FSA Information:

Cropland: 107.8 ac.
Corn Base: 50.9 ac. PLC Yield: 170 bu.
Soybean Base: 37.6 ac. PLC Yield: 40 bu.

CRP Information:

Total CRP Acres: 7.5
3.2 acres at \$243.60/acre expiring 9/30/2021
4.3 acres at \$196.57/acre expiring 9/30/2018

Soils: Colo, Marcus, Primghar, Galva, Sac and Afton

Surety/AgriData Avg. CSR2: 87.2

Surety/AgriData Avg. CSRI: 75.7

Real Estate Taxes: \$1926 Annually

Note: Land Buyers, here is an excellent opportunity to purchase a productive Buena Vista County farm located on two hard surfaced roads, Highway 3 on the south and blacktop M-27 on the east. The Vohs farm has been well farmed and is in a good state of production. The lease is open for 2017 or the seller would rent the farm back. Don't miss your chance to purchase this Buena Vista County farm.

Price: \$952,000

Terms: Possession upon closing.

Eric Vohs, 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".