

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Scott Twp. Section 5

120 ACRES More or Less

Property Location: 3½ miles west of Rembrandt, Iowa. Farm is bordered by C-25 on the north and 90th Avenue on the east.

Legal Description: South Half of the Northeast Quarter (S½ NE¼) and Fr Northeast Quarter of the Northeast Quarter (Fr NE¼ NE¼) Section Five (5), Township Ninety-Two (92) North, Range Thirty-seven (37) West of the 5th PM in Buena Vista, Iowa.



Total Acres: 120.0 ac. more or less

Avg. CSR: 78.5

Taxable Acres: 117.73

Real Estate Taxes: \$2940 Annually

FSA Information:

Farmland 115.0 acres

Cropland 115.0 acres

Note: Farmers and investors here is a great opportunity to purchase a prime 120 acres. The Bay Breeze farm has highly productive soils, over 80% of the farm features Nicollet and Clarion soils. The farm has an open lease for the 2012 crop season. Call Ben today for an information packet on this excellent Buena Vista County farm.

Terms

Price: \$1,440,000 / \$12,000 per acre

Possession: At closing. Open lease for 2012.

Bay Breeze LLC, Owner

For More Information Call Ben Hollesen 712-253-5779

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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. 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".