

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Fairfield Twp. Section 20

150 ACRES More or Less

Property Location: 2½ miles west of Albert City, Iowa on C29.



Legal Description: The Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa excluding Lots A & B..

Total Acres: 150 ac. m/l

Soils: Canisteo, Clarion, Okoboji, and Nicollet

Avg. CSR: 70.6



Taxable Acres: 145.69 ac.

Real Estate Taxes: \$3216 Annually

FSA Information:

Cropland	144.9 acres
Corn Base	88.2 acres
DD/CC Yield	126/157 bu.
Soybean Base	50.5 acres
DD/CC Yield	34/41 bu.

Note: Land buyers here is an excellent opportunity to purchase an all-tillable highly-productive Buena Vista County Farm. The Johnson farm is located on a hard-surfaced road and is located within 7 miles of several major grain markets which include an ethanol plant, livestock facilities and local cooperatives. Give Ben Hollesen a call today to discuss owning this productive Iowa farm.

Price: \$1,725,000

Terms: Possession at close. Open Lease for 2014

Heirs of Waldo Johnson, Owners

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".