

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Brooke Township, Sec. 13

240 ACRES More or Less



Property Location: 1 1/2 miles south of Linn Grove, Iowa on County Road M36 and 1 mile west on 450th Street.

Legal Description: The Southeast Quarter (SE 1/4) and the North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Thirteen (13), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.



Surety/AgriData Avg. CSR2: 64.1

Surety/AgriData Avg. CSRI: 53.7

Real Estate Taxes: \$4,092

Primary Soils: Clarion, Spillville, Collinwood, Storden, Wadena, Estherville and Colo-Spillville

FSA Information:

Cropland: 122.2 ac.

Corn Base: 1.8 ac. PLC Yield: 118 bu.

Grassland Reserve Program:

GRP Acres: 107.4 ac.

Annual Contract Payment: \$1,772.00

Contract Expiration: 6/27/2035

Note: Attention land buyers, here is an excellent opportunity to purchase a blended Buena Vista County farm just 2.5 miles south and west from Linn Grove. This farm offers multiple opportunities for income potential with 122.2 acres of cropland, pasture land complete with fencing and water access to Fox Run Creek, and 107.4 acres are currently enrolled in the Grassland Reserve Program. Call today for more information on this picturesque farm.

Price: \$1,068,000

Terms: Possession upon closing.

Rod and Becky Husman, Owners

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".