

Midwest Land Management

LAND

# FOR SALE

Buena Vista County, IA - Nokomis Township, Section 34

88 Acres m/l



**Property Location:** 1/2 mile west of Alta, Iowa on C49.

**Legal Description:** The East Half of the Northwest Quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$ ) AND the West Half of the West Half of the Northwest Quarter of the Northeast Quarter (W $\frac{1}{2}$  W $\frac{1}{2}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section Thirty-four (34), Township Ninety-one (91) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa excluding Lot A.

**Surety/AgriData Avg. CSR2:** 91.5

**Surety/AgriData Avg. CSRI:** 71.4

**Primary Soils:** Sac, Galva, Primghar, Colo, Afton & Marcus

**Real Estate Taxes:** \$2,362

**FSA Information:**

Cropland Acres: 80.81

Corn Base: 44.6 PLC Yield: 169

Soybean Base: 13.1 PLC Yield: 49



**Broker's Note:** This farm offers excellent soil types in an area that farm land rarely becomes available for sale. Don't miss this opportunity to purchase this high quality, gently rolling Iowa farm land with immediate possession for the 2022 crop season.

**Price: \$1,495,000**

**Dennis Robbins, Owner**

**For More Information Contact Shane Brant 712-301-4664  
or 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. 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".