

Midwest Land Management

LAND

FOR SALE

141 Acres m/l in Buena Vista County, IA

Property Location: 1 mile north of Albert City, Iowa on N14.

Legal Description: The Southwest Quarter (SW¹/₄) of Section Eleven (11), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th P.M., located east of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad in Buena Vista County, Iowa containing 141 acres more or less.



Surety/AgriData Avg. CSR2: 83

Surety/AgriData Avg. CSRI: 76.4

Soils: Nicollet, Waldorf, Canisteo, Clarion, Webster & Okoboji

Real Estate Taxes: \$3,884



FSA Information

Cropland Acres: 133.3 acres

Corn Base: 78.01 ac. PLC Yield: 159

Soybean Base: 45.18 ac. PLC Yield: 48

Oats Base: 8.21 ac. PLC Yield: 69

Broker's Note: Attention land buyers, here is a high caliber Buena Vista County farm that you will certainly want to take a good look at. The farm is located 1 mile north of Albert City on County Blacktop N-14 and has excellent soils. The farm is close to local grain markets. The seller would prefer a lease back to a long term tenant and family friend. Please give Ben a call today to learn more about this land purchasing opportunity.

Price: \$2,256,000

**Marilyn Westholm, Janet Danielson
& Victoria Guthrie, Owners**

For More Information Contact Ben Hollesen • 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".