

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Lincoln Township, Sec. 3

155 Acres m/l

Property Location: 4½ miles east of Rembrandt, IA on C25 and ½ mile south on 170th Avenue.



Legal Description: The Southeast Quarter (SE¼) of Section Three (3), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5th PM, Buena Vista County, Iowa excluding the 4.64 acre acreage in the Southeast Quarter of the Southeast Quarter (SE¼ SE¼).

Surety/AgriData Avg. CSR2 for Total Cropland Acres: 63.9

Surety/AgriData Avg. CSR2 for Non-CRP Acres: 66.2

Surety/AgriData Avg. CSRI: 66.4

Primary Soils: Cylinder, Talcot, Wadena, Clarion & Canisteo

Real Estate Taxes: \$3,202

FSA information:

Cropland Acres: 151.5 ac. including 49 ac. of CRP

Corn Base: 77.1 ac. PLC Yield: 170 bu.

Soybean Base: 25.4 ac. PLC Yield: 48 bu.

CRP Acres: 49 acres

Annual CRP Payment: \$9,506 (\$194/acre)

CRP Contract Expiration: 9/30/2030

Broker's Note: This is a great opportunity to own a piece of farmland and additional CRP income combined. The CRP has an excellent steady income and great hunting as an added feature. This farm has recent tile additions in the spring of 2020 to improve the farm. Don't miss the opportunity to own an affordable blended farm.

Price: \$1,014,000

Glen A. Taylor Revocable Trust, Owner

For More Information Call Shane Brant at 712-301-4664.

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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".