

Midwest Land Management

LAND

# FOR SALE

Buena Vista County, IA - Barnes Township, Sec. 14

66 Acres m/l

Open  
Lease for  
2021!

**Property Location:** 1 1/2 miles south of Sioux Rapids, IA on Highway 71 & 1 mile west on 450th St.



**Legal Description:** Part of the East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section Fourteen (14), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA excluding Lot G, Lot C and Parcel A.

**Surety/AgriData Avg. CSR2:** 74.4

**Soils:** Clarion, Wadena, Calco, Spillville, Cylinder, Storden & Colo-Spillville

**Real Estate Taxes:** \$1,325 (estimated)

**FSA information:**

Cropland Acres (including 9.82 CRP ac.): 60.21 ac.

Corn Base: 35.35 ac. PLC Yield: 146 bu.

CRP Acres: 9.82 ac.

Annual CRP Payment: \$2,946 (\$300 per acre)

CRP contract expiration: 9-30-27

**Broker's Note:** Attention Land Buyers, don't let this opportunity pass you by. The Simon farm contains a blend of cropland and recreational acres. This farm does it all ~ productive cropland, CRP, whitetails and upland bird hunting. Make sure to drive by this farm to see all that it has to offer in the Sioux Rapids area.

**Price:** \$450,000 / \$6,818 per acre

**Shirley Simon, Owner**

**For More Information Call Ben Hollesen at 712-253-5779.**

**Midwest Land Management and Real Estate, Inc.**

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

& 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".