

Midwest Land Management

LAND FOR SALE

Lincoln Township • Buena Vista County, IA



Property Location: 6 miles west of Albert City, IA on C29 & ½ mile south on 170th Avenue.

Legal Description: The West Half of the Southwest Quarter (W½ SW¼) and the West One Hundred Sixty-five Feet of the East Half of the Southwest Quarter (W165' E½ SW¼), both in Section Twenty-three (23), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa.

Surety/AgriData Avg. CSR2: 81.3

Surety/AgriData Avg. CSRI: 71

Soils: Canisteo, Clarion, Nicollet & Storden

Real Estate Taxes: \$2,388

FSA Information

Cropland Acres: 87 acres

Corn Base: 43.50 acres

Corn PLC Yield: 154

Soybean Base: 43.50 acres

Soybean PLC Yield: 44



Broker's Note: Attention Farmers and Investors, don't miss this opportunity to purchase an attractive, all-tillable Buena Vista County farm!

For more information contact Ben Hollesen • 712-253-5779.

Price: \$1,350,000

Summit Ag Fund III LLP, Owner

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. 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". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate,