

Midwest Land Management

LAND

FOR SALE

Buena Vista County, IA - Scott Twp. Section 8

40 ACRES More or Less

Property Location: 3 miles west, 2 miles south and 1/2 mile west of Rembrandt, Iowa.
Farm is bordered by 500th Street on the south.

Legal Description: Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), Section Eight (8), Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th PM in Buena Vista County, Iowa.



Total Acres: 40.0 ac. more or less

Avg. CSR: 72.6

Taxable Acres: 39.0

Real Estate Taxes: \$794 Annually

FSA Information:

Cropland Ac. 35.9 ac.

Tillable Ac. 28.9 ac.

Corn Base 16.7 ac.

DD/CC Yield 120/120 bu.

Soybean Base 9.5 ac.

DD/CC Yield 37/37 bu.

CRP 7.0 ac.

Annual CRP Payment of \$1239

Note: Farmers, Investors & Outdoor Enthusiasts here is your opportunity to purchase 40 acres in Buena Vista County. The Brashears farm has 28.9 tillable acres and 7 acres of CRP filter strip along the creek. The existing CRP contract expires September 30, 2013.

Terms

Price: \$316,000 / \$7,900 per acre

Possession: At closing subject to cash lease for 2012.

Steve and Terry Brashears, Owners

For More Information Call 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. 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".