

Midwest Land Management

LAND

# FOR SALE

Buena Vista County, IA - Grant Twp., Section 23

## 97.72 ACRES

**Property Location:** 5 miles north of Newell, Iowa on County Road M-54 and 3½ miles west on 570th Street. Farm is bordered by 570th Street on the north.

**Legal Description:** Lot C of the Northwest Quarter (NW¼) of Section Twenty-three (23), Township Ninety-one (91) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, IA.

**Total Acres:** 97.72 Surveyed Acres

**Soils:** Wadena, Colo, Nicollet, Clarion, and Cylinder

**Surety/AgriData Avg. CSR2:** 63.3

**Taxable Acres:** 89.87 acres

**Real Estate Taxes:** \$1,728 annually

### FSA Information

(Combined with another tract):

Cropland 157.4 acres

Corn Base 78.2 acres

DD/CC Yield 125/138 bu.

Soybean Base 71.2 acres

DD/CC Yield 33/39 bu.

CRP Acres: 8 acres

Annual CRP Payment: \$1,916

CRP Contract Expires: 9/30/20



**Note:** Land buyers, here is an excellent opportunity to purchase an all-tillable, productive Buena Vista County farm located near Newell, IA. The CRP Acres are enrolled until 2020. The lease options on the farm are very flexible for balance of the 2014 crop season. Give Ben a call today to learn more about owning this farm.

Price: \$889,000

Terms: Possession upon closing. Subject to flexible lease options.

**Melvin Gutz, Dennis Gutz and Harlan H. Gutz  
Testamentary Trust, Owners**

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

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • 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".