

# FARM FOR SALE

# 68.17

ACRES



CONCORD TOWNSHIP, WOODBURY COUNTY

#### Legal Description:

Fr. N 1/2 NE 1/4 Section 3-T89N-R46W

#### Directions:

From James, travel three miles east on County C70, then South on Juniper Avenue for one mile. From Leeds, travel five miles east on County D12, then north on Charles Avenue for one mile.

## Opportunities Abound!

Located on the Plymouth & Woodbury county line, small tracts with this much potential are scarce and rarely hit the open market. This farm offers a unique combination of exceptional cropland and high quality pasture that could be grazed or converted to cropland. With close proximity to Sioux City and local grain markets, the options are only limited by the buyer's imagination!

## Farm Data

FSA Cropland Acres: 31.69

Cropland CSR: 87.5

Corn Base Acres: 26.0 acres PLC Yield: 112 bu/acre

Soybean Base Acres: 2.0 acres PLC Yield: 32 bu/acre

Grass Acres: 39 (estimated)

Pasture CSR: 56.2

Real Estate Taxes: \$2,706

## Terms



List Price: \$850,000

10% down payment upon Seller's acceptance. Balance due at settlement.



Settlement within 45 days of accepted offer, or other date mutually agreeable to parties



AgCentric Farm Agency, LLC is Agent for the seller, **Townley Joint Revocable Trust**, in this transaction. The property is being offered for sale "as-is, where-is" with no guarantees either expressed or implied. All data on this advertising was obtained from sources believed to be accurate and reliable.

Seller and Agent assume no liability for data provided by third parties.

### CONTACT INFORMATION

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