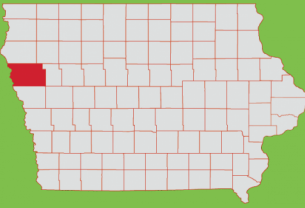


# FARM FOR SALE

# 80.0 ACRES



LIBERTY TOWNSHIP, WOODBURY COUNTY

Legal Description:  
W1/2NE 1/4 Section 25-T87N-R47W

Directions:  
From the I-29 Port Neal interchange, travel three miles east on 260th Street. Farm lies on south side of the road.

## Just Listed!

Located two miles northeast of Salix, here's 80 acres that is sure to fit any current operation or investment portfolio. A solid producer in a good neighborhood and 100% tillable! Farms in this immediate area don't come along every day! We've had the privilege of managing this farm for the O'Meara family for many years and know the new owners will be proud to call it their own.

## Farm Data

FSA Cropland Acres: 80.21  
Cropland CSR: 75.4  
Corn Base Acres: 27.55 acres PLC Yield: 142 bu/acre  
Soybean Base Acres: 31.25 acres PLC Yield: 36 bu/acre  
Real Estate Taxes: \$2,864  
Drainage Tax: \$203.22 (2022)

## 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. Possession at closing subject to cash rent lease expiring 2/28/2024



AgCentric Farm Agency, LLC is Agent for the seller, **Edward J. O'Meara**, 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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