

LAND FOR SALE



33.88 Acres
COVINGTON TOWNSHIP, DAKOTA COUNTY, NE

Legal Description:
Pt Sections 19 & 30 - Covington

Directions:
From Covington Links - .5 mile west on Golf Rd & .5 mile south on Elgin Ave.

From Intersection of Highway 20 & Elgin Ave go 1.25 miles north.

Property is located on the east side of Elgin Avenue.

Here's Your Chance!

Not too big and not too small! This one's just right! Here's an outstanding opportunity to purchase a beautiful tract of farmland that's just a stone's throw away from South Sioux City. Whether you're wanting to expand your current farming operation, looking to get started in real estate investing, or simply longing for some open space to call your own, this property is for you. Well located properties such as this that are highly productive with good income potential don't come along every day and aren't on the market for long. Give us a call today! Maps and additional information available on our website.

Farm Data

Legal Desc: Pt Sections 19 & 30 - Covington Twp
FSA Cropland Acres: 33.94
Primary Soil Types: Haynie & Onawa (Class II)
Corn Base Acres: 16.6 acres PLC Yield: 134 bu/acre
Soybean Base Acres: 16.5 acres PLC Yield: 47 bu/acre
Real Estate Taxes: \$2,655

Terms



List Price: Call



Settlement date within 45 days. Possession at closing subject to lease expiring 2/28/2025



AgCentric Farm Agency, LLC is Agent for the seller, Marmo 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. Please do not enter the property without Agent permission.

CONTACT INFORMATION

Office Phone:
712-277-2741
www.AgCentricLLC.com
Contact@AgCentricLLC.com

Farm Management - Appraisals - Real Estate Sales

AgCentric
Farm Agency, LLC
2912 Hamilton Blvd, Suite 102
Sioux City, IA 51104

STAFF

- Jason Woods, Broker 712-253-8482
- Mike Koopmans, Broker Associate 712-301-4567
- Gary Walters, Salesperson 712-251-1489