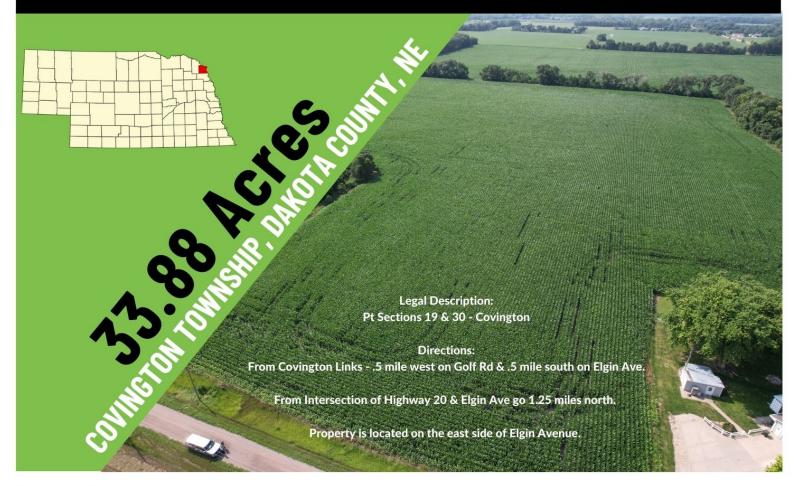
# LAND FOR SALE



## **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

#### CONTACT INFORMATION

Office Phone: 712-277-2741 www.AgCentricLLC.com Contact@AgCentricLLC.com Farm Management - Appraisals - Real Estate Sales



Sioux City, IA 51104

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.

### STAFF

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