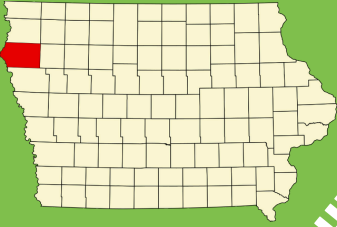


# LAND FOR SALE

# 78.72 ACRES



PERRY TOWNSHIP, PLYMOUTH COUNTY

## Legal Description:

The  $S\frac{1}{2}S\frac{1}{2}SW\frac{1}{4}$  of Section 15 & Pt  $N\frac{1}{2}NW\frac{1}{4}$  of Section 22, Township 90 North, Range 47 West of the 5th P.M.

## Directions:

3 miles north of Sioux City limits on the west side of K22 (Hamilton Blvd), or 2 miles south of intersection of K22 & C60 west of Hinton. Bordered on the south by 312th Street & on the west by Granite Ave.

## Land For Sale!

Income potential, good location, easy access, low Plymouth County taxes, wildlife and incredible views! What's not to love about this farm just outside Sioux City limits? There's truly something here for everyone. Additional information with photos, videos and maps available online at [www.agcentricllc.com](http://www.agcentricllc.com).

## Farm Data

FSA Cropland Acres: 69.06  
Cropland CSR2: 42.3  
Corn Base Acres: 58.4  
PLC Yield: 167 bu/acre  
Real Estate Taxes: \$1,446 (\$18.36/acre)

## Terms



List Price: Call!



10% down payment upon Seller's acceptance. Balance due at settlement. Settlement after January 1, 2025, or other date mutually agreeable to parties. Possession at closing subject to cash rent lease expiring 2/28/2025.



AgCentric Farm Agency, LLC is Agent for the seller, **Apollo, LLC**, 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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Farm Management - Appraisals - Real Estate Sales

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