

DEVELOPMENT LAND FOR SALE

60.88+/- Acres, Codington County, South Dakota
Offered at \$1,200,000

Highlights:

- Excellent I-29 land location
- Paved road access
- Development potential
- Easy access
- High Visibility



Property Location: Located just north of Watertown along I-29 at the Highway 81 Exit #180.

Legal Description: North 1/2 of the NW 1/4 Less Lots H2 and H3 and Less a Road Right of Way, Section 22, Township 117N, Range 52W

For additional information, please contact:



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Property Description: Perfectly located development land on the west side of I-29 at the Highway 81 exit just north of Watertown. Easy access and high visibility along a major US Interstate Highway.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	30.75 acres	142 bushels
Soybeans	15.37 acres	36 bushels
Wheat	15.38 acres	53 bushels

Farm Data:

Cropland	61.64 acres
Non-crop	<u>1.32 acres</u>
Total	62.96 acres

Taxes: \$1,280.08

Aerial Photo

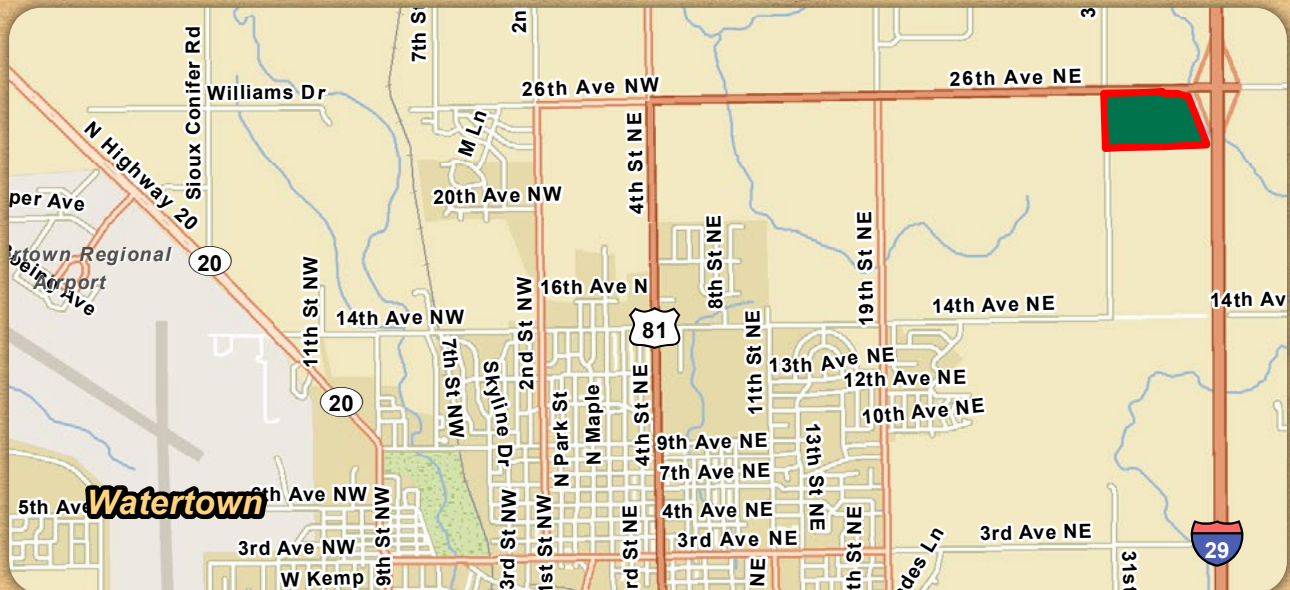


Soil Map



MAP		NON IRR	PRODUCTIVITY	
SYMBOL	NAME	LCC	INDEX	ACRES
Z192A	Vienna-Brookings complex, 0 to 2 percent slopes	Is	90	47.8
Z192B	Vienna-Brookings complex, 1 to 6 percent slopes	Ile	86	14.1
TOTAL			89.1	61.9

Property Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.