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L-2500507-1



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FOR MORE INFO!



LAND FOR SALE

49.68± Acres, Dakota County, Nebraska

OFFERED AT
\$550,000

Highlights:

- Great development area!
- Investment property opportunity
- Farmland



For additional information, please contact:

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Property Information

Location:

South Sioux City, off of HWY 77 on Dixon Path.

Legal Description:

17 29 9 COMM AT THE NE CORNER OF NW1/4NE1/4 TH E33' TO POB TH N453.8' TH W2065' TH SE470' TH E2065' TO POB 17-29-9 21.87 ACRES M/L ~AND~ 20 29 9 COMM AT THE NE CORNER OF NW1/4NE1/4 ALSOKNOWN AS POB TH W2098' THS575' TH E2098'TH N TO POB 20-29-9 27.82 ACRES M/L DAKOTA COUNTY, NE

Property Description:

Nice piece of ground to farm with development potential - housing or commercial!

Farm Data:

Cropland 48.78 acres
Other 0.91 acres
Total 46.69 acres

FSA Information:

	Base	Yield
Corn	38.50 acres	93 bushels
Soybeans	10.10 acres	27 bushels

2024 Taxes:

\$2,986.00 (\$60.11 per acre)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	31.04	64.52	0	84	2w
7704	Grable very fine sandy loam, occasionally flooded	12.93	26.88	0	44	2s
7880	Onawa silty clay, occasionally flooded	3.99	8.29	0	57	2w
7083	Sarpy loamy fine sand, occasionally flooded	0.14	0.29	0	25	4s
TOTALS		48.1(*)	100%	-	70.82	2.01

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.



Property Location



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