



**Farmers
National
Company™**

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L-2500559-0

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FOR MORE INFO!**



LAND FOR SALE

58± Acres, Dakota County, Nebraska

**OFFERED AT
\$754,000**

Highlights:

- **Easy Access**
- **Great Development area!**
- **Commercial or Residential Possibilities**



For additional information, please contact:

Wendi Schutte, Associate Broker | (402) 518-0115

WSchutte@FarmersNational.com

Property Information

Location:

Located on the North side of Old Highway 20. West of South Sioux City, NE. *The south side of Old Hwy 20 is also for sale!

Legal Description:

TRACT OF LAND IN NE1/4 OF SECTION 12 BEGINNING AT NE CORNER OF SAID SECTION THENCE SOUTH ALONG EAST LINE OF NE1/4 1308.77' ETC. 12-88-48

Property Description:

This is a great piece of land for farming or for the possibilities of developing! Easy access, very nice laying piece of ground! Farming or Development Investment! Full Possession end of 2026. Buyer may have the opportunity to receive the 2026 share crop rent of 50/50.

Farm Data:

Cropland	51.54 acres
Timber	5.45 acres
Other	<u>1.01 acres</u>
Total	58 acres

FSA Information:

	Base	Yield
Corn	51.54 acres	125 bushels
Soybeans	0 acres	0 bushels

2024 Taxes:

\$3,174.41 (\$54.74 per acre)

Aerial Map



Soil Map

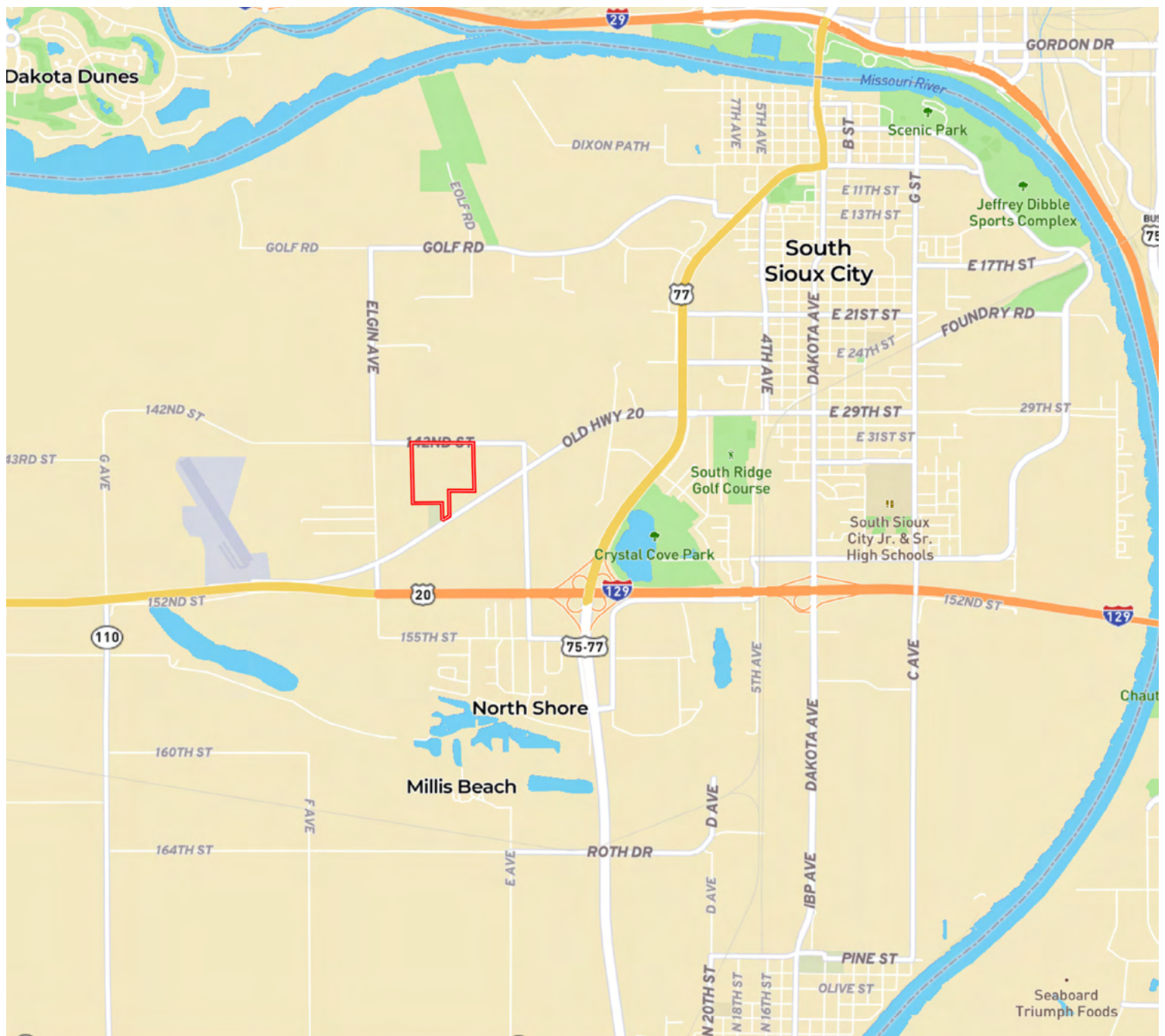


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	41.1	71.64	0	84	2w
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	11.36	19.8	0	49	3w
7083	Sarpy loamy fine sand, occasionally flooded	3.53	6.15	0	25	4s
7880	Onawa silty clay, occasionally flooded	1.35	2.35	0	57	2w
7704	Grable very fine sandy loam, occasionally flooded	0.02	0.03	0	44	2s
TOTALS		57.36(*)	100%	-	72.78	2.32

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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