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L-2500559-1

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LAND FOR SALE

86.39± Acres, Dakota County, Nebraska

OFFERED AT
\$1,123,070

Highlights:

- Easy access
- Great development area!
- Excellent opportunity



For additional information, please contact:

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

WSchutte@FarmersNational.com

Property Information

Location:

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

Legal Description:

Tract of land located in E1/2 Section 12 lying south of old Highway 20 Bypass & north of US Highway 20 12-88-48 (86.39 acres)

Property Description:

This is a great piece of land for the possibilities of developing! Easy access, great location, very nice laying piece of ground! CRP contract ends the end of September 2026. Buyer may have the opportunity to receive 2026 CRP payment. CRP annual payment is \$21,694! That's \$342.72 per acre! Making this an excellent opportunity!

Farm Data:

CRP	63.30 acres
Timber	22.01 acres
Other	<u>1.08 acres</u>
Total	86.39 acres

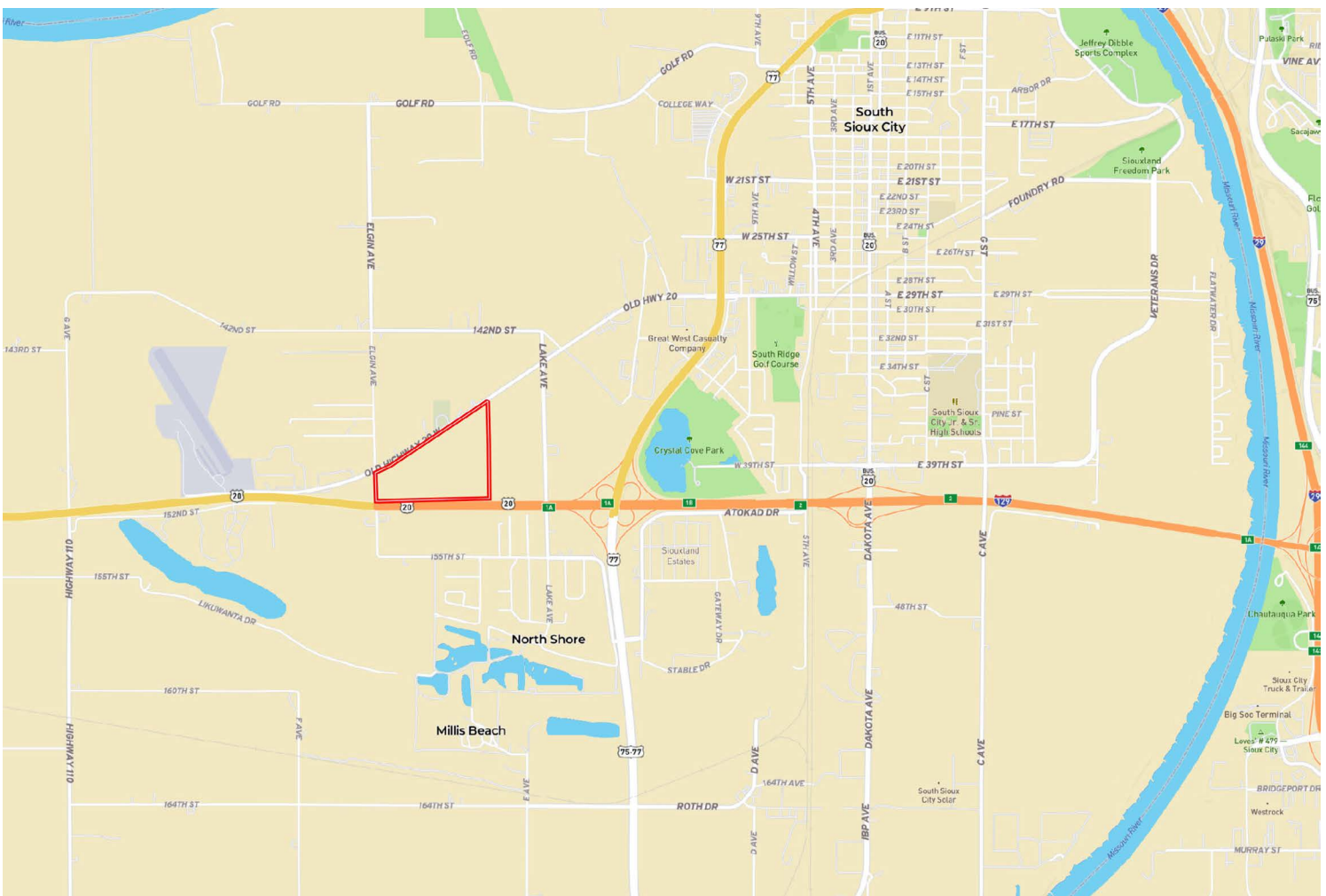
2024 Taxes:

\$3,995.42 (\$46.25 per acre)

Price:

\$1,123,070

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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7880	Onawa silty clay, occasionally flooded	42.24	48.53	0	57	2w
7741	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	13.8	15.85	0	84	2w
7083	Sarpy loamy fine sand, occasionally flooded	13.35	15.34	0	25	4s
7710	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	11.55	13.27	0	49	3w
7704	Grable very fine sandy loam, occasionally flooded	6.09	7.0	0	44	2s
TOTALS		87.03(*)	100%	-	54.39	2.44





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