

LISTING #13998

Jankton County FARMLAND FOR SALE 80.00 ACRES M/L

LISTING AGENTS:

Adam Curran: 641.203.2931 Adam@PeoplesCompany.com Andrew Westlake: 515.771.7588 Andrew@PeoplesCompany.com

80.00 ACRES FOR SALE

30837 432nd Avenue Yankton, South Dakota 57078

Offering 80 acres m/l of Yankton **County farmland located just** 8 miles west of Yankton, South Dakota. Situated in one of the most productive counties in South Dakota, this tract consists of highly productive crop ground and offers a farmhouse and outbuildings. The farm has 64.11 tillable acres with a Productivity Index of 80. The balance of the acres are comprised of the home, livestock enclosures, pasture and numerous outbuildings. The home was remodeled approximately five years ago with a number of updates including new windows and siding.

The farm is open for the 2018 farm season.

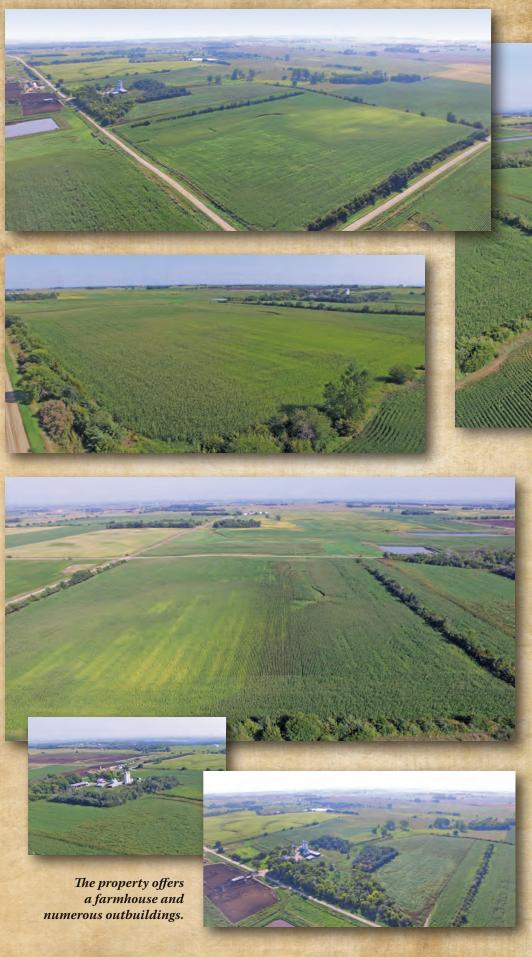
The property is located just a half mile off the pavement and a 10 minute drive from the growing city of Yankton on the west side of 432nd Avenue, and just across from an additional 156 acres and feedyard that is also available (Listing #13895). As an individual tract, or in combination with the feedyard, this tract offers outstanding opportunity.

Please watch the video available on our website to get a better understanding of this great property.





LISTING #13998



LISTING AGENTS:

Adam Curran: 641.203.2931 Adam@PeoplesCompany.com More Info: PeoplesCompany.com

PRICE: \$6,750/acre (\$540,000)

ADDITIONAL INFO:

Home is occupied at this time. We request 48 hour notice prior to showing.

LEGAL DESCRIPTION:

East 1/2 of NE 1/4 Section 34 T-94-N R-57-W Yankton County, South Dakota

FARM DETAILS: 64.11 FSA tillable acres

IMPROVEMENTS: Home, Outbuildings, and Fencing

DIRECTIONS:

From Yankton, travel west on Highway 50 approximately 8 miles to 432nd Avenue. Turn right onto 432nd Avenue and go north one half mile. The property is on the west side of the road.

Andrew Westlake: 515.771.7588 Andrew@PeoplesCompany.com



12119 Stratford Dr, Ste B Clive, IA 50325 PeoplesCompany.com

Jankton County FARMLAND FOR SALE 80.00 ACRES M/L



LISTING AGENTS: Adam Curran: 641.203.2931 Adam@PeoplesCompany.com Andrew Westlake: 515.771.7588 Andrew@PeoplesCompany.com