



*Yankton 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

**LISTING #13998**

More Info: [PeoplesCompany.com](http://PeoplesCompany.com)

# 80.00 ACRES FOR SALE

*Outside of Yankton*

30837 432nd Avenue  
Yankton, South Dakota 57078

Offering 80 acres m/1 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.



*The property offers a farmhouse and numerous outbuildings.*

**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.



12119 Stratford Dr, Ste B  
Clive, IA 50325

[PeoplesCompany.com](http://PeoplesCompany.com)

*Yankton County*

# FARMLAND FOR SALE

## 80.00 ACRES M/L



**LISTING AGENTS:**

Adam Curran: 641.203.2931  
[Adam@PeoplesCompany.com](mailto:Adam@PeoplesCompany.com)

Andrew Westlake: 515.771.7588  
[Andrew@PeoplesCompany.com](mailto:Andrew@PeoplesCompany.com)