

★ The Siouxland Weekly Shopper's Guide

FREE

Wednesday, July 7, 2021

Vol. 81 No. 11



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- Dining
- Area Auctions
- Real Estate
- Auto
- Employment
- Home Improvement

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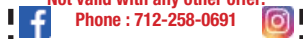
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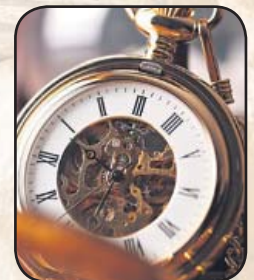
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NIPCO offers an excellent benefits package including medical, defined benefit & 401K plans, & is an equal opportunity employer. Please submit your letter of interest, resume, & a minimum of three references to:

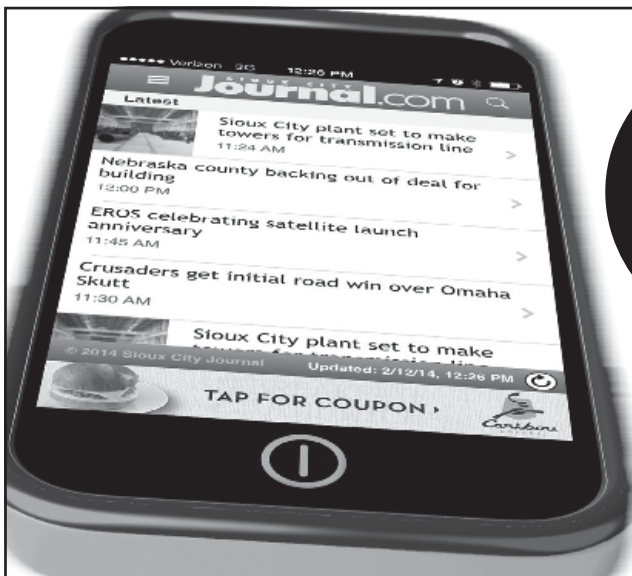
Jennifer Mack • Human Resources Administrator
Northwest Iowa Power Cooperative
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Union County, SD Land Auction 224.03 +/- Acres, Civil Bend Township 209 CRP Acres, Missouri River Frontage Friday, July 9th, 2021, 10:30 AM

The following real estate auction will take place at the land site, from the Jefferson, SD, I-29 exit, 1 1/2 miles west on 330th St., south 3 miles on 480th Ave., 1 mile west on 333rd St., 1/2 mile south on 479th Ave. (Or the landsite is located 1/2 mile south of intersection of 333rd St. & 479th Ave.)

Auctioneer's Note: Wow! Located just minutes northwest of Sioux City, this auction has it all, 224.03 acres of farmland (currently 209.33 acres are in CRP until 9/30/27, with an annual payment of \$45,721!!). Better yet, this land borders the Missouri River, and has 5 housing eligibilities - the possibilities are vast. If you are looking to expand your current farming operation, build your dream home, have recreation ground, or purchase land as an investment, you need to attend this auction! Predominate soil is Norway loamy sand. There is a 3.123 acre roadway easement on the property. The FSA estimates there are approximately 225.95 acres of cropland with a 172.6 acre corn base/121 bushel PLC yield and a 53.4 acre soybean base/30 bushel PLC yield. There is a well and permit to irrigate for 84 acres on the property but has not been utilized by the current owner. 2020 Taxes: \$1,354.08.

Legal Description: Peterson Tract 3A SE 1/4, 4-89-94, 224.03 Acres, Civil Bend Township, Union County, SD

For terms, additional information, maps, video and pictures visit: www.westraatkins.com

Lieber Land Holdings, LLC - Owner

OFFICE PHONE: (605) 681-6614

Joel R Westra, Broker, Beresford, SD: (605) 310-6941
Joel A Westra, Broker Associate, Chancellor, SD: (605) 957-5222
Craig Atkins, Broker Associate, Tea, SD: (605) 351-9850
Phil Eggers, Broker Associate, Renner, SD: (605) 351-5438



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[illegible]

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Phone ()

Ads will be published in the Friday, Saturday and Sunday Sioux City Journal Classifieds Section - plus online 7 days a week. Offer is not valid for commercial or business ads. A person doing business on a continuous basis whether it be buying or selling of household items, repairing and selling appliances, furniture, lawnmowers, etc. does not qualify for this free offer. Limit one item per ad. Limit 5 ads per week.

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