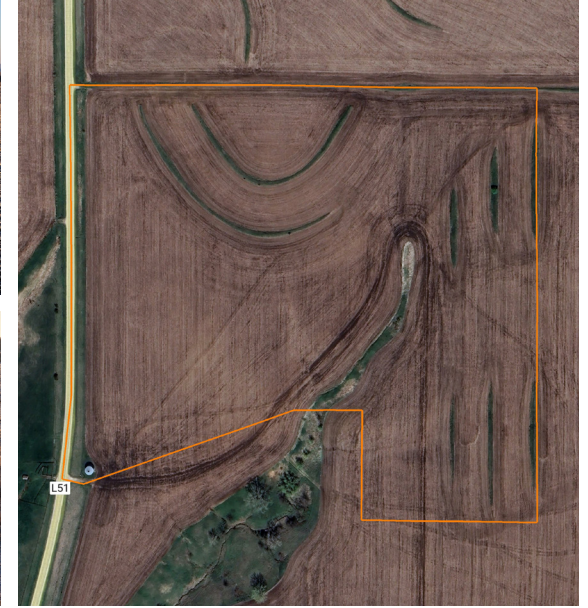


LAND FOR SALE

SMALLER TILLABLE TRACT ON PAVED ROAD FRONTAGE

PRICE: **\$663,000**
COUNTY: **CHEROKEE**
STATE: **IOWA**
ACRES: **51**



PROPERTY FEATURES

- Paved road frontage
- 51 +/- acres
- 12,000-bushel bin
- Easement for the use of brand-new rock crossing
- Affordable smaller tillable tract
- Ability to add additional tillable acres with some dirt work
- Annual tax approximately \$,1411
- Available for the 2025 season
- Owners are willing to rent the farm back
- 2.2% gross ROI
- Building sites for a home.
- 45 minutes from Sioux City
- 15 minutes from Cherokee
- River Valley School District

For more information, contact:

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