

LAND FOR SALE

232.92+/- Acres, Minnehaha County, South Dakota
Offered at \$1,788,000

Highlights:

- Prime Minnehaha County cropland
- Excellent productivity index
- Hard surface road access
- Close proximity to I-29



Property Location: From Lyons, South Dakota, go half of a mile north on 467th Avenue then two and a half miles east on 252nd Street. From Crooks, South Dakota, go five and a quarter miles north on 470th Avenue.

Legal Description: The Southwest Quarter (SW1/4) and the North Half of the Southeast Quarter (N1/2 SE1/4) of Section 10, Township 103, Range 50, West of the 5th P.M., Minnehaha County, South Dakota - (Ex. Building Site)



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For additional information, please contact:

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Property Information

Property Description: This is a great opportunity to purchase 232.92 +/- acres of highly productive Minnehaha County cropland. The property features 221.70 acres of tillable cropland according to FSA. These tillable acres have an average productivity index of 81.1. The property is located off of paved road 470th Avenue and just a few miles away from Interstate 29 access. This would be a great addition to a growing farm operation or land investor.

Farm Data:

Cropland 221.70 acres
 Other 11.22 acres
 Total 232.92 acres

FSA Information:

	Base	Yield
Corn	130.01 acres	135 bushels
Soybeans	60.85 acres	40 bushels

Taxes: \$6,657.96

Property Location



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
MnB	Moody-Nora complex, 2 to 6 percent slopes	114.4	49.32	88	2e
Tr	Trent silty clay loam, 0 to 3 percent slopes	17.3	7.48	98	1
NcC	Nora-Crofton complex, 6 to 9 percent slopes	72.9	31.44	68	3e
Ba	Baltic silty clay loam, 0 to 1 percent slopes	10.0	4.31	31	5w
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	17.3	7.45	84	2w
TOTALS		231.9	100%	79.7	2.37

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.