

LAND FOR SALE

238.72+/- Acres • Bennett County, South Dakota
Offered at \$286,000

Highlights:

- 239+/- acres of hayland
- Beautiful stand of mixed grass hay
- Affordable price

L-2100173

Property Location: Travel one mile east of Martin, South Dakota, on Highway 18, then go south on 221st Avenue for one-half mile to the northeast corner of the property.



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For additional information, please contact:

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Property Information

Property Description: Beautiful stand of mixed grass hay. Recently came out of the CRP. Very good soils. High yielding hay ground or easily convert back to farmland. Convenient location close to Martin, South Dakota. Electricity on east and south sides. Great location for a home and/or buildings. Affordable price for beginning farmer.

Legal Description: SW1/4 of Section 21 lying east of the Martin Runway and SE1/4 of Section 21, Township 37 North, Range 37 West of the 6th P.M., Bennett County, South Dakota.

Farm Data:

Hayland 236.11 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	26.47 acres	26 bushels

2020 Taxes: \$936.16

Price: \$286,000



Aerial Photo



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.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	37.4	15.69	79	2c
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	4.3	1.79	82	3e
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	100.9	42.31	65	3s
RkB	Richfield-Keith silt loams, 2 to 6 percent slopes	90.9	38.14	70	2e
OcE	Ogjala-Canyon loams, 9 to 25 percent slopes	4.9	2.06	38	6e
TOTALS		238.4	100%	68.85	2.52



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