

LAND FOR SALE

160+/- Acres • Oglala Lakota County, South Dakota

Offered at \$112,000

Highlights:

- Good quarter of land located near Kyle, South Dakota
- 61 acres of rolling pasture and 99 acres of farm ground
- Very private location
- Call agent for showings!

L-2200299



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For additional information, please contact:

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Property Information

Property Description: This 160 acres is exterior fenced. The pasture land has an old well on it. There are some trees on the pasture land. The land has not been grazed or farmed for about 10 years. The Farm Service Agency show a 49.5 acre wheat base with a 58 bushel per acre yield. This land is located in a very private location. Listed at \$112,000.00 or \$700.00 per deeded acre.

Legal Description:

Southwest Quarter (SW¹/₄) of Section 33, Township 40 North, Range 41 West of the 6th P.M., Oglala Lakota County, South Dakota.

Farm Data: Cropland 99.05 acres
 Pasture 58.76 acres
 Total 157.8147 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	49.5 acres	58 bushels

2021 Taxes: \$157.70

Price: \$112,000

Location Map



Soil Map



Aerial Map



FSA Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EkE	Epping-Kadoka silt loams, 9 to 18 percent slopes	132.44	83.1	32	22	7e
EhF	Epping-Kadoka silt loam, 9 to 40 percent slopes	26.96	16.92	28	17	7e
TOTALS		159.38(*)	100%	31.33	21.16	7.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.