

LAND FOR SALE

215+/- Acres • Sully County, South Dakota

Highlights:

- Diversified property with farmland, wildlife habitat, and building site
- 130.42 productive farmland acres for additional income
- Great location for quiet enjoyment and hunting
- Option to purchase 105+/- farmland acres separately



L-2200308



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For additional information, please contact:

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Property Information

Property Location: From Agar, South Dakota, 17 miles east on 176th Street and one mile north on 322nd Avenue.

Legal Description: Plat Bown Tract 1, a Replat of Bown Lots 1 & 2, a Subdivision of Section 14, Township 116 North, Range 74 West of the 5th P.M., Sully County, South Dakota

Property Description: An excellent, diversified property with farmland, wildlife habitat, and a building site. 130.42 productive farmland acres with a cash rent lease in place through crop year 2023. New owner will receive 50% of the 2022 cash rent and 100% of the 2023 cash rent. Copy of lease is available upon request. Building site has rural water and electricity with plenty of indoor storage. Hunting opportunities for white-tailed deer and pheasants are excellent with the well established shelter belts and grasslands that could be cut for hay as well. Located a short drive from the Missouri River, one of the best fisheries in the nation.

Farm Data:

Cropland	130.42 acres
Hayland	49.08 acres
Wildlife Habitat	27.50 acres
<u>Buildings</u>	<u>8.00 acres</u>
Total	215.00 acres

FSA Information:

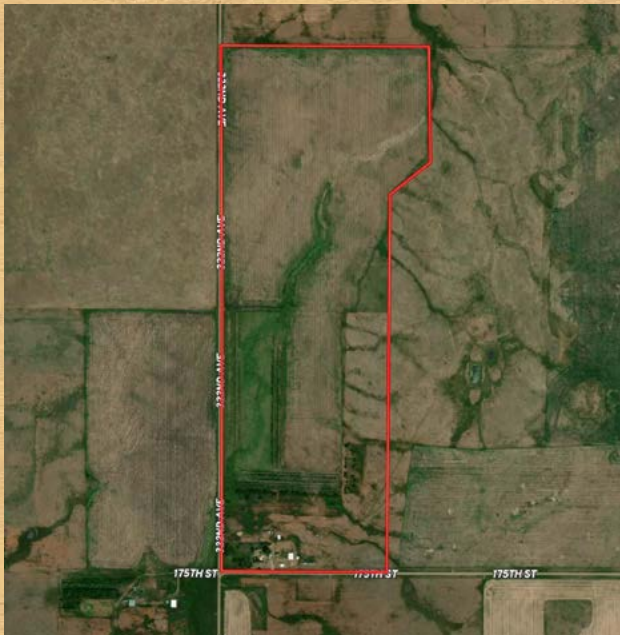
	<u>Base</u>	<u>Yield</u>
Wheat	73.33 acres	40 bushels
Corn	36.69 acres	79 bushels
Sunflowers	20.40 acres	1570 pounds

2021 Taxes: \$1,882.58

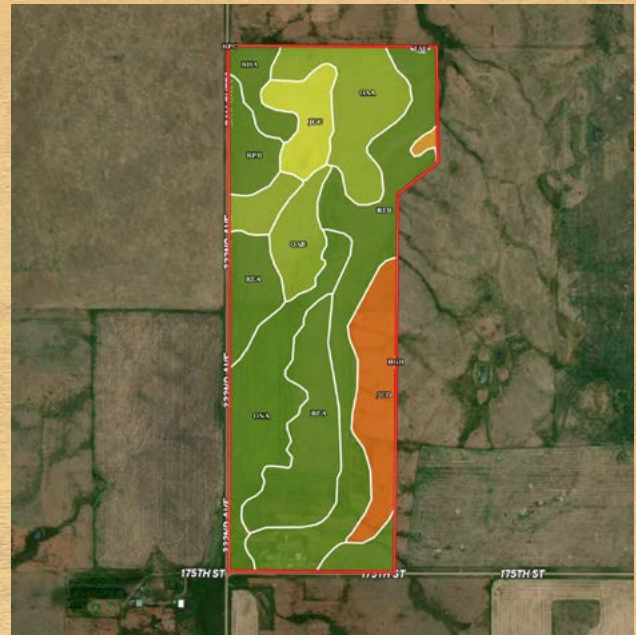
Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Ree loam, 2 to 5 percent slopes	47.94	22.41	80	51	2e
ReA	Ree loam, 0 to 2 percent slopes	37.78	17.66	86	52	2c
OnA	Mobridge silt loam, 0 to 2 percent slopes	30.33	14.18	94	64	2c
OaA	Oahe-Delmont loams, 0 to 2 percent slopes	23.63	11.05	53	34	3s
JcD	Java-Betts stony complex, 3 to 12 percent slopes	22.06	10.31	25	47	7s
JgC	Java-Glenham loams, 3 to 9 percent slopes	11.63	5.44	63	55	4e
OaB	Oahe-Delmont loams, 2 to 6 percent slopes	11.09	5.18	47	33	3e
RpB	Raber-Peno loams, 2 to 6 percent slopes	9.12	4.26	65	52	2e
RhA	Eakin-Raber complex, 0 to 2 percent slopes	7.55	3.53	84	56	2c
RpC	Raber-Peno loams, 6 to 9 percent slopes	5.98	2.8	52	52	3e
RgB	Eakin-Raber complex, 2 to 6 percent slopes	5.52	2.58	76	55	2e
TaE	Talmo gravelly loam, 9 to 25 percent slopes	1.24	0.58	9	22	6s
TOTALS		213.89(*)	100%	69.95	50.19	2.84

(*) 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.



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