

LAND FOR SALE

159+/- Acres • Bennett County, South Dakota
Offered at \$198,750

Highlights:

- Good quality dryland quarter
- Excellent drainage
- Located only 1.5 miles from highway

L-2300192



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For additional information, please contact:

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Property Information

Property Location: From Martin, South Dakota, 12 miles east on US Highway 18 to the South Dakota State Highway 73, then north three miles to 286th Street, then west 1.5 miles on a section line road to the northeast corner of the property.

Legal Description: Northwest Quarter (NW1/4) of Section 23, Township 38 North, Range 36 West of the 6th P.M., Bennett County, South Dakota.

Property Description: Good quality dryland quarter. Only 1.5 miles off South Dakota State Highway 73, just east of Martin, South Dakota. Electricity runs right by the property.

Farm Data:

Cropland 159.0 acres
 Total 159.0 acres

FSA Information:

Wheat Base Yield
 117.6 acres 36 PLC yield

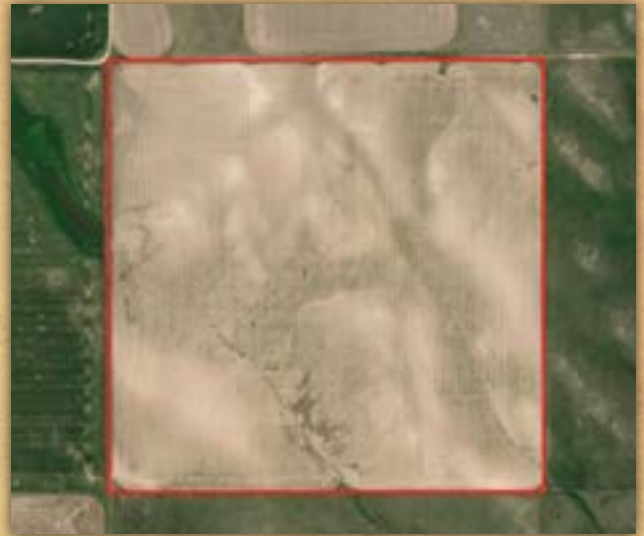
2023 Taxes: \$1,117.38

Price: \$198,750

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	82.99	51.81	82	47	3e
OcE	Ogjala-Canyon loams, 9 to 25 percent slopes	56.88	35.51	39	28	6e
KeB	Keith silt loam, 3 to 6 percent slopes	11.97	7.47	86	57	2e
Mm	Moshier-Minartare complex, 0 to 6 percent slopes	4.36	2.72	27	20	4s
GoA	Mobridge silt loam, 0 to 3 percent slopes	2.95	1.84	92	57	2e
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	0.55	0.34	79	48	2c
Hv	Hoven silt loam, 0 to 1 percent slopes	0.46	0.29	14	8	6s
TOTALS		160.16(*)	100%	65.5	40.34	4.0

