

L-2300368



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

77.25± Acres, Meade County, South Dakota

OFFERED AT
\$200,000

Highlights:

- Beautiful land ideal for a new home and buildings
- Excellent hay ground and bull pasture
- Located right on Highway 34 east of Sturgis, South Dakota

For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

SSatterlee@FarmersNational.com

Property Information

Directions to Property:

From Sturgis, South Dakota, travel east on Highway 34 for approximately 67 miles, or the land is located about five miles east of White Owl, South Dakota. It is bordering Highway 34 on the north side of the highway.

Legal Description:

East Half of the Southeast Quarter (E1/2SE1/4) of Section 33 LESS Highway ROW, Township 8 North, Range 15 East BHM, Meade County, South Dakota.

Property Description:

This beautiful land is located right on Highway 34 a little over an hour east of Sturgis, South Dakota. Land like this with highway frontage is in short supply, so you won't need to drive on gravel roads. The land would be an ideal location for a new house and buildings. You can normally put up hay on most of the land or use it for grazing livestock. It would also work for a nice bull pasture. It has a barbed wire fence around the exterior. It is hard to express how really beautiful that this land is.

Please contact Steve at any time for more information. Steve Satterlee, 605-641-6882, Broker. We appreciate your business. You'll never go wrong owning good land.

Improvements:

- Exterior fence
- Livestock dam

Farm Data:

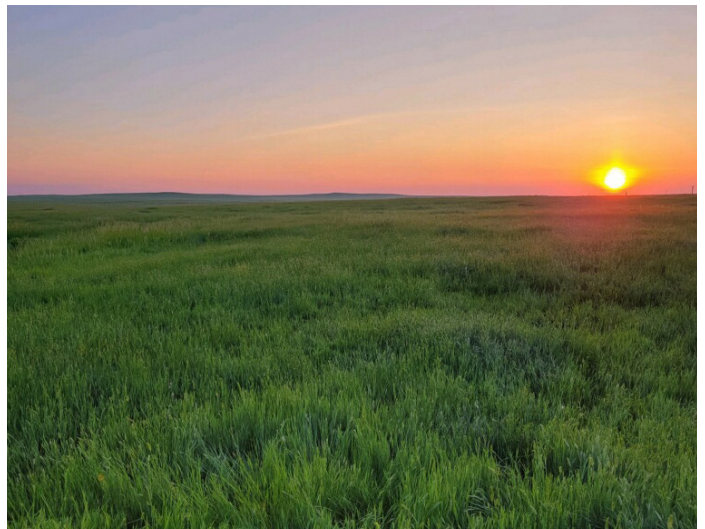
Pasture	35.8 acres
Hay land	<u>40.0 acres</u>
Total	75.8 acres

Taxes:

- \$123.62

Price:

- \$200,000



Aerial Map



Soils Map

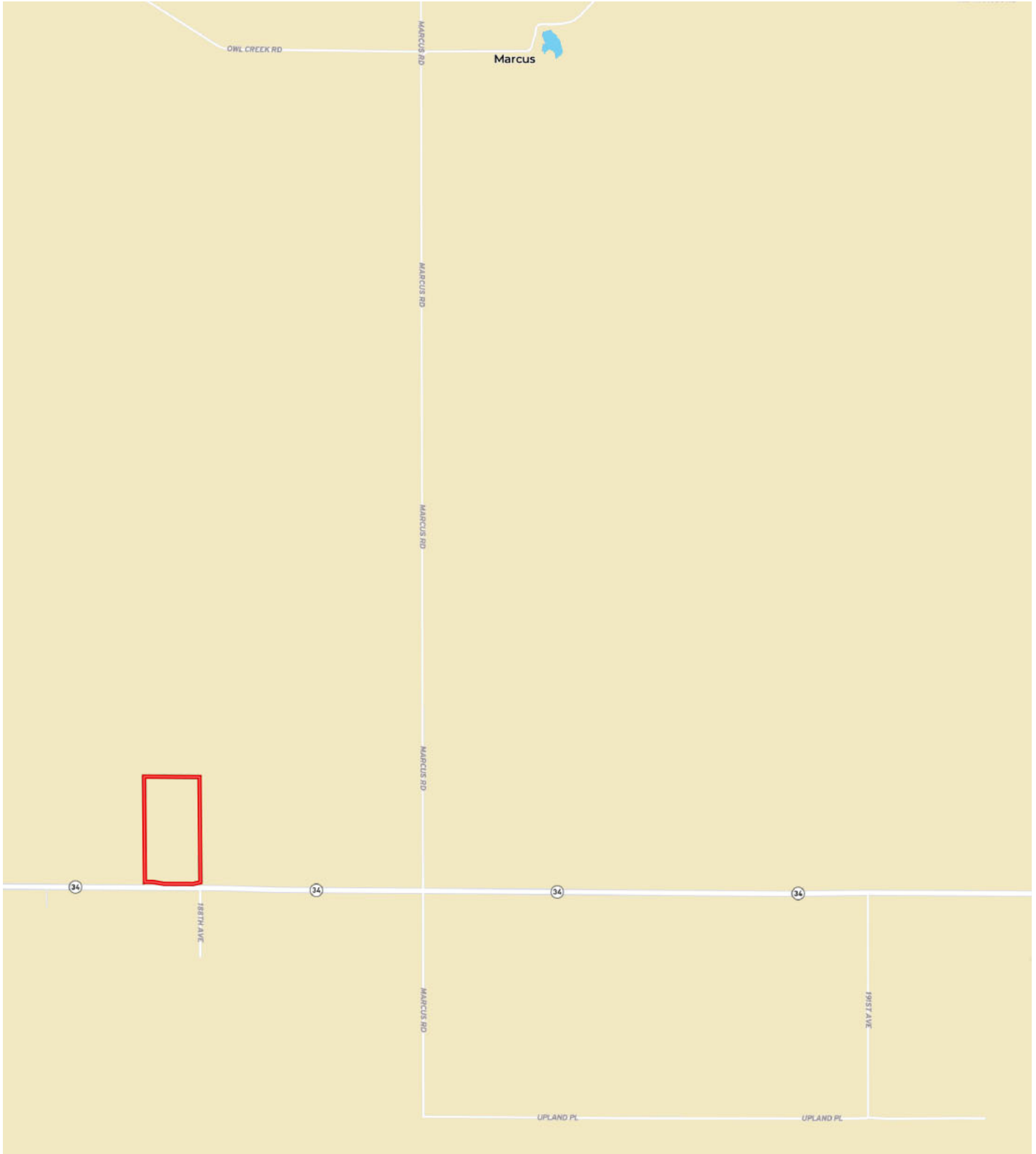


Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GaA	Gerdrum loam, 0 to 4 percent slopes	49.41	65.18	36	15	4s
EdB	Eapa-Delridge loams, 2 to 6 percent slopes	26.39	34.82	72	32	2e
TOTALS		75.8(*)	100%	48.53	20.92	3.3



Property Location Map



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.