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# LAND FOR SALE

160± Acres

Oglala Lakota County, South Dakota

OFFERED AT  
**\$216,000.00** or  
**\$1,350 Per Acre**

## Highlights:

- Good quality hay land or just graze it
- Many choices for ideal sites
- Located on good gravel road

For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

[SSatterlee@FarmersNational.com](mailto:SSatterlee@FarmersNational.com)

# Property Information

## Directions to Property:

From Batesland, South Dakota, travel about three and one-half miles west on Mouse Creek Road (Route 2022 County Road), then one mile north on American Horse Creek Road to the southwest corner of the property.

## Legal Description:

Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of Section 27, Township 37 North, Range 41 West of the 6th P.M., Oglala Lakota County, South Dakota.

## Property Description:

160+/- acres of good quality hay land located northwest of Batesland, South Dakota. If you are short on hay, this could be the land for you. In 2023, this land produced about 185 tons of mostly grass hay. You could also farm this land or graze it. It has 93.8 acres of FSA crop bases. It has a good soil rating. This land would be well-suited for a home and building site and is located on a good gravel

road. You would need to drill a well. This land has an exterior fence. Immediate possession after closing. Price reduced to \$1,350.00 per acre. **Please contact me at any time: Steve Satterlee (605)-641-6882 cell. You'll never go wrong owning good land. We appreciate your business.**

## FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	74.6 acres	30 bushels
Oats	18.0 acres	34 bushels
Grain Sorghum	3.2 acres	22 bushels

## 2022 Taxes:

\$667.36

## Reduced Price:

\$216,000.00 or \$1,350.00 per acre

## Property Location Map



## Aerial Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Rosebud-Canyon loams, 5 to 9 percent slopes	70.03	43.56	54	24	3e
RkC	Rosebud-Keith silt loams, 3 to 9 percent slopes	49.38	30.72	82	39	3e
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	16.95	10.54	39	29	6e
GoA	Mobridge silt loam, 0 to 3 percent slopes	14.19	8.83	92	56	2e
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	10.19	6.34	88	47	2c
TOTALS		160.74(*)	100%	66.52	33.41	3.16



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.

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**Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**