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# LAND FOR SALE

960± Acres, Oglala Lakota County, South Dakota

OFFERED AT

**\$1,536,000.00**

## Highlights:

- High Quality Farmland, Hayland and Grassland
- Great Location next to County Roads and State Highway
- 777+/- acres of 800 Acres of Farmland being Farmed

For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

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

# Property Information

## Location:

From Batesland South Dakota, travel about two and one-half miles west on Mouse Creek Road (Route 2022 County Road). The property starts on the north side of the road. 160 acres of this land are located about one-half mile northeast of the Gordon Junction on Highway 18.

## Legal Description Deeded Land:

	Acres	2022 Taxes
<u>Township 36N, Range 42W of 6th PM</u>		
Section 36: SE1/4	160.00	\$1,262.82
<u>Township 37N, Range 41W of 6th PM</u>		
Section 21: NE1/4	160.00	\$865.10
Section 27: SW1/4	160.00	\$667.36
Section 34: E1/2	320.00	\$2,197.22
Section 35: NW1/4	640.00	\$748.36
Total Deeded Acres and 2022 Taxes	<b>960.00</b>	<b>\$5,740.86</b>

## Property Description:

960 acres for sale near Batesland, South Dakota. This is high-quality farm ground and high-quality grassland. Approximately 777 acres of this land are currently being farmed or hayed. There are currently about 617 acres that are being farmed and about 160 acres of high-yielding grass hay with some alfalfa. The 160 acres of hay land is ready to be put up for hay now. The other 160 acres of grassland/ grazing land has a well, a stock dam and an exterior barbed wire fence. A large portion of this 160 acres has lush grass and could also be hayed this year or just graze it. Of the 777+/- acres of farmland, 500+/- acres are base acres, which will help with the cash flow. This land is ideally located next to good county roads and 160 acres are located on Highway 18! The owners may consider splitting the land into smaller tracts. The listed price is \$1,600 per deeded acre or \$1,536,000. **Please contact me at any time for more information. Steve Satterlee, (605) 641-6882. We appreciate your business. You'll never go wrong owning good land.**

## Improvements:

There are no improvements other than owned fences and gates and a well with a windmill.

## Farm Data: (approximate)

- **Tract 1:**

Cropland	467± acres
Hayland	160± acres
Non-crop	13+ acres
- **Tract 2:**

Cropland	150± acres
Non-crop	10+ acres
- **Tract 3:**

Hayland	60± acres
Pasture	100+ acres

## FSA Information: (approximate)

• Tract 1	Base	Yield
Wheat	267± acres	41.4 bushels
Corn	17± acres	59 bushels
Sunflowers	96± acres	745 pounds
Oats	16± acres	34 bushels
Grain Sorghum	3± acres	22 bushels
• <b>Tract 2</b>		
Wheat	72.15 acres	44 bushels
Corn	6.35 acres	59 bushels
Sunflowers	36.08 acres	745 pounds

## • Tract 3 does not contain base acres (grassland)

The FSA Farm # 2293 has not been split yet. A family member retained W1/2 34-37-41.

## 2022 Taxes:

- **Tract 1:** \$3,612.94
- **Tract 2:** \$1,262.82
- **Tract 3:** \$865.10

## Price:

\$1,536,000.00





# Location Map



# Aerial Map





### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ReB	Rosebud-Canyon loams, 5 to 9 percent slopes	200.37	31.82	54	23	3e
GoA	Mobridge silt loam, 0 to 3 percent slopes	125.6	19.95	92	57	2e
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	122.21	19.41	88	47	2c
RkC	Rosebud-Keith silt loams, 3 to 9 percent slopes	119.46	18.97	82	36	3e
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	39.43	6.26	39	28	6e
Aa	Lohmiller silty clay loam, channelled, 0 to 2 percent slopes	22.63	3.59	33	16	6w
TOTALS		629.7(*)	100%	71.79	36.97	2.9

### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	96.49	61.51	88	47	2c
RkC	Rosebud-Keith silt loams, 3 to 9 percent slopes	33.43	21.31	82	36	3e
KeA	Keith silt loam, 0 to 3 percent slopes	19.83	12.64	92	57	2c
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	7.12	4.54	39	28	6e
TOTALS		156.87(*)	100%	85.0	45.06	2.39

### Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KeB	Keith silt loam, 3 to 6 percent slopes	75.81	48.31	86	57	2e
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	47.29	30.14	39	28	6e
RdA	Richfield-Dawes silt loams, 0 to 3 percent slopes	21.6	13.76	67	42	2c
ReB	Rosebud-Canyon loams, 5 to 9 percent slopes	9.88	6.3	54	23	3e
W	Water	1.23	0.78	0	-	8
KuC	Keith-Ulysses silt loams, 3 to 9 percent slopes	1.12	0.71	74	57	3e
TOTALS		156.93(*)	100%	66.45	43.61	3.32

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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