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L-2300424



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LAND FOR SALE

160± Acres, Oglala Lakota County, South Dakota

OFFERED AT
\$156,000

Highlights:

- Beautiful land with natural trees and top-notch hunting
- Lots of natural protection for livestock
- Excellent grazing land with two wells

For additional information, please contact:

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Property Information

Location: The property is located about two and a half miles west of Wounded Knee, South Dakota. This land is to be shown by appointment only.

Legal Description: Southwest Quarter (SW1/4) of Section 33, Township 37 North, Range 43 West of the 6th PM, Oglala Lakota County, South Dakota

Property Description: About half of this land is covered in mature Ponderosa Pine trees and deciduous trees. There are two water wells on the land. A seasonal creek runs through and along the east side of the land. This land provides excellent winter and summer protection for the livestock. The land would be ideal for many beautiful building sites. This land is in a very private location, but not far from BIA Highway 27/Big Foot Trail. The exterior of the land is partially fenced. This is excellent grazing land and is high quality hunting land.

Improvements: Owned fences and gates and two water wells

Farm Data: (approximate)

Pasture	160± acres
Timber	80± acres

2022 Taxes: \$204.44

Price: \$156,000

Property Location Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cc	Canyon-Rock outcrop association, 18 to 40 percent slopes	93.64	58.47	13	2	7e
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	59.26	37.0	39	29	6e
KeA	Keith silt loam, 0 to 3 percent slopes	7.25	4.53	92	56	2c
TOTALS		160.15(*)	100%	26.2	14.44	6.4

(*) 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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