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LAND FOR SALE

1,421.32± Acres, Tripp County, South Dakota

OFFERED AT
\$5,330,000

Highlights:

- Highly productive land bordering the Big White River
- Huge recreational appeal and very good grazing land with four wells and three dams
- Great location, not far from Winner, South Dakota and I-90



For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

SSatterlee@FarmersNational.com

Property Information

Location: From Winner, South Dakota go east on Highway 44 for 7 miles, then turn north on Highway 49 for 16 miles. Go past Hamill, South Dakota to 325th Avenue, head north for 4 miles. Next, go west on 257th Street for 1 mile. Turn north on 324th Avenue for 3.1 miles. This brings you to the southeast corner of the subject property. If traveling from I-90, take Reliance Exit 251 heading south on Highway 47 for 9 miles. Turn southwest on Highway 49 for 3 miles to 257th Street. Turn west for 5 miles to 324th Avenue. You will head north for 3.1 miles on 324th Avenue and this is the southeast corner of the subject property.

Property Description: Rarely do you get the opportunity to own land along the Big White River! This highly sought-after land bordering the Big White River for over 3 miles has beautiful and productive river bottom land, pasture land and all that goes with it. There are a lot of trees and lush thick brush along the river. The hunting here is second to none. You can hunt pheasants, grouse, whitetail and mule deer, turkey, ducks, geese, coyotes and much more. You can hunt it yourself or produce excellent pay hunting income which is why it has such great recreational appeal. This is one contiguous block of land that has rolling grazing land that flows down to the river bottom land. The 1,000+ acres of pasture are high quality and almost any crop could be grown on the choice 387.53 acres which are considered cropland. The cropland acres also carry a high percentage of base acres at 293.8. Very private, yet easy access with good highways and good gravel roads. **Shown by appointment only. Please contact Broker, Steve Satterlee 605-641-6882 cell, with at least 24-hour prior notice for all showings.**

Farm Data:

Cropland 387.53 acres
 Pasture 1,033.79 acres

Price: \$5,330,000.00

Legal Description and Taxes:

Township 103N Range 74W of 5th PM, Tripp County, South Dakota	ACRES	2022 TAXES
Section 3: Lots 10 and 11	19.32	\$158.28
Section 4: Lots 4, 5, 6, 7, 8, 9, E1/2SW1/4, SW1/4NE1/4, SE1/4	454.97	\$3,762.86
Section 9: Lots 4, 5, 6, 7, NW1/4NE1/4, W1/2	465.18	\$2,407.78
Section 16: Lots 2 and 3, SW1/4NE1/4, SE1/4 NW1/4, S1/2	481.85	\$1,229.10
TOTAL DEEDED ACRES	1,421.32	\$7,558.02

Improvements: Four water wells with tire tanks and 3 livestock dams

FSA Information:

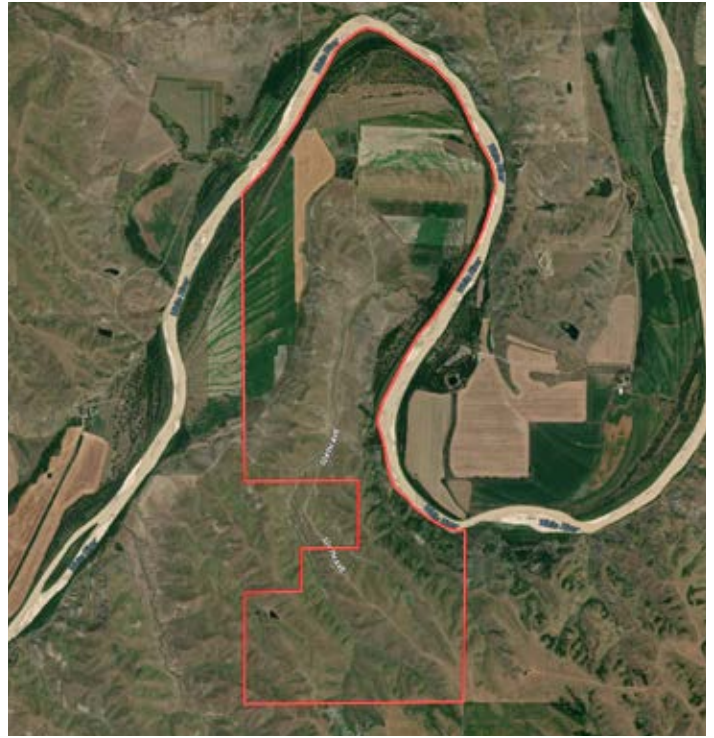
	Base	Yield
Wheat	49.30 acres	39 bushels
Oats	16.40 acres	67 bushels
Corn	151.30 acres	71 bushels
Grain Sorghum	33.50 acres	47 bushels
Sunflowers	43.30	1,889 pounds



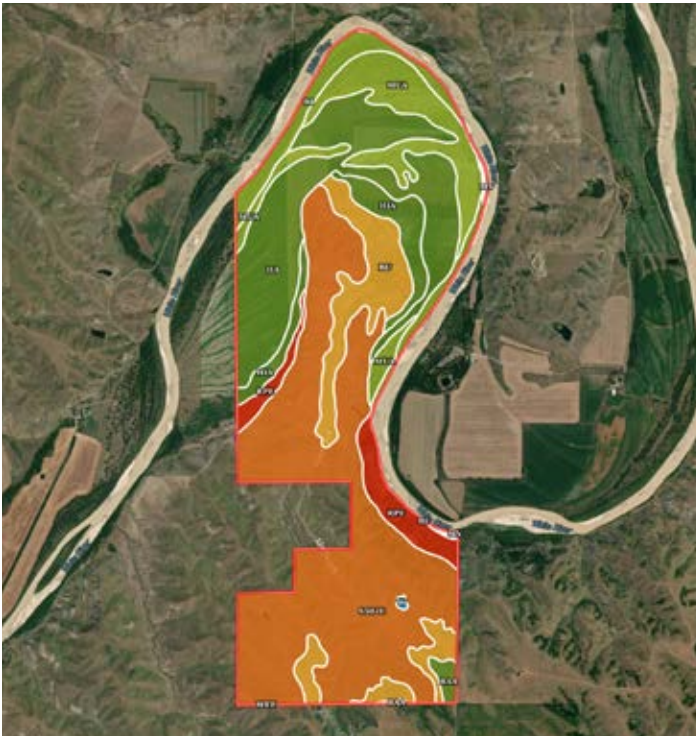
Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
S502E	Sansarc-Opal clays, 9 to 25 percent slopes	609.0 2	42.47	22	13	7e
Ha	Bigbend silt loam	293.1 2	20.44	81	36	2c
MuA	Munjor fine sandy loam, 0 to 3 percent slopes, rarely flooded	151.9 7	10.6	46	25	3e
Bu	Bullcreek clay, 0 to 6 percent slopes	103.5 4	7.22	13	22	6s
Bi	Bigbend-Inavale complex, 0 to 3 percent slopes, occasionally flooded	77.61	5.41	55	27	3w
HiA	Hilmoie silty clay, 0 to 3 percent slopes, rarely flooded	70.03	4.88	70	39	2s
RpE	Rock outcrop-Sansarc-Opal complex, 6 to 40 percent slopes	64.2	4.48	13	8	8e
WeE	Westover loam, 9 to 25 percent slopes	47.24	3.29	20	31	6e
RaA	Ree loam, 0 to 3 percent slopes	11.38	0.79	85	52	2c
W	Water	4.83	0.34	0	-	8
Mv	Munjor-Inavale complex, 0 to 3 percent slopes, occasionally flooded	1.02	0.07	46	21	3w
TOTALS		1433. 96(*)	100%	40.06	22.29	4.99





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