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# LAND FOR SALE

9.88± Acres, Brookings County, South Dakota

OFFERED AT  
**\$799,000**

## Highlights:

- 999 head feedlot with a 56,000 sq ft Summit Livestock Monoslope barn built in 2012
- Great location right off a major highway with easy access
- Excellent feed holding facility on-site

For additional information, please contact:

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# Property Information

**Directions to Property:** From Elkton, South Dakota on Highway 13 travel five miles west, then two miles south.

**Legal Description:** Parnell Township, S 480.5' of the E 970', Exc. Hwy., in SE1/4 Section 28, T109 R48.

**Property Description:** This site consists of 9.88± acre feedlot with a 56,000 sq ft Summit Monoslope barn, which has four 120' X 83' pens, an 83' X 40' sick bay and two 60' X 20' manure bays. There is also an 80' x 35' commodity feed shed with four bays and two bunker silos with each having two bays. One bay being 13,000 sq ft and the other bay being 8,400 sq ft. This facility has over 4,000 yards of concrete. Each pen has its own Ritchie Waterer and cement feed bunks. There are also two electric curtains on the north side of the barn.

## Farm Data:

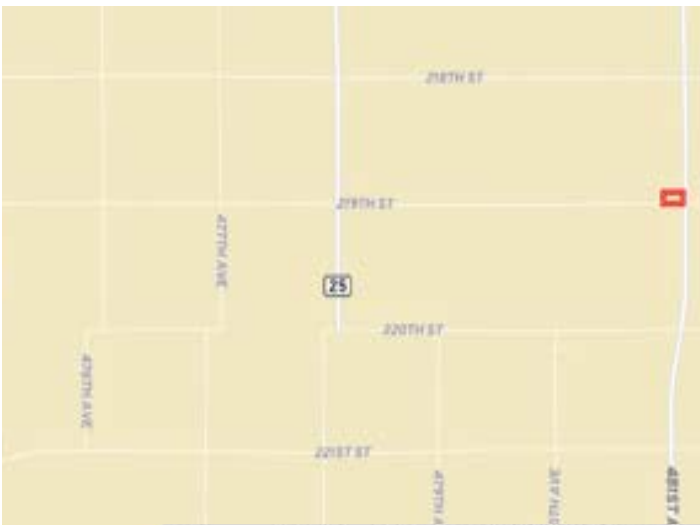
Feedlot	9.88 acres
Total	9.88 acres

**Taxes:** \$3,708.23

**Improvements:** 56,000 sq ft Monoslope barn with four 120' X 83' pens, an 83' X 40' sick bay and two 61' X 20' manure bays. There is an 81' X 35' commodity feed shed with four bays. There are two bunker silos with each having two bays. One bay being 13,000 sq ft and the other bay being 8,400 sq ft.

**Additional Comments:** There is a well easement for water that expires December 31<sup>st</sup>, 2026. Either a new easement will need to be done or Brookings Deuel Rural Water service does run along the highway, so could be another possibility.

## Location Map



## Aerial Map



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