



**Farmers
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L-2500030

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LAND FOR SALE

299.54 ± Acres, Jerauld County, South Dakota

OFFERED AT
\$2,016,000.00

Highlights:

- Quality Farm
- Wind turbine income
- Pheasant hunting



For additional information, please contact:

Dave Hickey, Agent | (402) 340-4436

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Property Information

Directions to Property:

From the East side of Wessington Springs, South Dakota, travel 7½ miles south on 383rd Avenue to 236th Street, turn West on 236th Street 3 miles, then 1 mile South on 379th Avenue and 3½ miles West on 237th Street to the Northeast corner of the property.

Property Description:

A nice half-section of nearly all tillable farmland that offers good soils, pheasant hunting and wind turbine income.

Overall good quality farm with predominantly Houdek-Ethan-Prosper and Mobridge soils. There are a number of years left on the wind turbine lease, which offers attractive annual income with an inflation factor built into the lease. Very little waste on this farm, but just enough to make the pheasant hunting productive!

Call the agent today for details!

Legal Description:

West Half (W½) of Section 31, Township 106 North, Range 65 West of the 5th P.M., Jerauld County, South Dakota.

Farm Data:

• **Tract 98:**
Cropland 138.29 acres

• **Tract 2870:**
Cropland 140.37 acres
Total Cropland 278.66 acres

FSA Information:

• Tract 98:	Base	PLC Yield
Wheat	21.07 acres	41 bushels
Corn	85.02 acres	87 bushels
Sunflowers	6.18 acres	1210 pounds
Soybeans	2.99 acres	32 bushels

Taxes:

\$3,753.00

Location Map

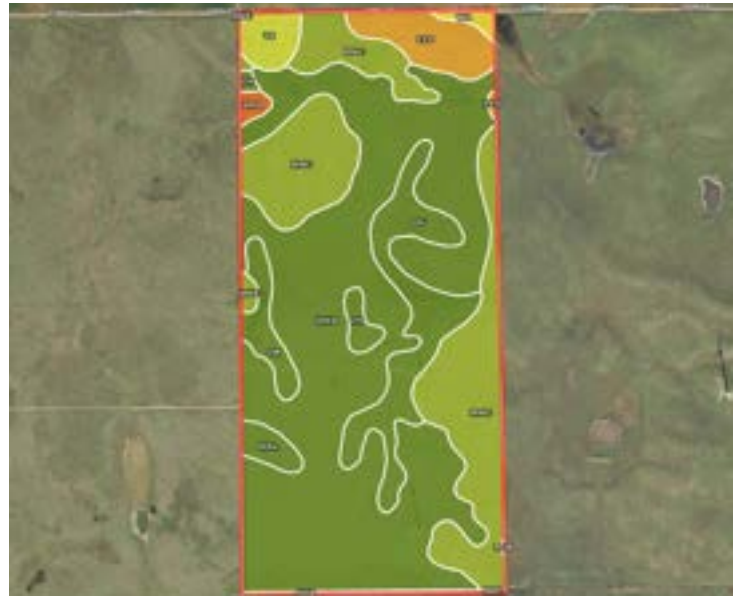


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HwB	Houdek-Ethan-Prosper loams, 1 to 6 percent slopes	156.0 1	54.28	78	64	2e
HwC	Houdek-Ethan-Prosper loams, 2 to 9 percent slopes	67.79	23.59	65	63	3e
On	Mobridge silt loam, 0 to 2 percent slopes	29.55	10.28	94	65	2c
EtD	Ethan-Betts loams, 9 to 15 percent slopes	12.37	4.3	31	57	6e
Op	Onita-Plankinton silt loams	7.01	2.44	82	48	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	5.89	2.05	57	23	4w
HhA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	3.83	1.33	87	61	2c
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.68	0.58	31	14	5w
BmD	Betts-Ethan loams, 6 to 40 percent slopes, stony	1.55	0.54	13	29	7s
HeB	Houdek-Ethan loams, 2 to 6 percent slopes	1.52	0.53	71	63	2e
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	0.14	0.05	58	63	3e
RgB	Raber-Jerauld-Cavo complex, 0 to 6 percent slopes	0.09	0.03	50	43	3e
TOTALS		287.4 3(*)	100%	73.67	61.8	2.49





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