



**Farmers
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L-2500168

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LAND FOR SALE

21.91± Acres, Douglas County, South Dakota

PRICE
REDUCED

\$169,000

Highlights:

- A diverse acreage with unlimited possibilities
- Mature trees, man-made pond, and farmland all in one package
- Just outside city limits



For additional information, please contact:

Brent Veurink, Broker | (605) 830-2414

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Property Information

Directions to Property:

Intersection of 281st Street and 391st Avenue southwest of Armour, South Dakota.

Legal Description:

Tract 1 of Hertz Addition in W½SW¼ of Section 12, Township 98 North, Range 64 West of the 6th P.M., Douglas County, South Dakota.

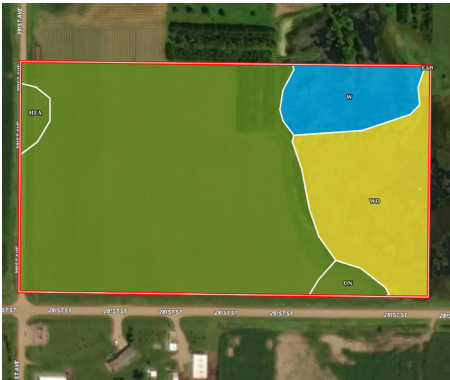
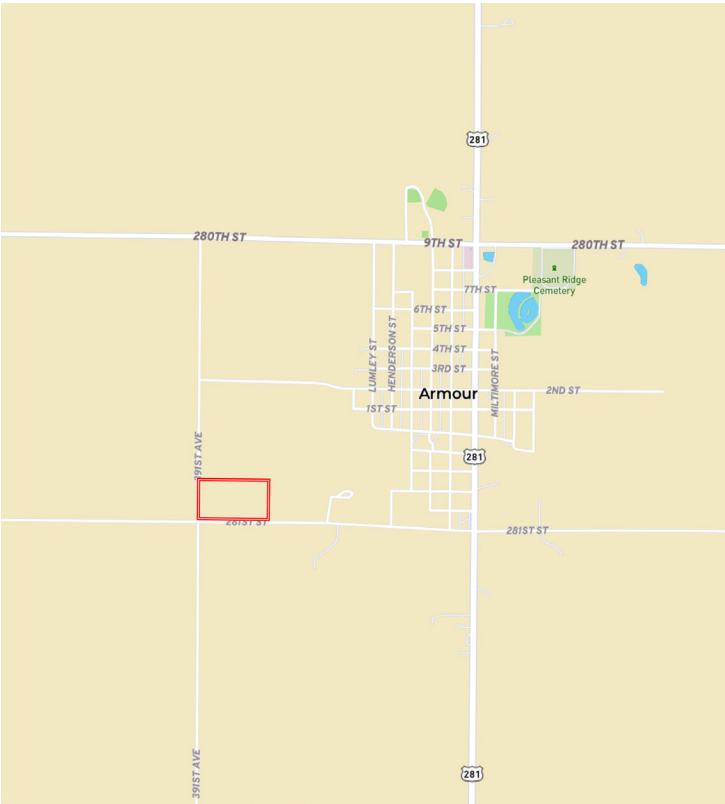
Taxes:

- \$420.60

Property Description:

Unlock the potential of these 21.91+/- acres of land within one mile of the city limits of Armour, South Dakota. If you are looking for a personal oasis or a location for your next business venture, the search is over! Water and electric power are adjacent to this unique property. This location for building the house of your dreams has unlimited possibilities. The marsh, trees, and man-made pond provide an excellent habitat for wildlife. With the majority of the property being farmed, there is an ample supply of food for pheasants and deer. Don't miss out on this great opportunity!

Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	14.74	67.68	76	64	2e
Wo	Worthing silty clay loam, 0 to 1 percent slopes	4.33	19.88	31	14	5w
W	Water	1.94	8.91	0	-	8
On	Onita-Tetonka silt loams	0.41	1.88	78	57	2c
HeA	Highmore silt loam, 0 to 2 percent slopes	0.36	1.65	92	59	2c
TOTALS		21.78(*)	100%	60.59	48.14	3.13

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.