

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

320± Acres, Bennett County, South Dakota

OFFERED AT
\$672,000

Highlights:

- High quality farmland
- Mostly planting row crops
- High irrigation potential from shallow large water table
- Located four miles east of LaCreek Wildlife Ridge



For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

SSatterlee@FarmersNational.com

Property Information

Property Location: The fastest way to get to the property is to travel south of Tuthill, South Dakota on 231st Avenue for four miles, then go east for three miles on 292nd Street, then go north for 1/2 mile on 234th Avenue. At that point, you would be at the southwest corner of the property.

You can also go two miles east of Tuthill on 293rd Street, then south on 233rd Avenue for two miles, then east on 295th Street for one mile, then south on 234th Avenue for 1/4 mile. At that point you would be at the northwest corner of the property.

Legal Description: Southwest Quarter (SW¼) of Section 3 and Northwest Quarter (NW¼) of Section 10, Township 36 North, Range 35 West of the 6th P.M. Bennett County, South Dakota.

Property Description: It's always a good idea to buy higher quality land. This land is high-producing, mostly flat ground. There is a good possibility that the land could be irrigated. The water table is only at about 200 to 300 feet deep, so irrigation test wells would not be as expensive as with the deeper wells. This land is located in one block. It is in a good location, close to LaCreek Wildlife Refuge. There is a CRP contract on 40.32 acres and it is possible to cancel the CRP contract. **Please contact the listing Broker, Steve Satterlee for more information and for showings.**

Farm Data:

Cropland	272.44 acres
Pasture	1.29 acres
CRP	40.32 acres
Total	314.05 acres

FSA Information:

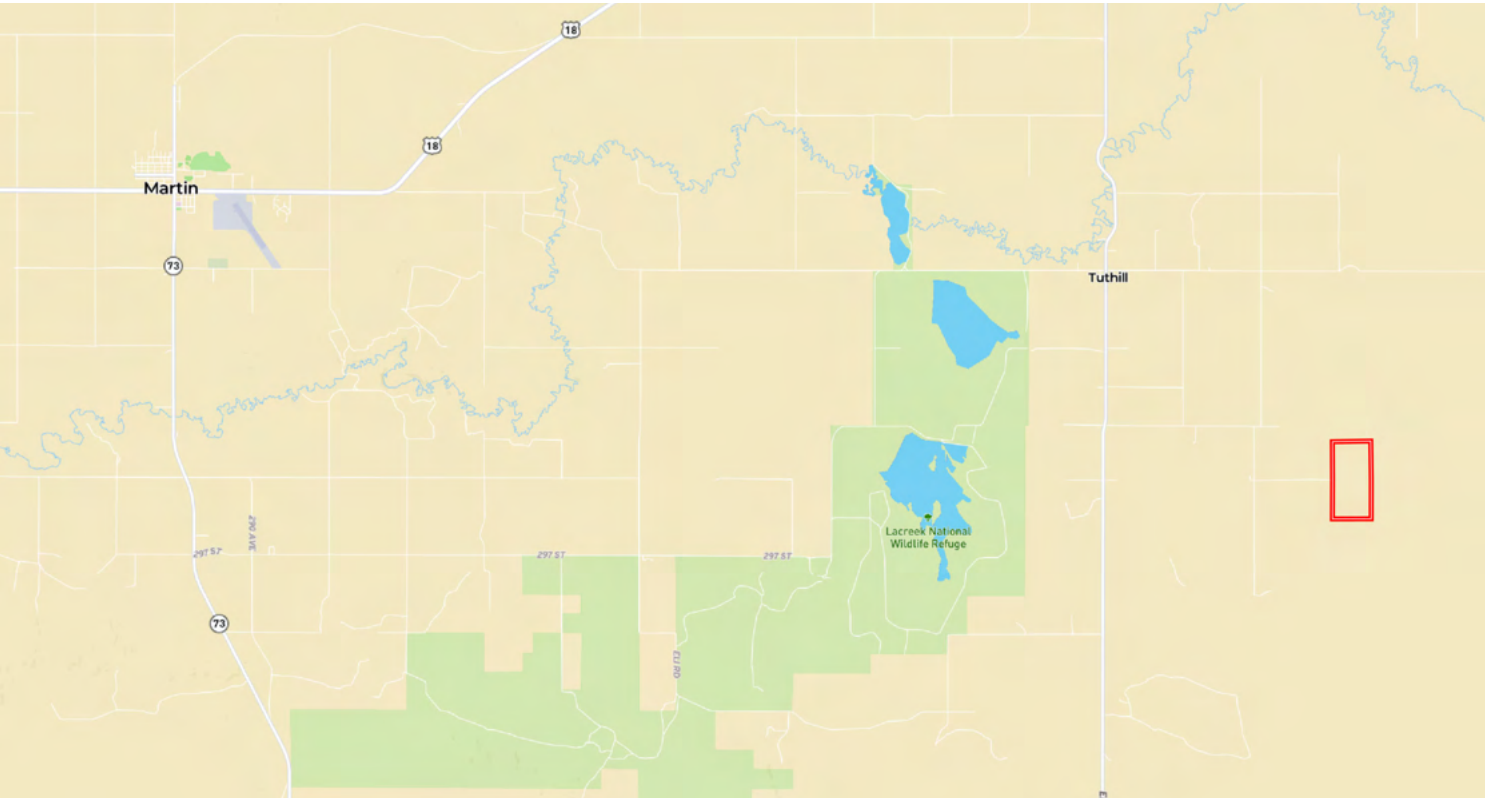
	Base	Yield
Wheat	173.86 acres	37 bushels
Sunflowers	14.93 acres	1,165 pounds

CRP Information: 40.32 CRP acres with an annual payment of \$1,064 to expire 9/30/2035

Taxes: \$2,546.14

Price: \$672,000.00

Property Location Map

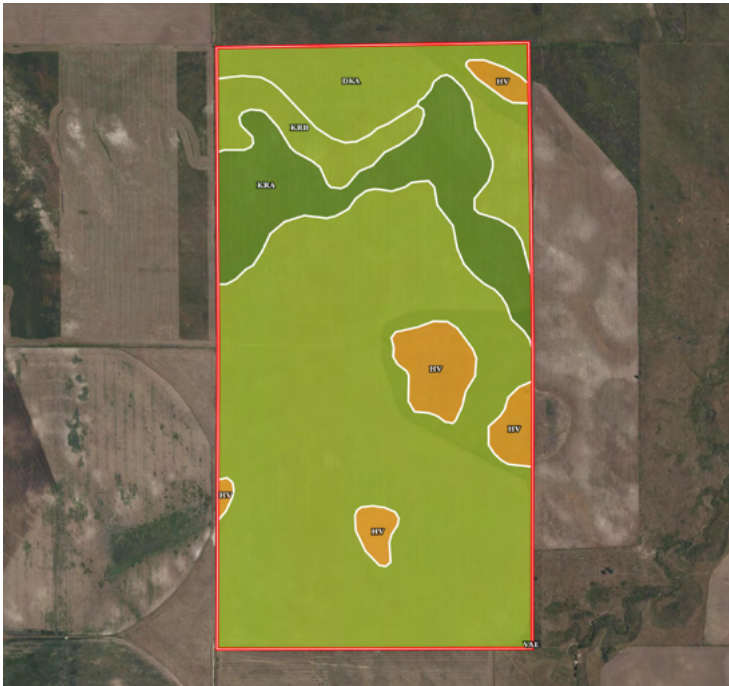


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DkA	Dawes-Keith silt loams, 0 to 3 percent slopes	238.19	74.78	71	45	3s
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	45.17	14.18	88	48	2c
Hv	Hoven silt loam, 0 to 1 percent slopes	20.92	6.57	14	17	6s
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	14.24	4.47	82	47	3e
VaE	Valentine fine sand, 9 to 25 percent slopes	0.03	0.01	14	23	6e
TOTALS		318.55(*)	100%	70.16	43.68	3.06





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