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L-2500389

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# LAND FOR SALE

141± Acres, Hanson County, South Dakota

OFFERED AT  
**\$1,250,000**

## Highlights:

- Productive Cropland
- Established CRP Habitat
- Close To Mitchell, South Dakota



**For additional information, please contact:**

**Marshall Hansen, Broker & Auctioneer | (605) 360-7922**

**[MHansen@FarmersNational.com](mailto:MHansen@FarmersNational.com)**



# Property Information

## Directions to Property:

From Mitchell, SD Go 3 miles South on Hwy. 37 to 258th Street then go East for 2 miles to the SW corner of the property. ( 41232 - 258th St. Mitchell SD )

## Legal Description:

The SW 1/4 of Section 7-102-59 less building site and pasture located in the SE corner of the property to be determined by survey.

## Property Description:

This is your opportunity to purchase productive Hanson County, South Dakota Cropland with established CRP habitat located just minutes South of Mitchell.

## Farm Data:

Cropland	105.27 acres
CRP	29.77 acres
Non-crop	<u>5.96 acres</u>
Total	141 acres

## FSA Information:

	Base	Yield
Corn	58 acres	114 bushels
Soybeans	58 acres	35 bushels

## CRP:

CRP Program Acres	Annual Payment	Expiration
26.80 acres	\$4,796.00	9/30/2025
2.97 acres	\$274.00	9/30/2031

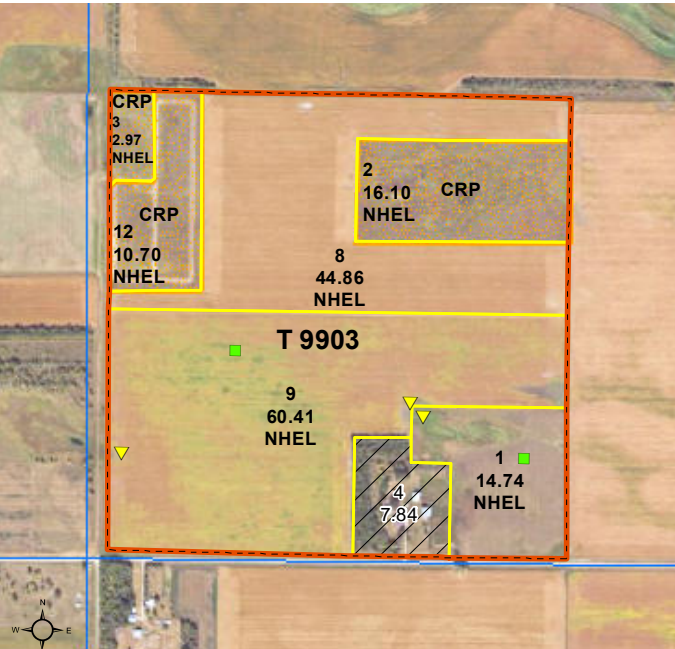
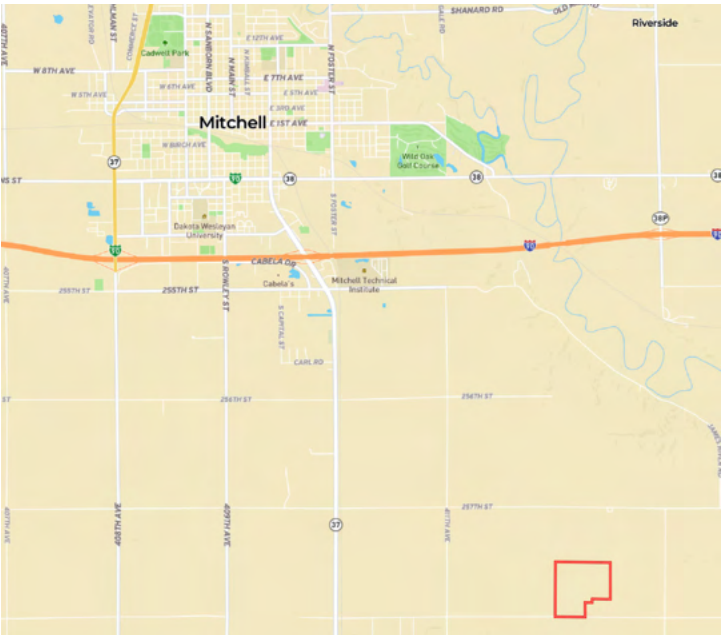
## 2024 Taxes:

\$3,801.08

## Price:

\$1,250,000.00

## Location Map





Aerial Map



Soil Map



|  Boundary 137.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	69.28	50.21	85	58	2c
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	41.79	30.29	88	68	2c
Te	Tetonka silt loam, 0 to 1 percent slopes	21.33	15.46	57	23	4w
CeB	Clarno-Davison loams, 2 to 4 percent slopes	3.89	2.82	79	53	2e
CdB	Clarno loam, 2 to 6 percent slopes	1.67	1.21	82	66	2e
TOTALS		137.96(*)	100%	81.37	55.57	2.31



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