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LAND FOR SALE

120± Acres, Roberts County, South Dakota

OFFERED AT
\$610,000

Highlights:

- Excellent mix of tillable and grazing acres for a multi-use farming operation.
- Unimproved for strong agricultural value with potential for expansion, recreation, or future development.
- Perfect for farming, ranching, hobby farming, or creating a private country retreat.



For additional information, please contact:
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Property Information

Property Description: 48.18 acres currently farmed with more potential acres that could be broke up. The remaining acres are currently being used for pasture with a good fence around majority of the property except on the east end. Less than a quarter mile will need fence. Property is free and clear of any encumbrances.

Directions to Property: 2 ½ miles south of Peever, South Dakota on Highway 26 (462nd Avenue) on the east side of the highway.

Legal Description: N1/2SW1/4 & SW1/4NW1/4 of Section 20, T124 R50

Price: \$610,000.00 **Taxes:** \$1,570.84

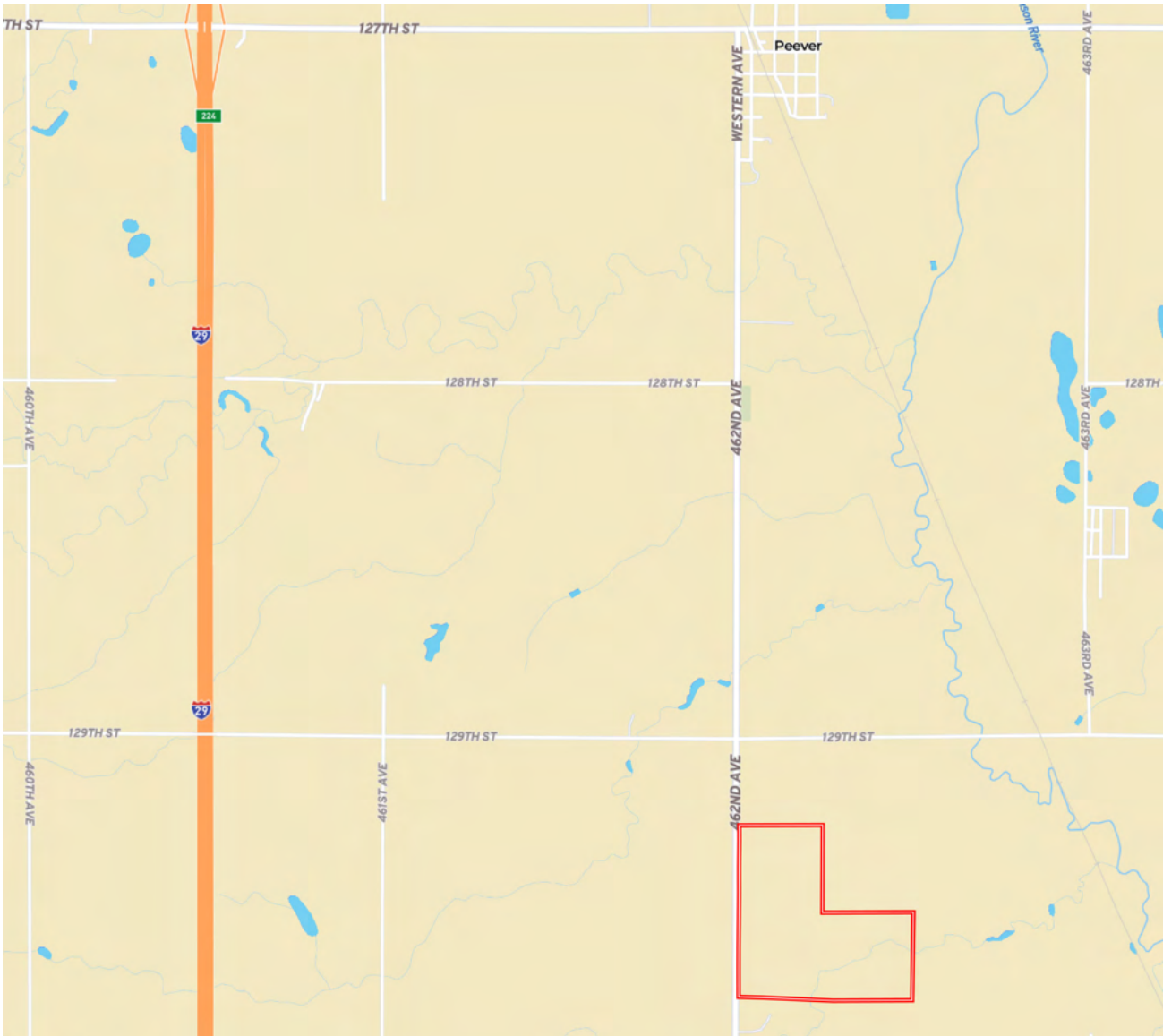
Farm Data:

Cropland	48.18 acres
Pasture	66.46 acres
Non-crop	5.36 acres
Total	120.00 acres

FSA Information:

Crops	Base	Yield
Wheat	7.20 acres	62 bushels
Corn	15.82 acres	126 bushels
Soybeans	13.98 acres	35 bushels

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
J225B	Forman-Aastad complex, 1 to 4 percent slopes	42.57	37.03	88	66	2e
FuE	Forman-Buse loams, 15 to 25 percent slopes	18.45	16.05	29	41	6e
PeB	Peever clay loam, 2 to 6 percent slopes	17.25	15.01	69	57	3e
Lt	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	11.69	10.17	25	54	6w
J250D	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	10.19	8.86	53	49	4e
PeA	Peever clay loam, 0 to 2 percent slopes	6.69	5.82	74	57	2s
DcB	Dickey fine sandy loam, 2 to 6 percent slopes	4.9	4.26	57	49	3e
PhA	Peever-Cavour complex, 0 to 3 percent slopes	1.32	1.15	66	48	2s
Tk	Tonka silty clay loam, 0 to 1 percent slopes	1.13	0.98	58	48	4w
BpF	Buse-Forman loams, 20 to 40 percent slopes	0.76	0.66	21	12	7e
TOTALS		114.9 5(*)	100%	63.04	55.92	3.47



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