



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

94.97± Acres, Day County, South Dakota

OFFERED AT
\$660,000

Highlights:

- Beautiful building site with quality outbuildings
- Versatile 15± acre property with income potential!
- Unique opportunity for farmers looking to expand, or wildlife enthusiasts



For additional information, please contact:
Sam Hanson, Agent/Auctioneer | (605) 520-6349
SHanson@FarmersNational.com



Property Information

Directions to Property: From Grenville, South Dakota, head east on County Road 6 for 3.3 miles, turn north onto 444th Avenue, head one mile to 131st Street. The Farmstead will be on the north side of 131st Street approximately one-eighth mile east of the intersection.

Legal Description: 14.97 farm site in S1/2SW1/4, NE1/4SW1/4 and SE1/4NW1/4 of Section 29, T124 R53.

Property Description: This versatile property features a 15± acre farm site with large barn and insulated shop, plus 80± acres of pasture and hayland. Ideal for farmers, ranchers, investors and outdoor enthusiasts, it offers income potential and excellent recreational and hunting opportunities. This is an all-in-one well-rounded rural package!

Price: \$660,000.00 **Taxes:** \$1,310.76

Farm Data:

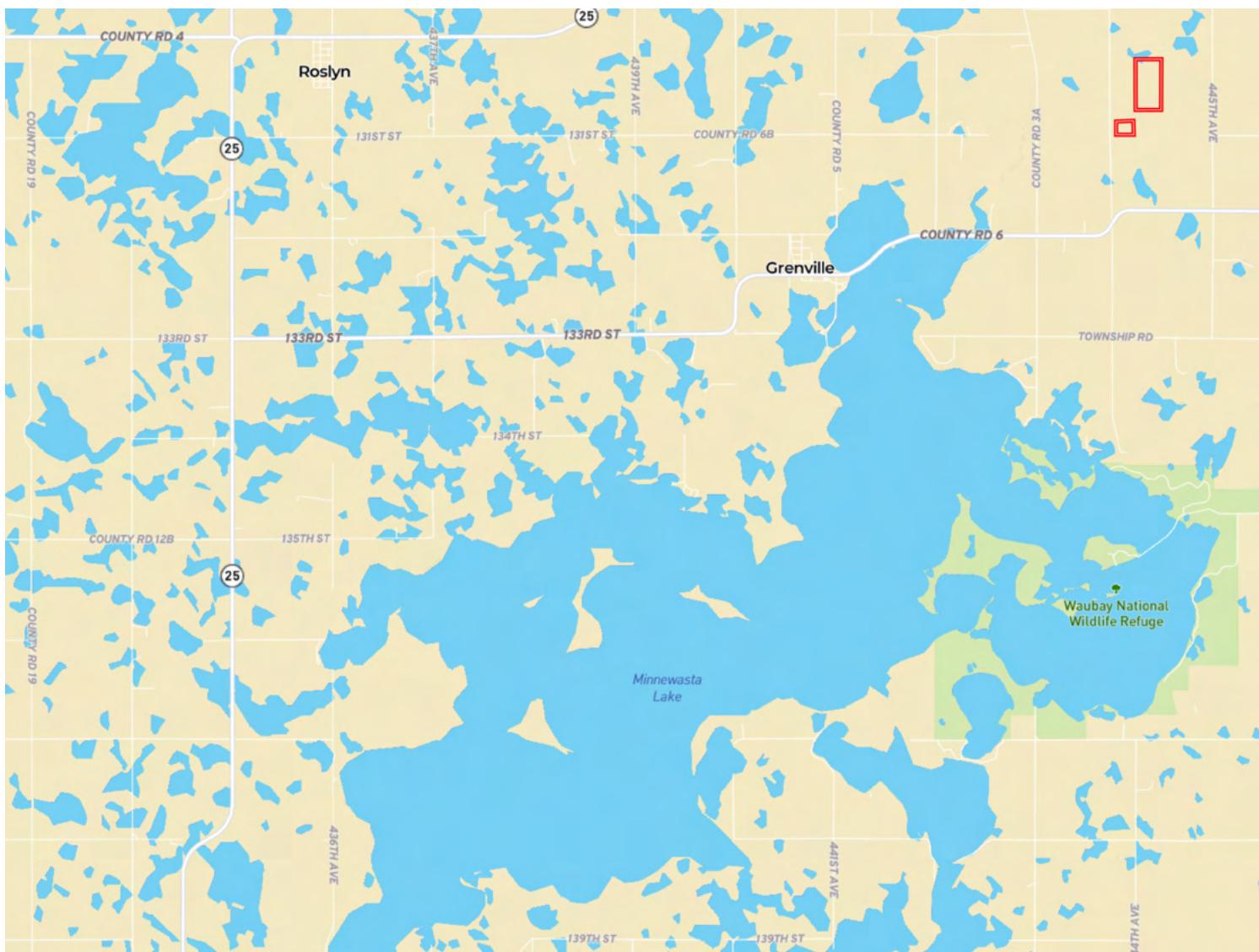
Hayland	80.00 acres
Buildings	14.97 acres
Total	94.97 acres

Buildings:

36'x48' insulated shop
50'x100' cold storage
94'x198' dairy barn

Additional Comments: US Fish & Wildlife wetland and grassland easements on the 80± acres.

Location Map

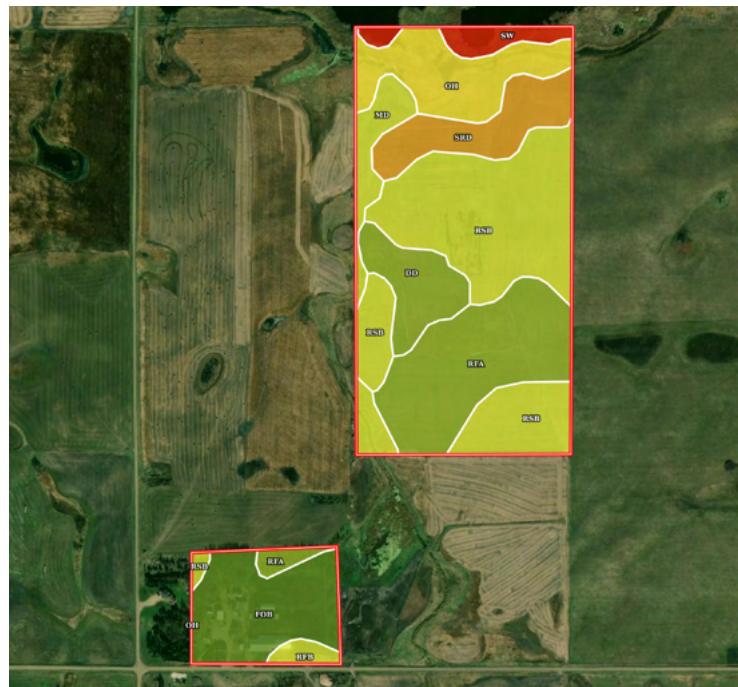


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
RsB	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	31.08	32.05	34	36	4s
RfA	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	18.56	19.14	48	46	3s
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	12.18	12.56	76	70	2e
Oh	Oldham silty clay loam	10.44	10.77	30	41	5w
SrD	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	8.33	8.59	22	32	6s
Dd	Divide loam	6.42	6.62	55	43	3s
Md	Maryland-Divide loams	5.66	5.84	51	39	4w
Sw	Southam silty clay loam, 0 to 1 percent slopes	3.06	3.16	10	10	8w
RfB	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	1.24	1.28	43	44	4s
TOTALS		96.97(*)	100%	42.23	42.3	3.9





SCAN THE QR CODE
FOR MORE INFO!



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities