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**L-2600110**

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# 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:**

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# Property Information

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

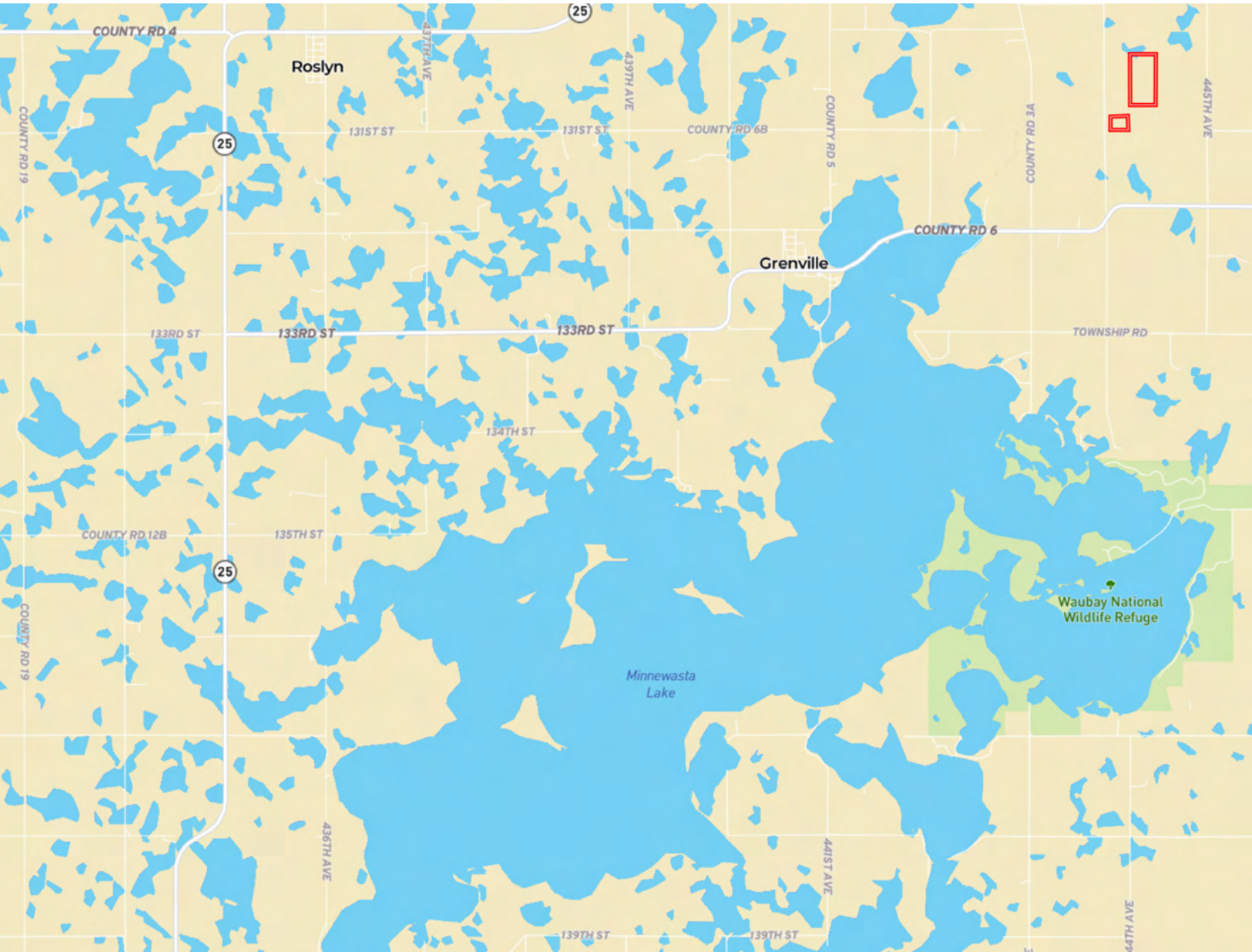
**Farm Data:**

Hayland	80.00 acres
<u>Buildings</u>	<u>14.97 acres</u>
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	Marysland-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







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