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LAND FOR SALE
328.85± Acres, Day County, South Dakota

OFFERED AT
\$723,470

Highlights:

- Diverse income potential
- Premier hunting and recreation
- Unique mixed-use property



For additional information, please contact:
Sam Hanson, Agent/Auctioneer | (605) 520-6349
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Property Information

Directions to Property:

From Webster, six miles south on Highway 25, turn left onto 434th Avenue, go south for one mile, turn left onto 148th Street. This will turn into 149th Street, turn right onto 439th Avenue for two miles, turn left onto 150th Street then turn left onto 441st Avenue, go north to the sign.

Legal Description:

SE1/4NE1/4 & Lot 1, E1/2SW1/4, SE1/4 of Section 2, 120N 55W.

Property Description: This unique property includes productive farmland and ideal habitat with wetlands and water features that attract waterfowl and wildlife, making it a prime hunting property. Perfect for farmers, investors and outdoor enthusiasts alike.

Taxes: \$4,337.88 **Price:** \$723,470

Additional Comments: From the FSA office: We have until September 30, 2026, to ensure that we have all necessary eligibility completed for the offer. Prior to September 30, 2026, all CRP contracts will be approved if the producers wish to move forward with their offers. A producer can withdraw their offer at any time prior to approval of the CRP contract. New contracts do not take effect till October 1, 2026, at the earliest. It could be later, depending on what is planted on the acreage as the crop does have to be removed prior to the CRP contract start date.

Location Map

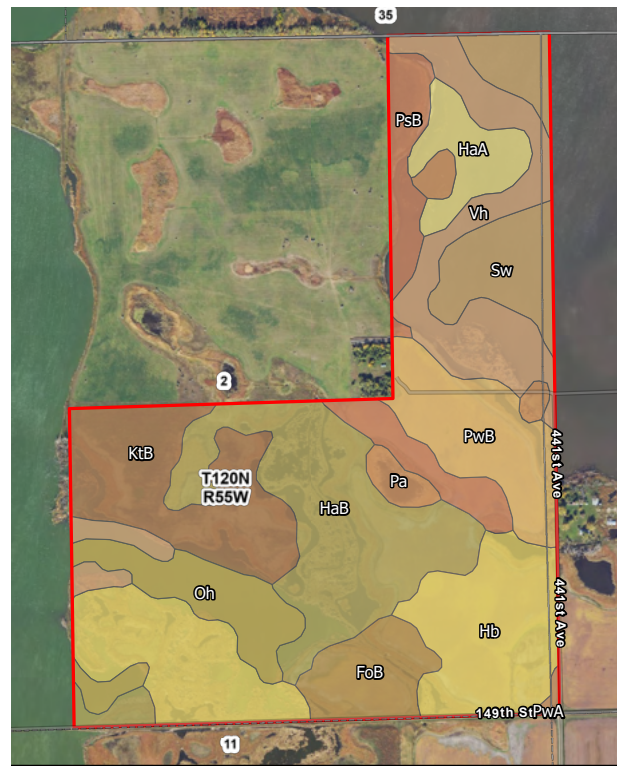


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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



Map Symbol	Name	Non-IRR LCC	PI	ACRES
Hb	Hamerly-Parnell complex	2s	52	64.2
HaB	Hamerly loam, 2 to 6 percent slopes	2s	65	58.8
KtB	Kranzburg-Forman complex, 2 to 6 percent slopes	2e	88	37.9
Vh	Vallers-Hamerly loams	4w	57	37.3
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	2e	89	27
Sw	Southam silty clay loam, 0 to 1 percent slopes	8w	10	25
PsB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	2e	84	22.1
Oh	Oldham silty clay loam	5w	30	20.8
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	2e	78	15.9
HaA	Hamerly loam, 0 to 2 percent slopes	2s	73	13.7
Pa	Parnell silty clay loam	5w	34	7.8
PWA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	1	93	0.8
TOTAL			61.4	331.3



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