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LAND FOR SALE

393.91± Acres | Charles Mix County, South Dakota

OFFERED AT
\$3,750,000

Highlights:

- Premier South Dakota hunting destination
- 394 acres of prime wildlife habitat minutes from Missouri River
- Turnkey hunting lodge and owner's quarters



For additional information, please contact:

Brent Veurink, Broker | (605) 830-2414

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Property Information

Directions to Property:

38274 286th Street Lake Andes, South Dakota

Legal Description:

E1/2-NE1/4 EX LOT R-6, .30A & EX .21A CO RW IN LOT 1, S1/2-SE1/4-NW1/4,S1/2-SW1/4-NE1/4 4-97-65(118.45A) N1/2-SE1/4-NW1/4,N1/2-SW1/4-NE1/4, LOT2 EX LOT R-5,.30A & .21A CO RW, LOT 3 EX LOT R-4, .30A & .21A RW 4-97-65(115.46A) SE1/4 EX TRACTS 1,2,3 AND 4 OF HITZEMAN ADDITION 4-97-65(148.22A) TRACT 1 OF HITZEMAN ADDITION IN SE1/4 4-97-65(5.99A) TRACT 2 OF HITZEMAN ADDITION IN SE1/4 4-97-65(1.56A) TRACT 3 OF HITZEMAN ADDITION IN SE1/4 4-97-65(3.79A) TRACT 4 OF HITZEMAN ADDITION IN SE1/4 4-97-65(0.44A) 393.91 ACRES IN CHARLES MIX COUNTY, SOUTH DAKOTA

Property Description:

Great opportunity to own diverse South Dakota farmland at a unique location. Included in this sale are 394 contiguous acres of CRP, cropland, wetlands, tree belts, owner’s quarters, and lodge. The property has been mapped out to enhance wildlife cover and animal stewardship. Potential in utilizing property for year around recreation.

Improvements:

Less than one mile off the blacktop road, the owner’s quarters was built in 2015 and consists of 1295 square feet of living space. This zero entry home offers two bedrooms and one and one half bathrooms. The open concept living room and custom cabinetry in the kitchen is complimented with beautiful floors and warm rustic walls. The 1295 square foot heated garage provides ample room for your vehicles and toys.

The 1800 square feet of living area in the lodge was updated in 2005. The open floor plan allows for a spacious area for the kitchen, dining, and living room. The property has five bedrooms that provide sleeping for 12 people and two full bathrooms. A large gear room is available for storing guns, ammo, and dogs. attached to the lodge is 5000 square feet of cold storage for vehicles, equipment, and toys.

A 12 x 16 cleaning station is adjacent to the lodge and is ready to hold your processed birds.

Three metal grain bins have been updated to offer more storage. They have been insulated and wired. Perfect for keeping everything out of the elements.

2025 Taxes: \$8,465

Price: \$3,750,000

Buildings:

Tract	Building	Year Built
1	Dwelling (Shouse)	2015
3	Lodge & Bird Cleaning Station	1975
4	Grain Bins	1985

Comments: Lodge and Bird Cleaning Station updated in 2005. Grain Bins insulated and wired in 2005.

Farm Data:

Tract 1:

Cropland	63.77 acres
CRP	318.36 acres
Buildings	5.99 acres

Tract 2:

Buildings	1.56 acres
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Tract 3:

Buildings	3.79 acres
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Tract 4:

Buildings	0.44 acres
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CRP:

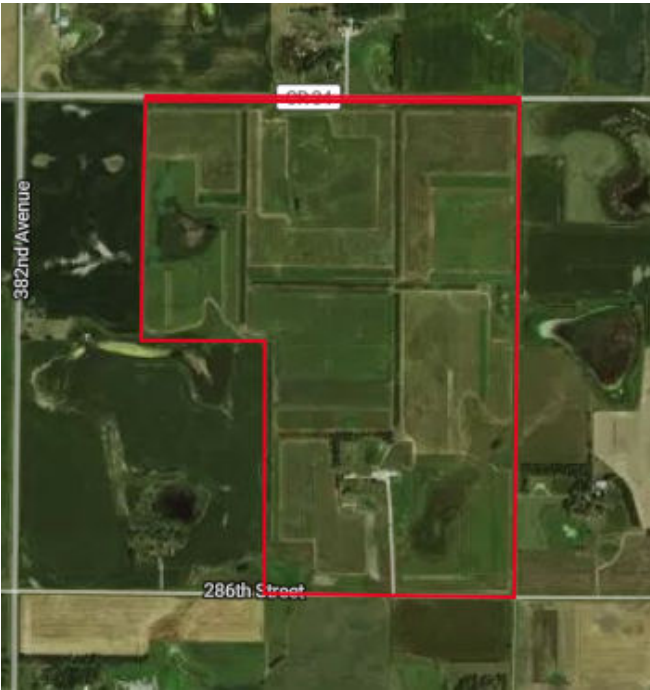
Tract	CRP Program Acres	Annual Payment
1	318.36 acres	45,272

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



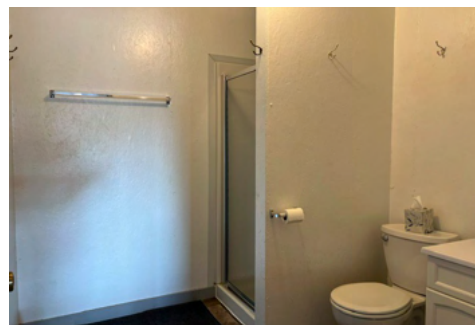
79.6/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	EeB	Eakin-Ethan complex, 2 to 6 percent slopes	67.5%	269	2e	--	78.98
●	On	Mobridge silt loam, 0 to 2 percent slopes	10.0%	39.7	2c	--	93.62
●	HgA	Highmore silt loam, 0 to 2 percent slopes	7.4%	29.4	2c	--	91.51
●	Te	Tetonka silt loam, 0 to 1 percent slopes	5.7%	22.6	4w	--	56.1
●	Ot	Onita-Tetonka silt loams	4.5%	17.9	2c	--	85.15
●	EeC	Eakin-Ethan complex, 6 to 9 percent slopes	1.7%	6.9	3e	--	71.33
●	HhB	Highmore silt loam, 2 to 6 percent slopes	1.7%	6.7	2e	--	90.53
●	Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.6%	6.4	5w	--	30.08



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