



# LaGrand Farmland

Perkins County, SD



**Acreage:** This offering consists of 640+/- acres of highly productive farmland in three separate tracts ranging in size from 160 to 320 acres. The property offers a combined 610.6+/- acres tillable and 423+/- crop base acres .

**Location:** The parcels are located south and southwest of the city of Bison, SD. With excellent access provided by either paved or well maintained gravel roads.

**Topography:** The property is well suited to farm production with slopes of mostly 0-2 and 2-6 percent. The soils are comprised of Morton loam and Savage and Vebar silty loam.

**Legal Description:** All in Perkins County, SD

Parcel 1. 320+/- acres, West ½ Section 25, T18N, R 13E

Parcel 2. 160+/- acres, NW1/4 Section 32, T18N, R13E

Parcel 3. 160+/- acres, SE1/4 Section 12, T17N, R12E

**Price:** This offering is priced at \$768,000.00 cash to seller. The offering is priced exclusive of owners mineral interests.

**Brokers Comments:** This is an offering of high quality farmland in an area of consistent production with sunflowers, corn, wheat and alfalfa being the most prominent crops. The current operator would be interested in a continued tenancy. The property has been well cared for and would be available for spring possession.

HLC





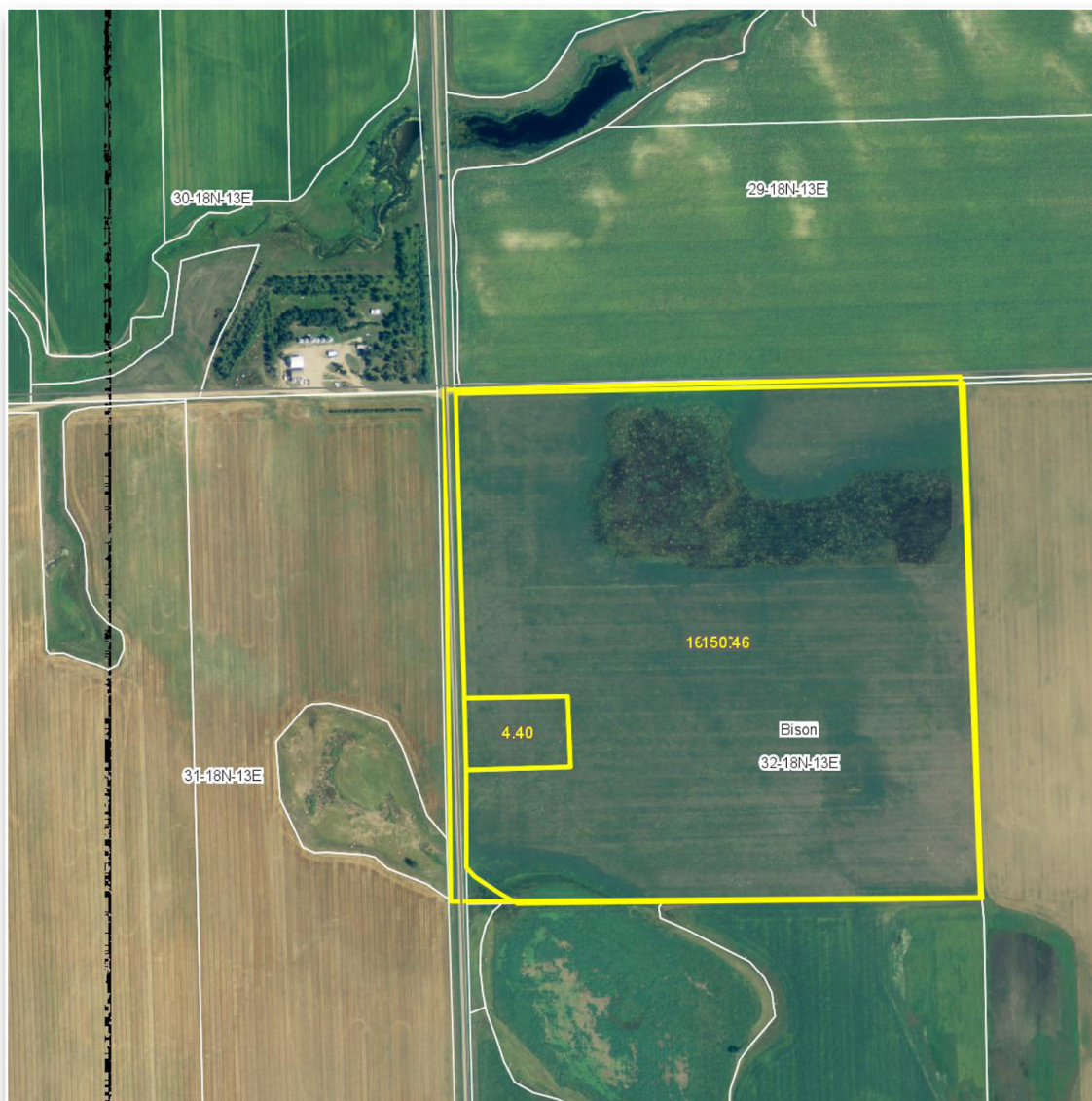
HLC





# Aerial Map

## Bison 160



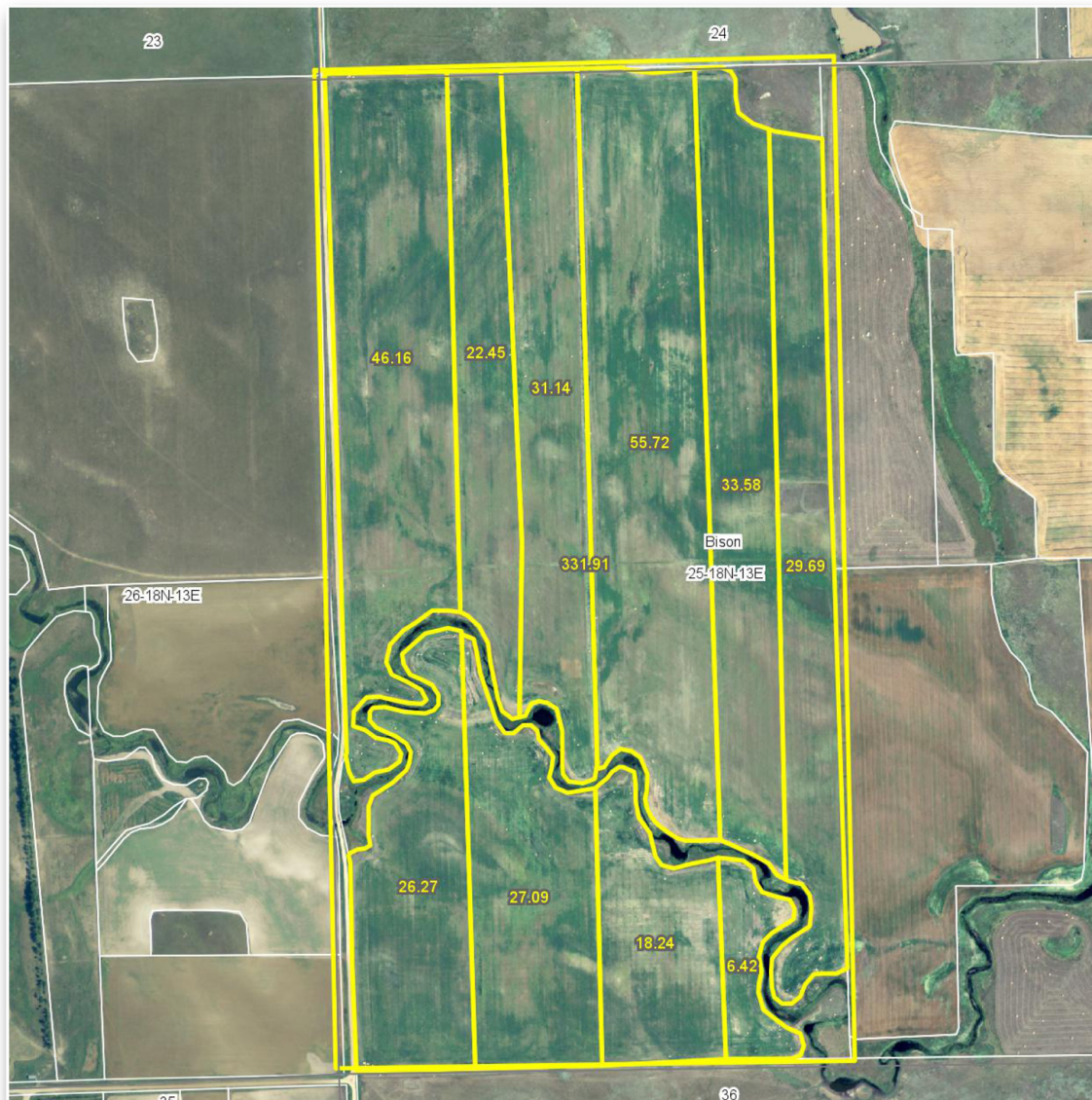
32-18N-13E





# Aerial Map

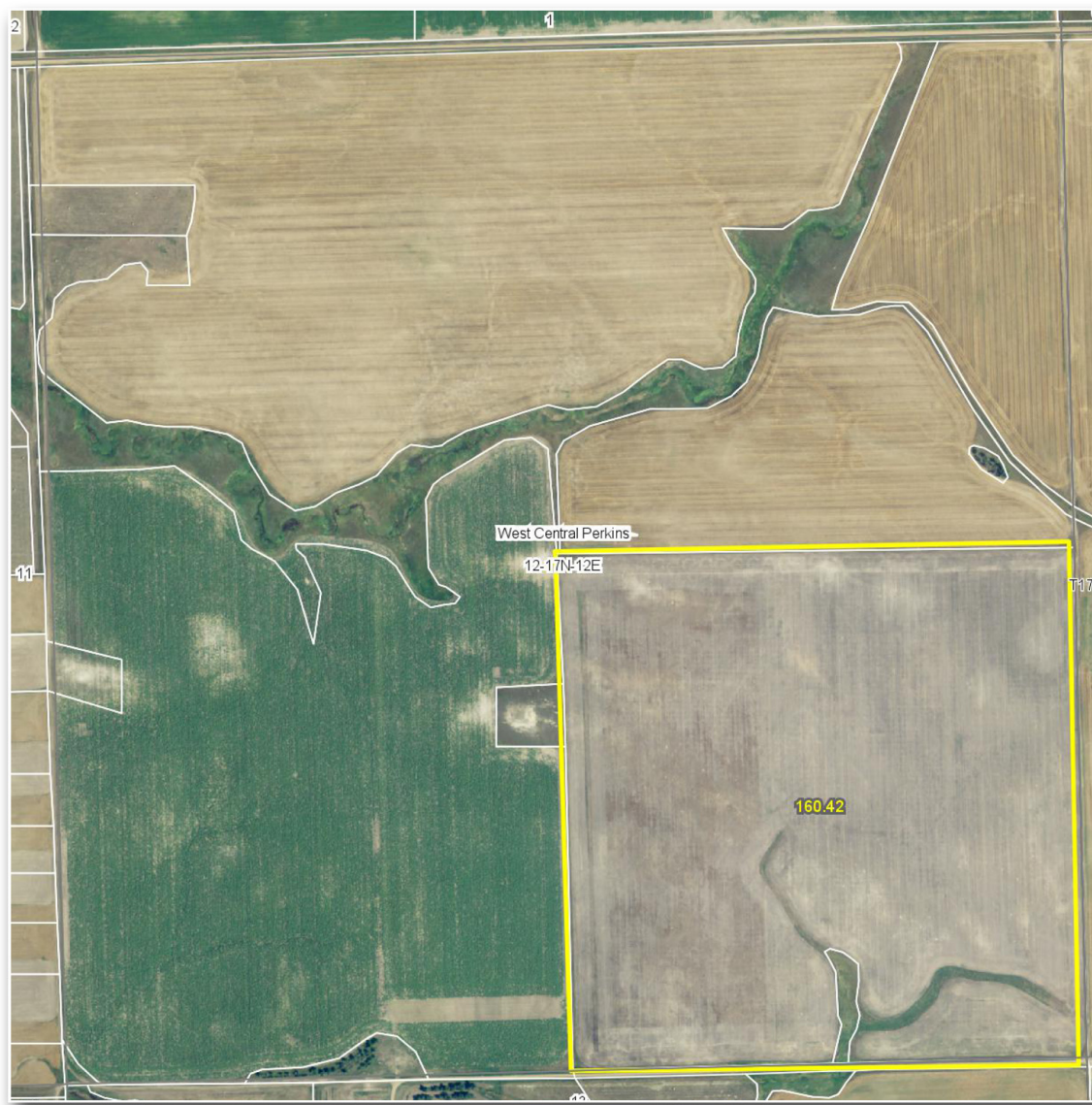
## Bison 320



32-18N-13E



## Aerial Map SE Section



32-18N-13E

*For more information or to schedule a viewing contact*  
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