



HYDE COUNTY GRASSLAND 309+/- ACRES NEAR HOLABIRD



United Country - Advantage Land Company
Chuck - Jackson - Megan Hegerfeld

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Auction Services

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Advantage Land Co.

HYDE COUNTY GRASSLAND

309+/- ACRES NEAR HOLABIRD



Features: Excellent location and eye appeal, cross fenced, productive soils with Big Bluestem, Indian Grass, Western Wheatgrass, and Green Needlegrass, attractive return on investment with hunting rights on over 613 contiguous acres.

Location: **From Holabird:** 1 mile north of Holabird on Holabird Grade, follow the curve to the west for ½ mile, the property will be on the south side of the road. **From Pierre:** 40 miles east of Pierre on SD Hwy 14, then north for 1 mile on Holabird Grade, follow the curve to the west and continue west for ½ mile, the property will be on the south side of the road.

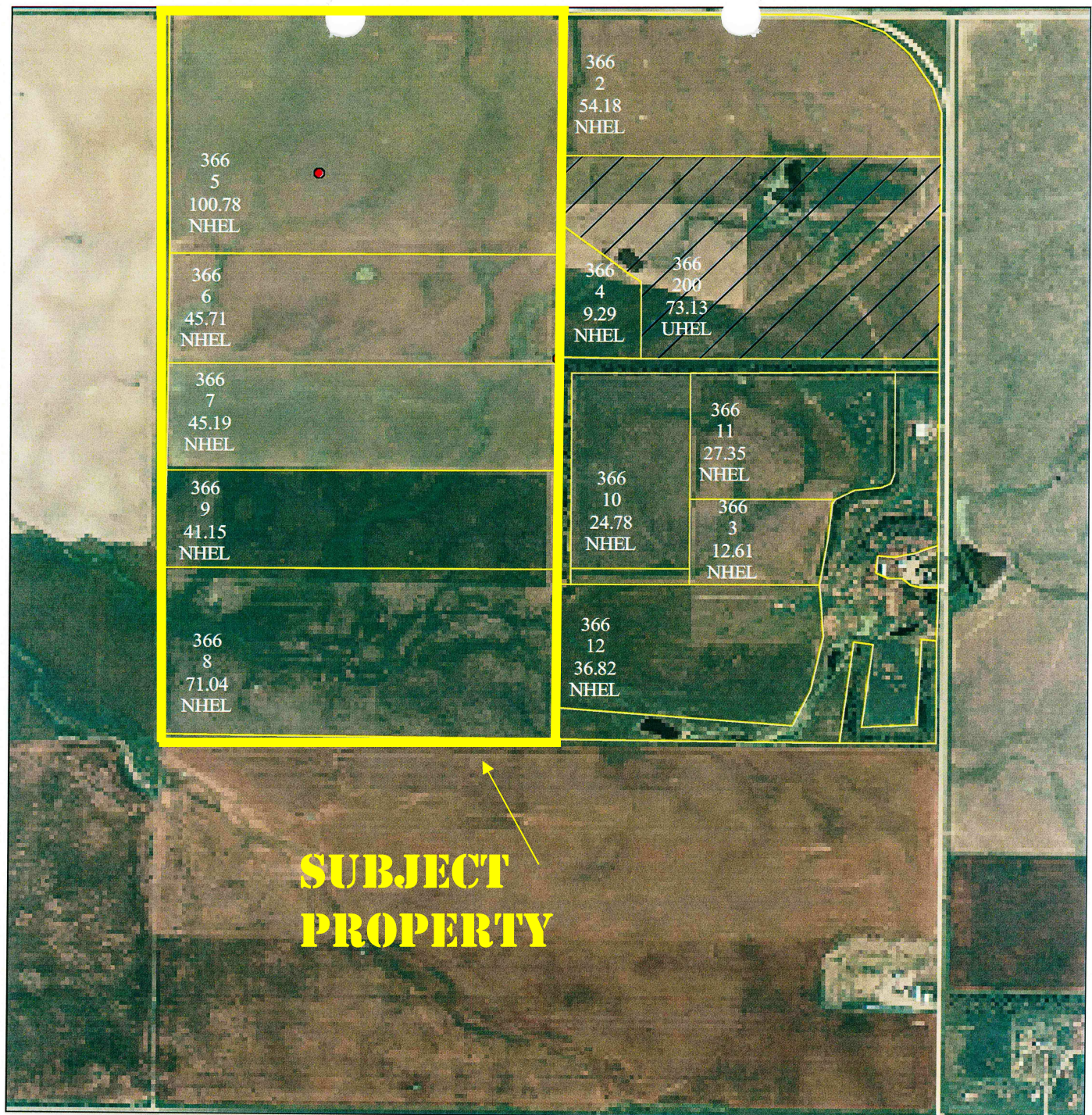
Legal: NW1/4 and Lots 3, 4, 5, and 6 in Section 4-112N- 73W in Hyde Co, South Dakota.

Taxes: \$1,768.94 (2009 due in 2010)

Owner: Max Gregg

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United States Department of Agriculture
Farm Service Agency

April 22, 2010

PLSS: 4_112_73
Farm: 1787

Hyde County, SD
1:11,120



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Units

Non Cropland

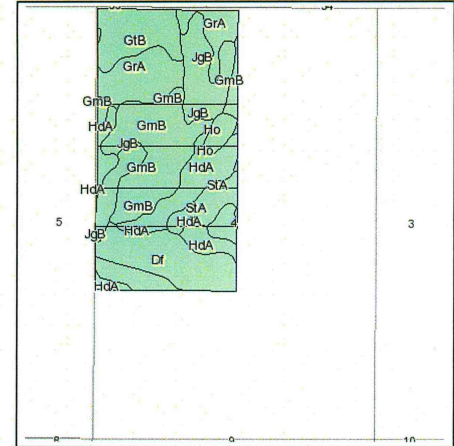
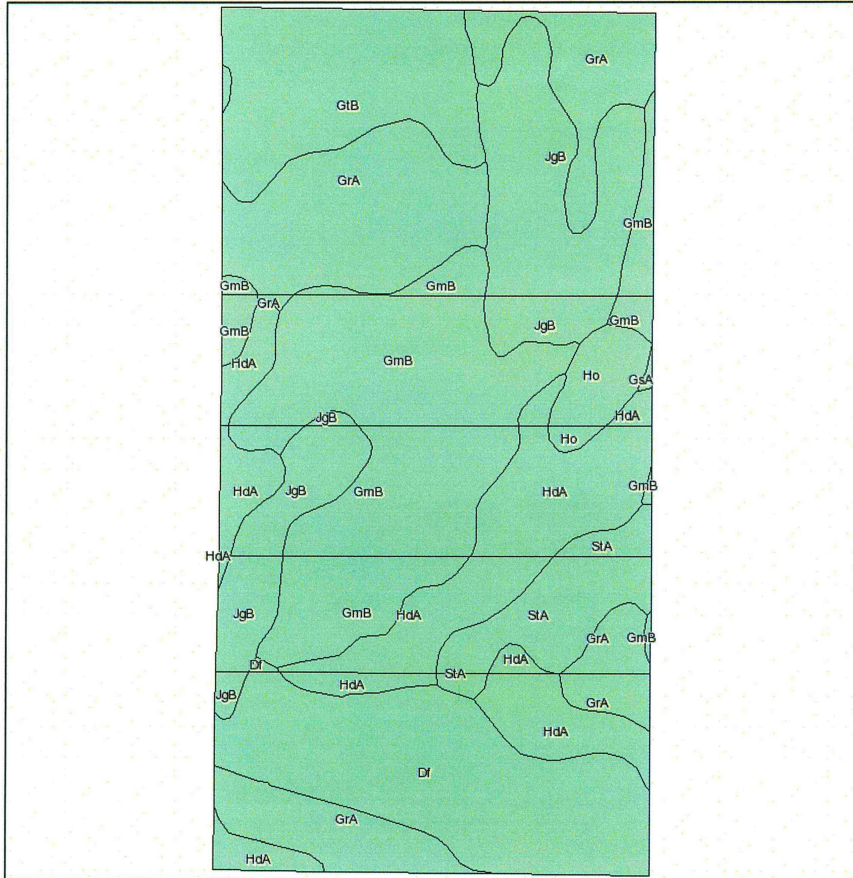
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original demination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2008 Ortho-Photography - Not to Scale

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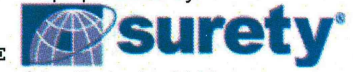
Soils Map



State: **South Dakota**
 County: **Hyde**
 Location: **004-112N-073W**
 Township: **Central Hyde**
 Acres: **303.9**
 Date: **12/22/2010**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
GmB	Glenham-Java loams, 2 to 6 percent slopes	65.3	21.5%	Ile	74	32
GrA	Glenham-Prosper loams, 0 to 2 percent slopes	57.7	19.0%	Ilc	86	47
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	45	14.8%	IIIs	70	31
Df	DeGrey-Walke silt loams	43	14.1%	IVs	56	25
JgB	Java-Glenham loams, 2 to 6 percent slopes	42.2	13.9%	IIle	70	30
GtB	Glenham-Prosper-Java loams, 1 to 6 percent slopes	29.8	9.8%	Ile	74	40
StA	Stickney-Java loams, 0 to 4 percent slopes	14.2	4.7%	IIle	66	32
Ho	Hoven silt loam	6.5	2.1%	Vis	14	
GsA	Glenham-Prosper-Hoven complex, 0 to 4 percent slopes	0.2	0.1%	IIIs	68	35
Weighted Average					71	33.6

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Brokers Notes:

This is a once in a lifetime opportunity to purchase land which has been in the Gregg Family for over 45 years. Nearly level, this 309+/- acre tract of productive hay and pasture land is very well located 40 miles east of Pierre, just off Hwy 14, near Holabird. This tract is covered by a USFWS Grassland Easement which allows for unlimited grazing and stocking rates, with haying/grass seed harvest after July 15th of any/every year. This tract is all grassland cross fenced pasture with a portion of this tract planted to Big Bluestem, Indian Grass, Sidooats Grama, Western Wheatgrass, and Green Needlegrass, offering rotational grazing and stocking rates. With soils predominately comprised of Glenham-Java and Glenham-Prosper loams, this property has productive soils with an overall soil rating of 71%, according to Surety Agridata. Bordered predominately by cropland, this parcel provides cover and attracts wildlife and may be further developed with compatible uses such as food plots on 5% of the easement area if approved by the USFWS.



Terms:

This property is attractive to investors and hunters, as the seller is to rent the property back at an attractive rate of return. Hunting rights will also be given on the 304 acres that border this property to the east. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservation or highways of record, if any, as well as any or all Hyde County Zoning Ordinances. The real estate licensees in this transaction stipulate that they are acting as agents for the seller.



Serving the "Pheasant Capital Of The World"
and the "Land Of 10,000 Lakes"

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Note: This information and any other information presented by Advantage Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by Advantage Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: Advantage Land Company and its sales staff are agents of the sellers in the sale of this property. It is also Advantage Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

Advantage Land Co.

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