



20_{+/-} ACRE HOBBY FARM SCOTLAND, S.D.



Presented By:

United Country - Advantage Land Company

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605.692.2525
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20+/- ACRE HOBBY FARM

SCOTLAND, S.D.



LISTED AT \$74,500.00

Address: 42528 296th St Scotland, S.D. 57059

Features: 20 Ares conveniently located near Scotland and Yankton, cozy home, mature shelter belt and several outbuilding for potential uses as a hobby farm.

Location: **From Scotland:** 3 miles south on SD Hwy 25, 1.3 miles east on 296th St, the property is on the north side of the road.

From Yankton: 15 miles north on US Hwy 81, then 15 miles west on SD Hwy 46, one mile north on 425th Ave, then .3 miles east on 296th St.

Legal: Tract One (1) located in the Southwest Quarter (SW1/4) of Section Twenty-seven (27), Township Ninety-six (96) North, Range Fifty-eight (58) West of the 5th P.M., Bon Homme County, South Dakota.

Size: 20+/- Acres

Taxes: 2009 taxes payable in 2010 are \$530.58.

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Brokers Comments:

Conveniently located approximately four miles southeast of Scotland and 30 miles northwest of Yankton, this 20+/- acre hobby farm offers a quiet place in the country with tremendous potential. The home is set back off the road and very well protected to the north by a thick, mature grove. It features a cozy 1149SF home built in 1957, with a detached, 22'x32' three car garage and a 38'x50' Quonset, according to the Bon Homme County Register of Deeds. Appearing to have fairly new shingles, this home has two bedrooms, one bath, an attic and a full, unfinished cement block basement. The home is supplied with BY Rural Water and BY Electric. According to Surety Agridata Inc, this farm has a strong overall soil rating of 80% and is comprised predominately of Clarno-Bonilla loams. Approximately six acres are comprised of the house, out-buildings and trees. The remaining land is nearly level and is ideally suited for farm, ranch, and recreational uses. If you are looking for your own place in the country, don't miss the opportunity to look at this acreage! Call today for your own private showing.

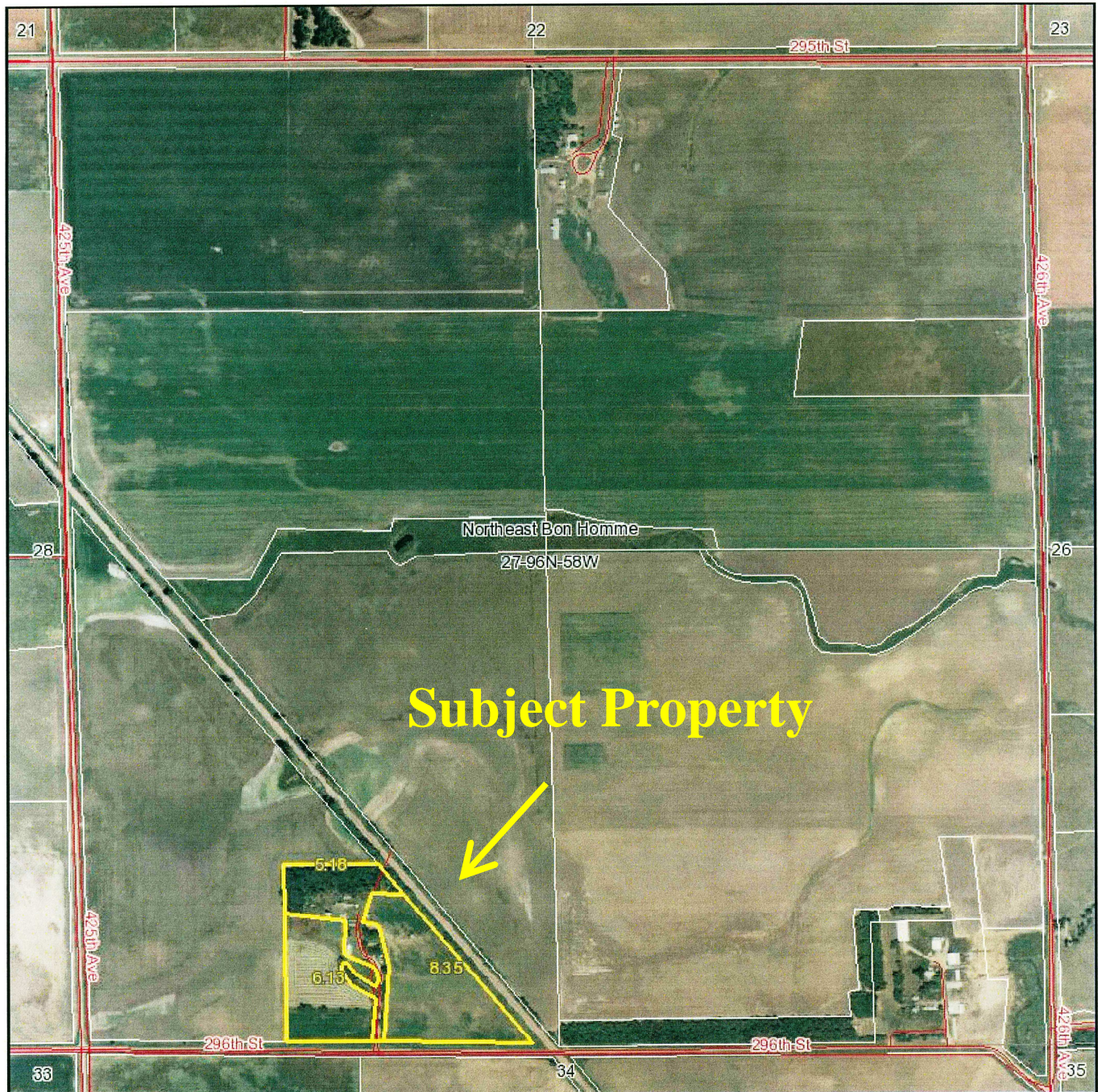
Owner: First National Bank of the North



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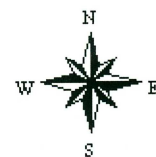
SCOTLAND, S.D.

Aerial Map



map center: 43° 6' 14.7, 97° 41' 9.21
scale: 10106

27-96N-58W
Bon Homme County
South Dakota



12/27/2010

Maps provided by:



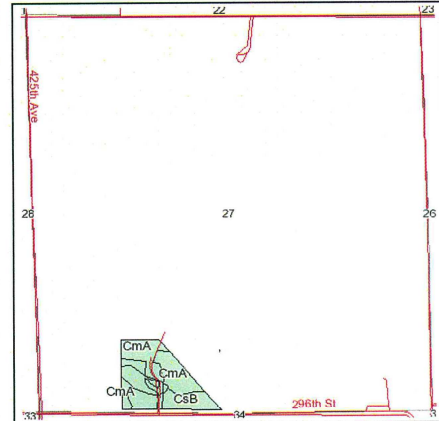
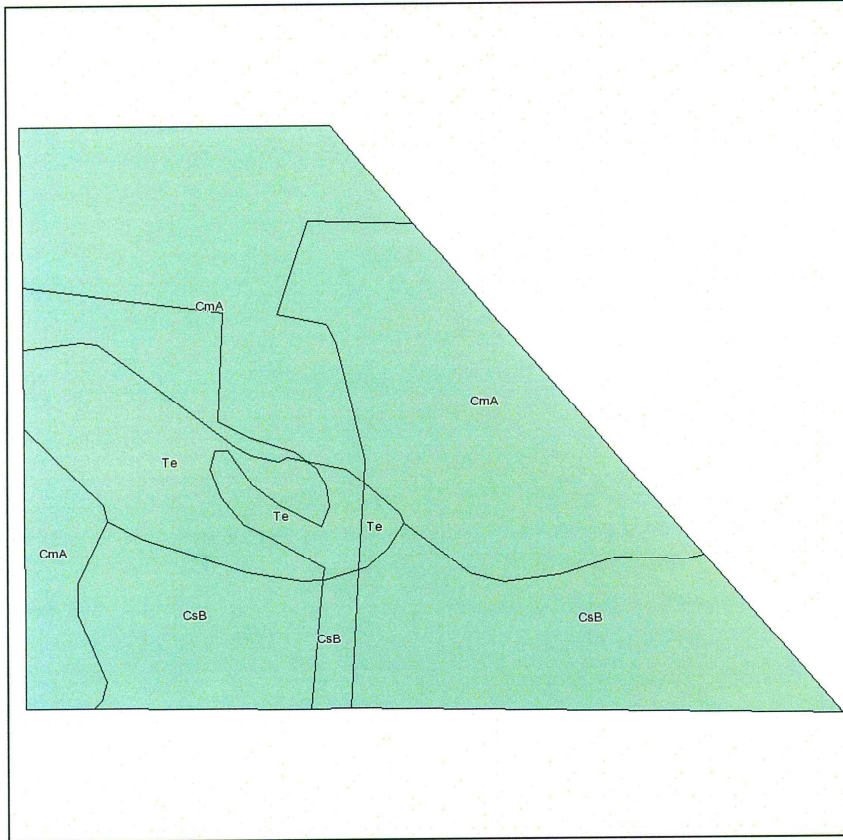
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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SCOTLAND, S.D.

Soils Map



State: **South Dakota**
 County: **Bon Homme**
 Location: **027-096N-058W**
 Township: **Northeast Bon Homme**
 Acres: **19.7**
 Date: **12/27/2010**



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	Soybeans
CmA	Clarno-Bonilla loams, 0 to 2 percent slopes	10.8	55.0%	IIc	87	76	28
CsB	Clarno-Ethan-Bonilla loams, 2 to 6 percent slopes	6.1	31.0%	Ile	76	72	27
Te	Tetonka silt loam	2.8	14.0%	IVw	62		
Weighted Average					80.1	64.1	23.8

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Utilities:

Electric: \$200/month on average.

Water: \$60/ month on average.

Terms: As a foreclosure, this property is sold as is. This is a cash sale. 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 Bon Homme County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. This sale is subject to seller confirmation. There has been no inspection, but is recommended.



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

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