

CHARLES MIX COUNTY, SD

LAND FOR SALE

618 +/- ACRES NEAR LAKE ANDES, SD

PUT YOUR BID IN TODAY!



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Snap Shot

Price: \$2,150/Acre

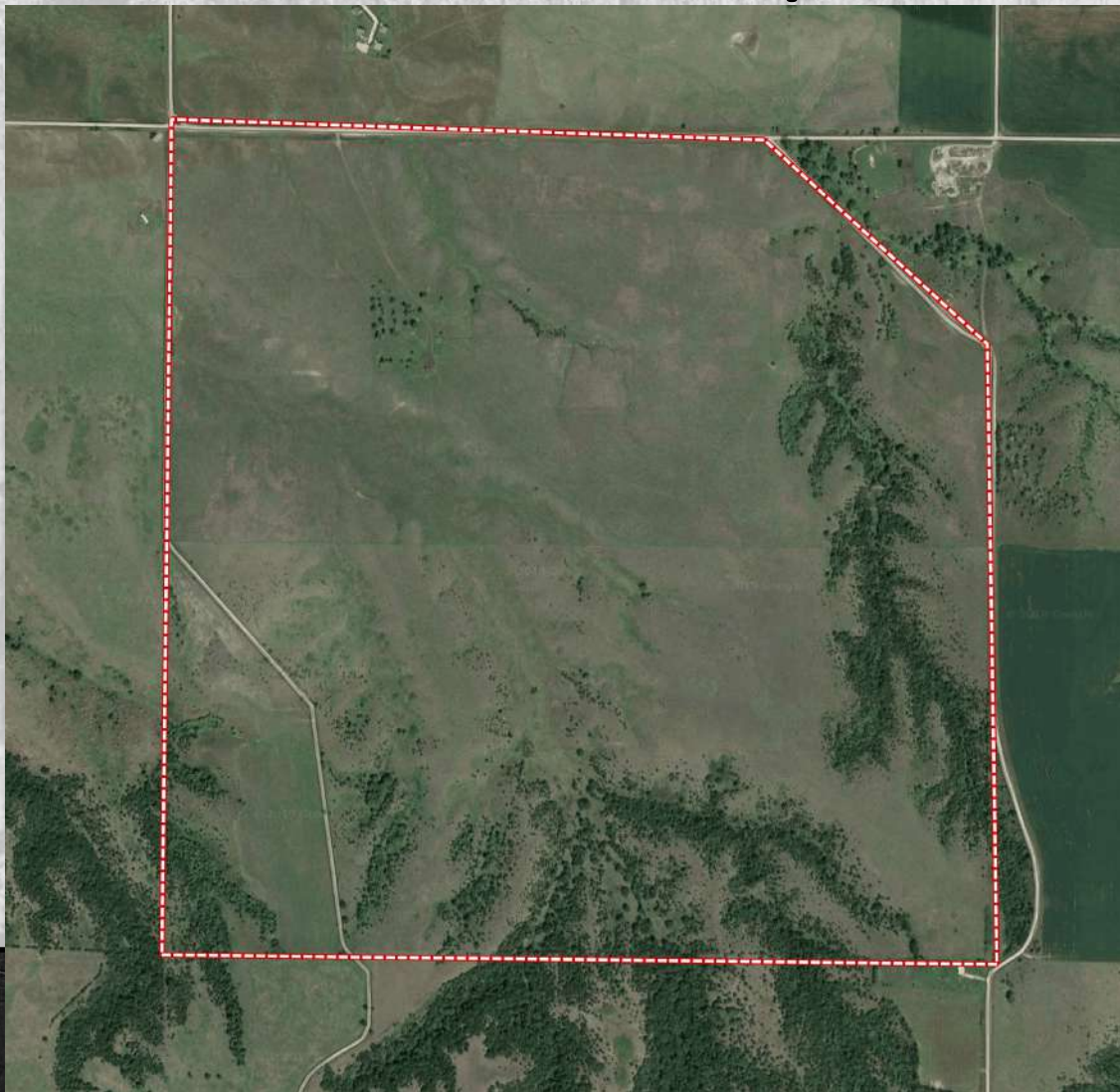
Acres: 618+/-

Taxes: \$3,770.68

Legal: S ½ & N ½ of Sec.15-96N-65W except road and except the part lying north and east of the road. White Swan Twp. Charles Mix County, SD

Owner: Greg & Danielle Krcil

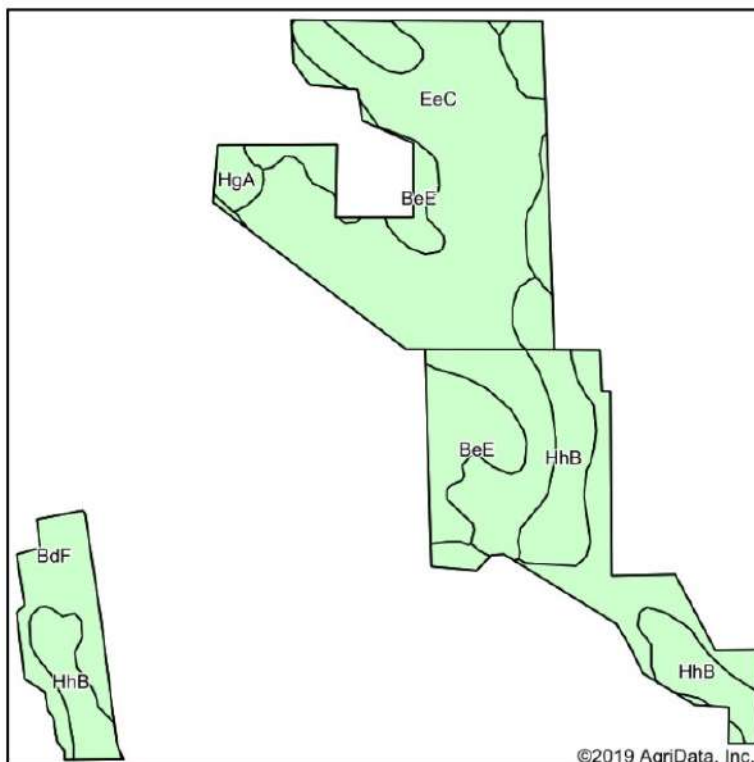
Aerial Map



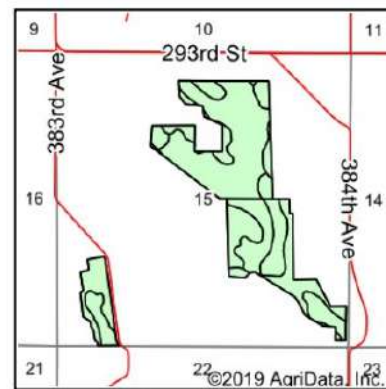
Location

Directions: From Wagner: Head west on SD Hwy 46 for 8.6 miles, turn right onto 386th Ave and continue north for 4 miles, turn left onto 293rd St and continue west for 2.3 miles, the property will be on the south side of the road.

From Lake Andes: Head west on SD Hwy 50 for 0.2 miles, turn left onto 382nd Ave and continue south for 1 mile, turn left onto 293rd St and continue east for 1 mile, the property will be on the south side of the road.



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Charles Mix**
 Location: **15-96N-65W**
 Township: **White Swan**
 Acres: **139**
 Date: **10/30/2019**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE RAFFING
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Area Symbol: SD023, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	64.97	46.7%	IIIe	67
BdF	Betts-Ethan loams, 15 to 40 percent slopes	29.12	20.9%	VIIe	18
HhB	Highmore silt loam, 2 to 6 percent slopes	23.64	17.0%	IIe	91
BeE	Ethan-Betts loams, 9 to 15 percent slopes	18.98	13.7%	VIe	30
HgA	Highmore silt loam, 0 to 2 percent slopes	2.29	1.6%	IIc	92
Weighted Average					56.2

Broker Notes

With rolling grass hills and wooded gullies, this land is located only ½ mile south of Lake Andes. Access is very easy and convenient from all four sides by 293rd St, 383rd Ave, and 384th Ave. These 618+/- acres are cross fenced into 3 pastures, ideal for any rancher, outdoor enthusiast, or investor. Although the land is currently used as pasture, according to FSA, there are 139.27+/- acres of crop land and 51.5 base acres having 7.9 base wheat acres with a 24 bu PLC yield, 1.9 base oat acres with a 50 bu PLC yield, 33.6 base corn acres with a 52 bu PLC yield, and 8.1 base sorghum acres with a 59 bu PLC yield. Many improvements have been made to the land including 80+/- acres of tree removal and a new water project that includes tank installation and waterline implementation with 5 tanks and 4 hydrants added to the property. There is an existing well that supplies water to all of the tanks and the cross fence was put in 2 to 3 years ago.

There are no grassland easements covering the land, making the possibilities endless for this property. There are multiple ways to create income with this property as it is located in some of the finest deer hunting South Dakota has to offer. Besides whitetail deer, many species of wildlife inhabit this area including pheasants, turkeys, upland game birds, and waterfowl. Being only ½ mile from Lake Andes, other recreational opportunities like camping and fishing are just a few things to do in the area. If you are looking for a property with multiple income opportunities, take Advantage and put your bid in today!

Terms

This is a cash sale. Property is sold as is. Not responsible for accidents.

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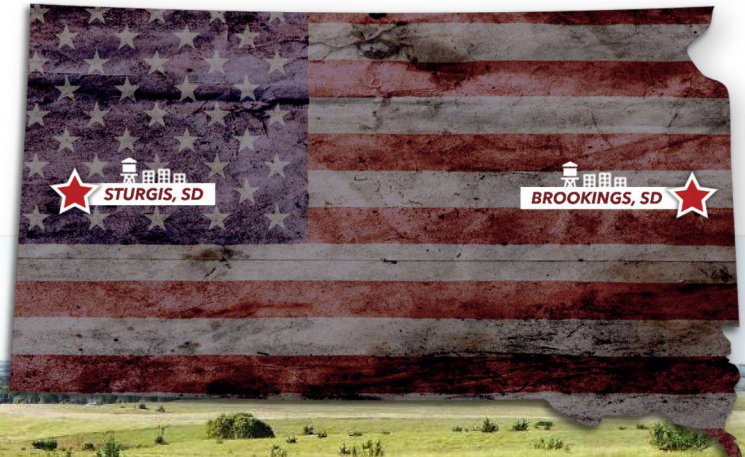
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