

LAND FOR SALE

\$544,000
\$850/acre

640^{+/-} acres

CORSON COUNTY, SD



This property features gently rolling hills of mostly crop and hayland, with 549.11 FSA crop acres. The northwest corner has a small creek that runs through. Access is from either Highway #73 or Highway # 12.

DIRECTIONS:

From Hwy #12 east of Lemmon, SD:

Drive south on County Road #37 (Thunderhawk Rd) for seven miles to reach the northwest corner of the property.

From Hwy #73 south of Lemmon, SD:

Go east on 107th Street for ten miles and then go one mile south to reach the northwest corner of the property.

PROPERTY INFORMATION

Legal: All 36-22-17
Corson County, SD

Acres: 640

FSA Cropland Acres: 549.11

Taxes (2019): \$2666.78

**GILL
LAND
COMPANY**

Sod. Soil. SOLD!

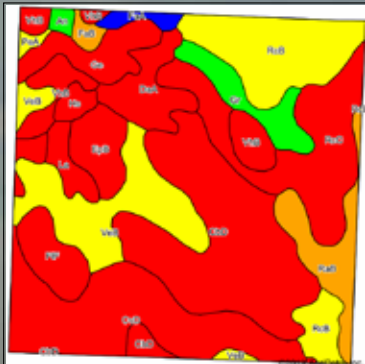
KRISTEN GILL

605-848-4502

www.gllcland.com

640^{+/-} acres

CORSON COUNTY, SD



Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Irr Class *c	Productivity Index
CbD	CabbaReeder loams, 6 to 25 percent slopes	120.85	19.7%			VIe	22
CvD	VebarFlasherTally complex, 9 to 15 percent slopes	86.94	14.1%			VIe	32
RcC	ReederCabba loams, 6 to 9 percent slopes	69.21	11.3%			IIIe	50
RcB	ReederCabba loams, 3 to 6 percent slopes	68.49	11.1%			Ile	64
VeB	VebarParshall fine sandy loams, 3 to 6 percent slopes	63.68	10.4%			IIIe	63
RaB	Reeder loam, 3 to 6 percent slopes	29.33	4.8%			Ile Ile	78
Ge	Glenross fine sandy loam	29.09	4.7%			VIw	30
VhB	VebarCohagen fine sandy loams, 6 to 9 percent slopes	28.43	4.6%			IVe	40
DaA	DaglumRhoades complex, 0 to 6 percent slopes	25.36	4.1%			IVs	35
Gr	Grail silty clay loam, 0 to 2 percent slopes	21.54	3.5%			IIc	96
FtF	FlasherVebarParshall complex, 9 to 35 percent slopes	20.47	3.3%			VIIe	22
EpB	EkalakaParshall complex, 0 to 6 percent slopes	20.24	3.3%			IVe	36
La	Lallie silty clay, 0 to 1 percent slopes, occasionally flooded	10.47	1.7%			IVw	28
Hs	Heil silt loam	5.94	1.0%			VIc	15
FaA	Farnuf loam, 0 to 2 percent slopes	5.38	0.9%			IIc	84
FaB	Farnuf loam, 2 to 6 percent slopes	4.21	0.7%			Ile	79
An	Arnegard loam, 0 to 2 percent slopes	2.99	0.5%			IIc	97
PeA	Parshall fine sandy loam, 0 to 6 percent slopes	2.33	0.4%			IIIe	61
Weighted Average							44.4



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