



AMERICAN LEGACY LAND CO

FOR SALE

PROPERTY TYPE

Hughes County, SD

40 +/- Acres

OFFERED AT:

\$340,000

ABOUT THIS PROPERTY:

Your future is waiting for you a short drive east of Pierre, SD. The options on this one are unlimited.

These 40+/- turn-key acres located in Hughes County, South Dakota are set up beautifully for the outdoor enthusiast looking for a property to hunt. Two mature 5 row tree belts run from north to south and continue on through the south adjacent property. The belts consist of Cedar, Plum, Elm, Chokecherry and Russian Olive. Native grasses and existing Sorghum and Millet food plots are in place which are home to whitetail deer, pheasants, doves and more. The remaining acres in the quarter are set up the same which will surround you with a wildlife haven.



More About this Property:

Looking for that dream site to build on? Surround yourself with nature as you build the home of your dreams. 1.7 miles north of Hwy 34 or 4 miles South of Hwy 14 sets you peacefully in the country with the amenities of town minutes away. Rural water is already on site and active with electricity nearby. How about adding to your farm acres? This property consists of mostly Highmore Silt Loam Class II soil and has an incredible soil productivity index of 92.1 according to Surety mapping data. There are no encumbrances or easements to hold you back.

This property is a rare find in Hughes County, South Dakota with the ability to make your dreams come true. Access some of the best fishing in all of North America on Lake Sharpe and the Missouri River with Farm Island State Recreation Area minutes away.

Legal Description: 40+/- acres in the NW 1/4, of the NW 1/4, Section 4, Township 110 North, Range 78 West of the 5th PM, Hughes County, South Dakota

Directions: Head East of Pierre on Hwy 34 approximately 2 miles to Dry Run Road. Head North on Dry Run Road for approx. 2.5 miles to the intersection of Dry Run Road and 296th Ave.. Welcome home!

Listing Price: \$340,000

Call Ryan Nagelhout today for a private showing. (605) 736-1351



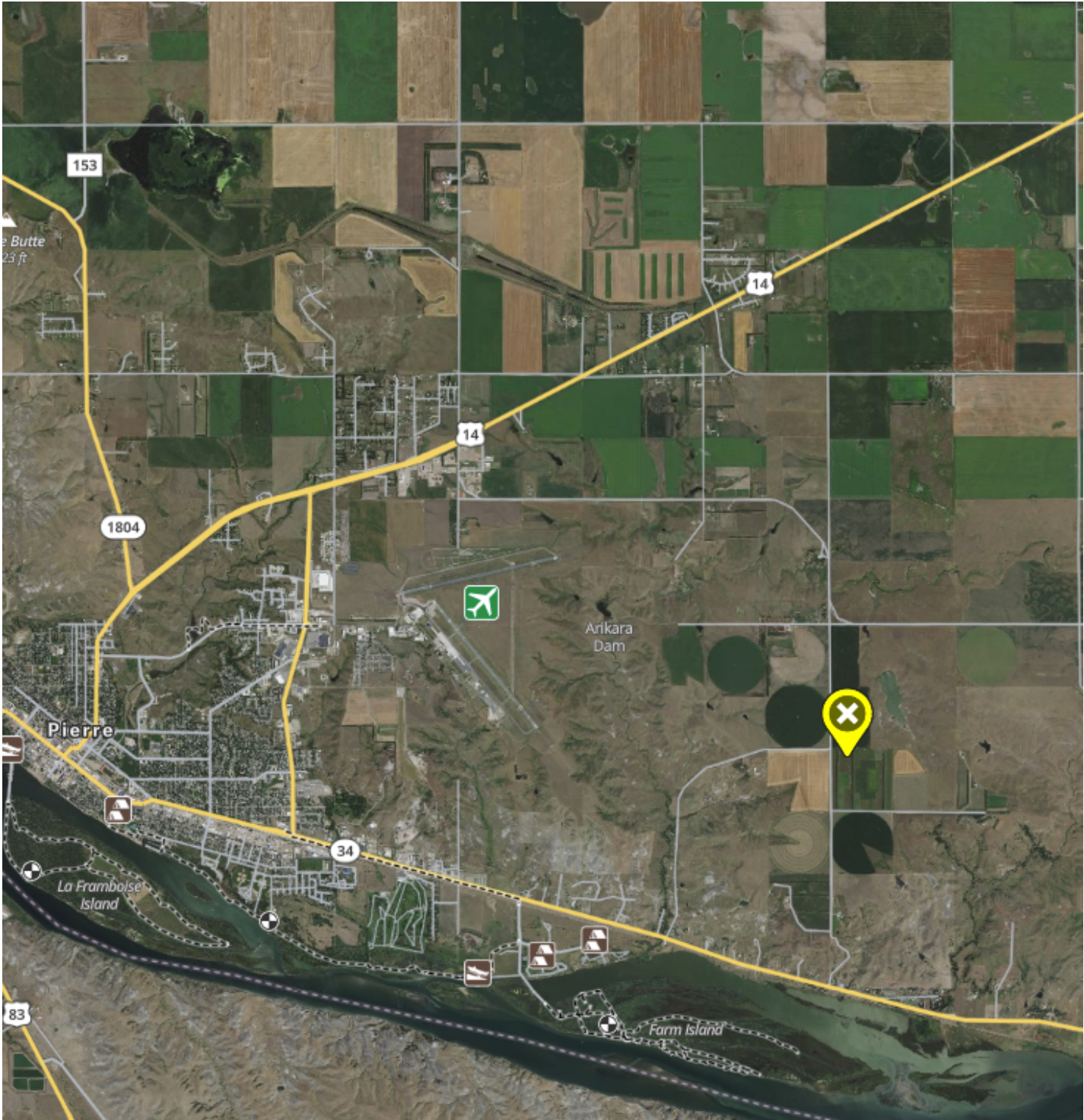
HELPING YOU BUY
AND SELL LAND



Property Features:

- Fantastic hunting for whitetail, pheasant, dove and more
- Existing native grass and food plots
- Two mature tree belts running North and South. Cedar, Plum, Elm, Chokecherry and Russian Olive
- Incredible potential build site
- Highly productive Class II soil with a productivity index rating of 92.1
- Rural Water on site
- Electricity nearby
- Short drive to nearby Pierre, SD
- Nearby Missouri River Access
- 1.7 miles North of Hwy 34
- 4 miles South of Hwy 14
- Estimated Annual Taxes \$500.00

Hughes, Co
South Dakota



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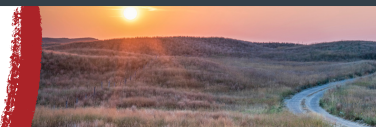


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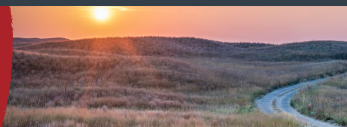
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About the Agent:

For Ryan Nagelhout, it's about the people as much as it is about the land. While he has a passion for the outdoors, he also enjoys meeting people and building relationships. Ryan understands that buying and selling land is a major life decision. That's why he's determined to find the best possible outcome for his clients, helping them realize their goals and have the best overall experience.

Born and raised in South Dakota, Ryan grew up in Volga where he graduated from Sioux Valley High School and Dakota State University in Madison. He spent time in manufacturing sales and project management and, most recently, agriculture equipment sales prior to joining American Legacy Land Co. He's been involved in investment real estate for a number of years and loves being able to combine his passions for the outdoors, agriculture, and real estate.

Ryan's an avid hunter of deer, pheasant, elk and waterfowl, and enjoys fishing for walleye, a passion he developed early on spending time hunting and fishing with his dad. He lives on a hobby farm with his wife, Molly, and sons, Lane and Logan, where they raise a small herd of black angus cows and a few horses.



He enjoys working on the family's acreage, spending time at the lake, and attending and coaching his kids' sporting activities. If you're in the market for farmland, recreational or investment properties in South Dakota or Minnesota, be sure to give Ryan a call.

RYAN NAGELHOUT, LAND AGENT



605-736-1351



Ryan@AmericanLegacyLandCo.com