



AMERICAN LEGACY

LAND CO

FOR SALE

FARMING PROPERTY

Brookings County, SD

40+/- Acres

OFFERED AT:

\$381,747

ABOUT THIS PROPERTY:

Calling all homesteaders and farmers! 40+/- acres in Parnell Township, Brookings County, South Dakota are ready for you stake your claim. Are you looking for a wonderful location to build an acreage? Are you looking to add to your farm acres? Maybe you're a beginning farmer looking to start your land holdings? Don't miss this one, it's got something for everyone!

An easy drive five miles East and two miles South of Aurora, SD or five miles West and three miles North of Elkton, SD puts you in the heart of small-town South Dakota living. With road frontage along 214th St as well as 481st Ave this is a wonderful location to build a home the way you want it. Numerous locations to build including a hilltop with exceptional views on the West end of the property. Power, Rural Water and Fiber are all nearby..

More About this Property:

These 40+/- mostly tillable acres located in Brookings County, South Dakota are currently in a corn and soybean crop rotation. The property has been improved with drain tile and has multiple access points to get your equipment in and out of the field. Wide, relatively flat ditches also allow taking the grass for hay. This farm will be ready to go for your Spring 2024 crop.

Legal Description: 40+/- acres located in the North 650' and South 418' of the North 1068' of the East 708' LESS the South 620.8' of the North 1068' of the East 435' all in the NE 1/4 of Section 04, Township 109, Range 48, West of the 5th PM, Brookings County, South Dakota.

Directions: Head East of Aurora, SD on Hwy 14 five miles to 481st Ave. Head South on 481st Ave for 2 miles to the intersection of 214th St and 481st Ave. OR head West of Elkton, SD on SD HWY 13 five miles to 481st Ave. Head North on 481st Ave for three miles to the intersection of 214th St and 481st Ave.

Listing Price: \$381,747

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

PROPERTY FEATURES:

- Electricity nearby
- Fiber nearby
- Rural Water nearby
- Corn and Soybean crop rotation
- Mature tree belt on the East side
- Potential build site with gorgeous views
- Short drive to Elkton, Aurora or Brookings, SD
- 2 miles South of Hwy 14
- 3 miles North of SD Hwy 13
- Estimated Annual Taxes \$900





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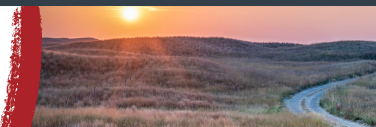
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HELPING YOU BUY
AND SELL LAND





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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.



Ryan 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



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