

LAND AUCTION



155.99 AC± | 1 TRACT | DAY CO, SD

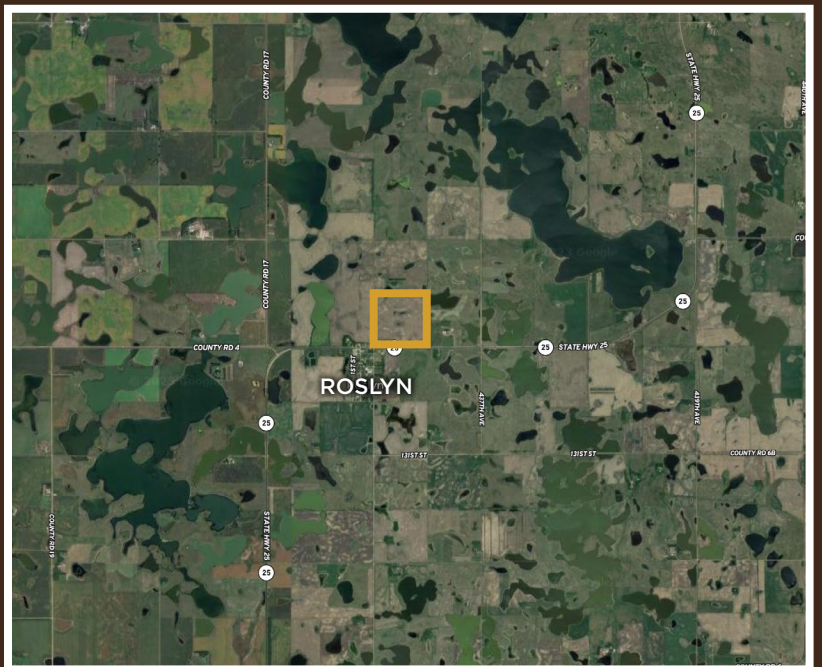
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/13/23 | **AUCTION TIME:** 2:00 PM

AUCTION LOCATION: ROSLYN EVENT CENTER
302 BJORNSON AVE., ROSLYN, SD 57261

Great opportunity for agricultural operators and investors to purchase a tillable tract in Day County, South Dakota. This quarter spans 155.99± acres and has excellent access along SD-25 and 476th Ave. There already is a tenant in place for the 2024 growing season, generating passive income from the property. Contact us today for further information or to schedule a property tour.



TRACT 1 - 155.99 ± ACRES

North of Roslyn, SW4 31-124-55, Nutley Township | Acreage: 155.99± | Tillable: 148± ac
- Location: Situated on the north side of SD-25, north of Roslyn in Section 31 of Nutley Township

- Soils: This tract features fertile soil that has a consistent history of crop yields, making it ideal for a corn-soybean rotation. The average CPI is approximately 74.59 (NCCPI = 54.94). The 3 most common soil types are Forman-Buse-Aastad Loams with 1-6% slopes (42%), Kranzburg-Forman Complex with 2-6% slopes (28%), and Forman-Buse-Aastad Loams with 2-9% slopes (27%).



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

KATIE GRAEB, AGENT: 605.690.8582 | KATIE.GRAEB@WHITETAILPROPERTIES.COM

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Ranch & Farm Auctions, LLC, LIC #15136, Broker Jason R Schendt SD, LIC #16828 | Cody Lowderman Auctioneer, LIC #RE17833 | Katie & Brian Graeb, Whitetail Properties Agents/Land Specialists, 605.690.8582