

JERAULD COUNTY LAND SALE



Jerauld County Cropland For Sale 160 +/- Acres

160 ACRES OF PRIME REAL ESTATE THAT OFFERS EXCELLENT POTENTIAL FOR ROW CROP OPERATORS, RANCHERS, AND INVESTORS ALIKE. LOCATED LESS THAN 7 MILES NORTHWEST OF WESSINGTON SPRINGS, THIS PROPERTY OFFERS STRAIGHT ROUNDS, MINIMAL OBSTACLES, AND COUNTY ROAD ACCESS. WHETHER YOU ARE LOOKING FOR AN ADDITION TO YOUR CURRENT OPERATION, AN ATTRACTIVE INVESTMENT WITH STRONG APPRECIATION POTENTIAL OR A PROPERTY WITH EASY ACCESS AND NEAR BY UTILITIES, THIS OPPORTUNITY CAN SUIT MULTIPLE DIFFERENT INVESTMENT PORTFOLIOS.

JERAULD COUNTY LAND SALE

CARTER W. CANHAM
BROKER ASSOCIATE &
LAND MANAGER
CLAY A. ANDERSON
LAND BROKER

QUALITY CROPLAND OPPORTUNITY

160 +/- Acres of Jerauld County Cropland located 7 miles northwest of Wessington Springs. Offering excellent drainage and nitrogen packed soils, this property is perfectly primed for high-yield crop production.

County Road access ensures easy accessibility to this property during planting and harvest seasons.

New fencing was installed on the south edge of the property in the spring of 2024.



CROP HISTORY

2023 - ALFALFA

2022 - ALFALFA

2021 ALFALFA

2020 - ALFALFA

SOIL PRODUCTIVITY:

67.8

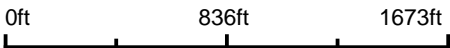
LOCATION:

- WESSINGTON SPRINGS - 7 MILES NW
- ALPENA - 13 MILES EAST
- WOLSEY - 17.5 MILES NORTHEAST
- HURON - 23 MILES NORTHEAST
- U.S. HIGHWAY 281 - 9 MILES EAST



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Boundary Center: 44° 10' 44.74, -98° 38' 13.39



9-108N-65W
Jerauld County
South Dakota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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10/18/2023

4 Year Crop History

Exhibit A: Tract 1

Owner/Operator:

Address:

Address:

Phone:

Date:

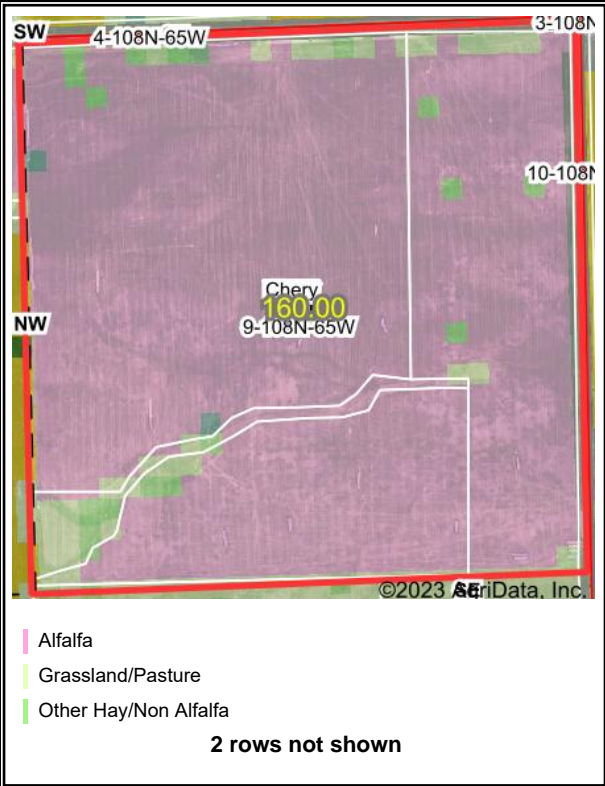
Farm Name:

Field ID:

Acct. #:

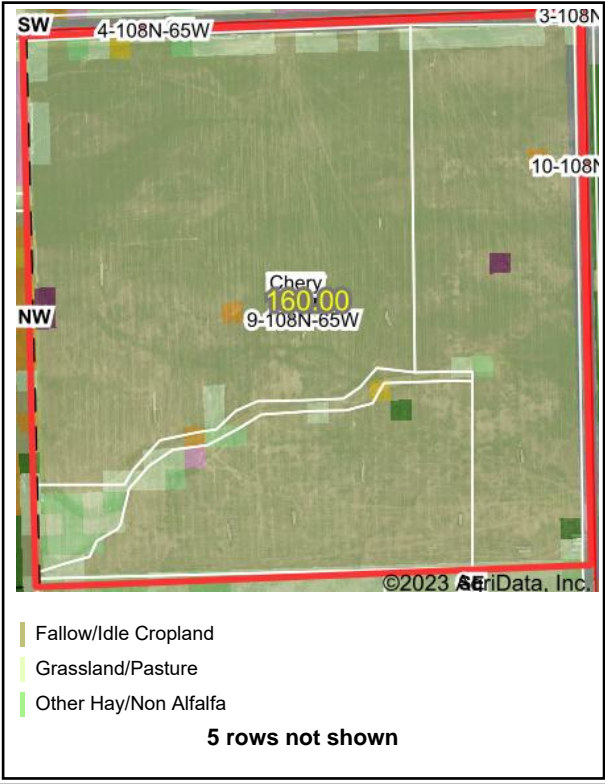
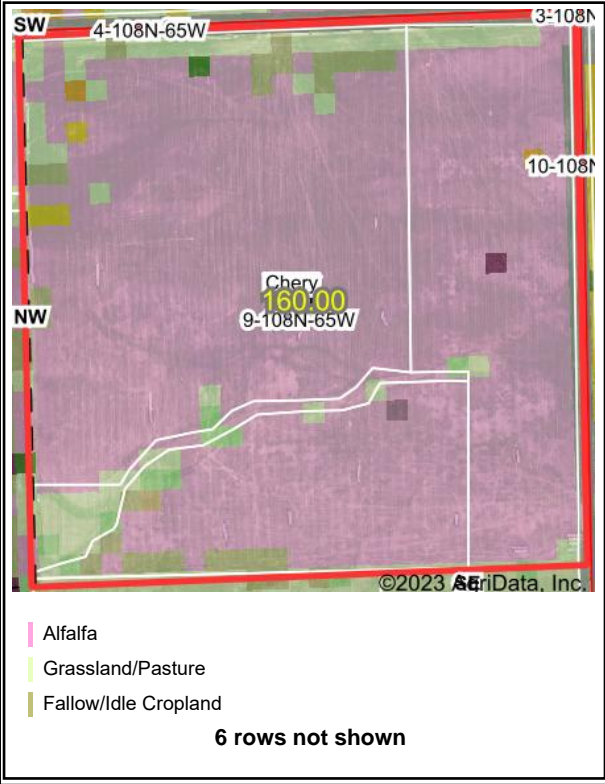
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 10' 44.74, -98° 38' 13.39

State: SD

County: Jerauld

Legal: 9-108N-65W

Twtnshp: Chery

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:

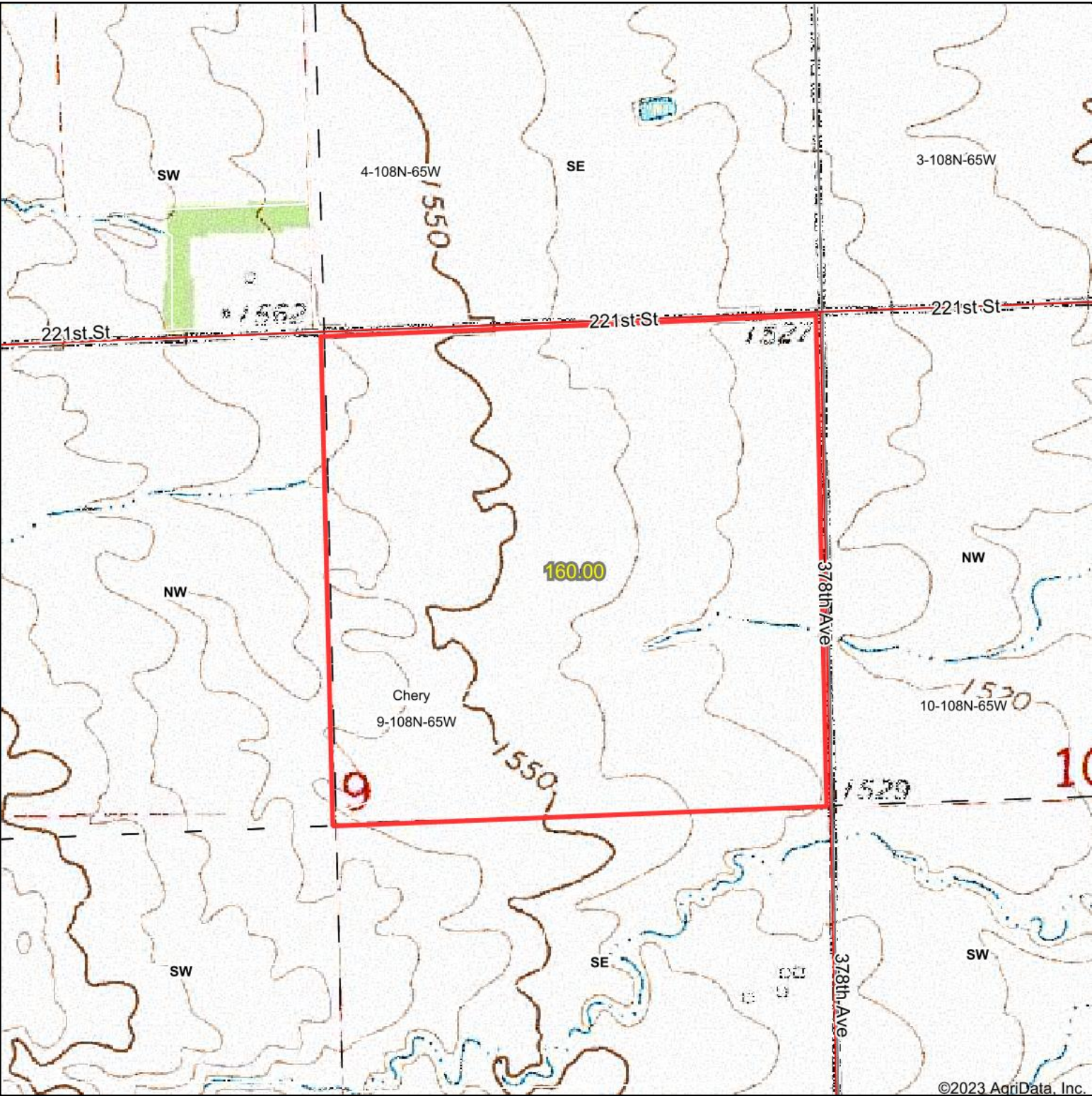


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Topography Map

Exhibit A: Tract 1



Map Center: 44° 10' 45.9, -98° 38' 15.41

0ft 836ft 1673ft

9-108N-65W
Jerauld County
South Dakota

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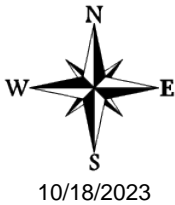
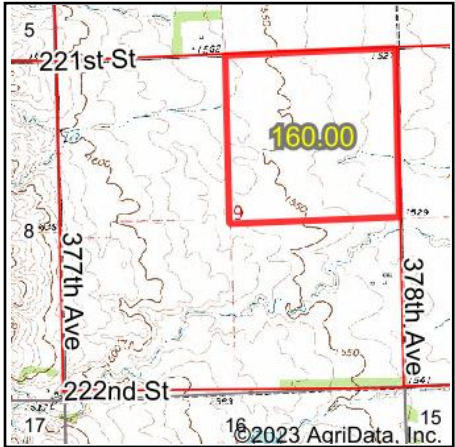


Exhibit A: Tract 1

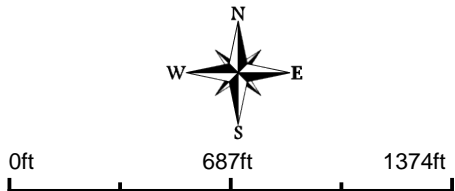
Wetlands Map



State: **South Dakota**
Location: **9-108N-65W**
County: **Jerauld**
Township: **Chery**
Date: **10/18/2023**

Maps Provided By:

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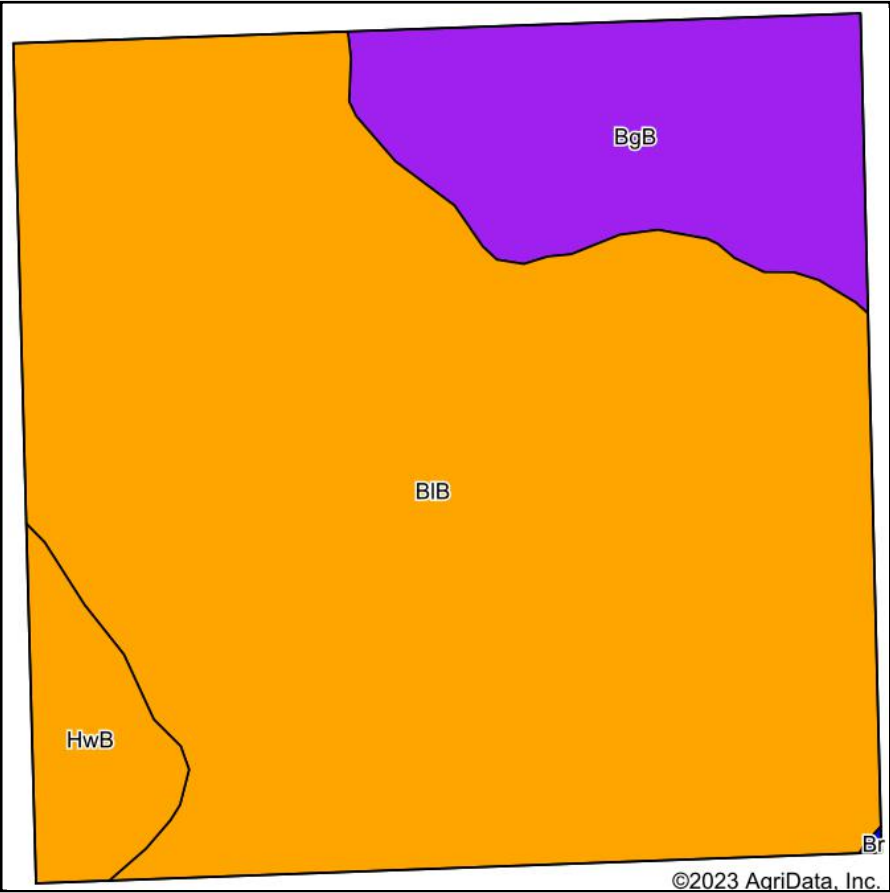


	Classification Code	Type	Acres
	PEM1Cx	Freshwater Emergent Wetland	0.72
	R4SBC	Riverine	0.46
	PEM1A	Freshwater Emergent Wetland	0.10
	Total Acres		1.28

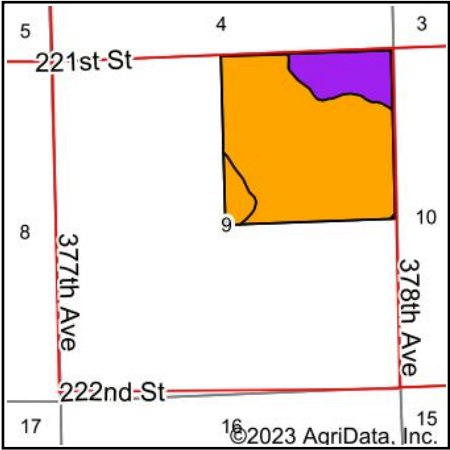
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Exhibit A: Tract 1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Jerauld**
Location: **9-108N-65W**
Township: **Chery**
Acres: **160**
Date: **10/18/2023**

Maps Provided By: 
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Area Symbol: SD073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
BIB	Beadle-Lane complex, 1 to 6 percent slopes	127.43	79.6%		Well drained	IIIe	71	55
BgB	Beadle-Jerauld-Dudley complex, 0 to 6 percent slopes	24.75	15.5%		Well drained	IIIe	48	47
HwB	Houdek-Ethan-Prosper loams, 1 to 6 percent slopes	7.75	4.8%		Well drained	Ile	78	61
Br	Bon loam, 0 to 2 percent slopes, rarely flooded	0.07	0.0%		Moderately well drained	IIc	84	73
Weighted Average						2.95	67.8	*n 54.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.