



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

HAND COUNTY CROPLAND FOR SALE



FEATURING 111.20 +/- ACRES OF PRIME CROPLAND WITH A FIELD AVERAGE SOIL PRODUCTIVITY INDEX OF 84.7—AMONG THE STRONGEST IN HAND COUNTY. IT'S A FANTASTIC OPPORTUNITY FOR ROW CROP PRODUCTION, COMPLEMENTED BY DIVERSE WILDLIFE HABITAT. THE WINDING CREEK, SHELTER BELTS, AND GRASSLANDS MAKE IT A HAVEN FOR WILD GAME, OFFERING AN IDEAL SETUP FOR HUNTING ENTHUSIASTS. WITH GRAVEL ROAD ACCESS ON TWO SIDES, THIS PROPERTY PROVIDES A POTENTIAL SITE FOR BUILDING YOUR DREAM HOME OR HUNTING CABIN. THE COMBINATION OF HIGH PRODUCTIVITY, STRONG INCOME POTENTIAL, AND RECREATIONAL VALUE MAKES THIS AN OUTSTANDING INVESTMENT OPPORTUNITY.



(605) 893-2003

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**LEGAL DESCRIPTION: LOTS 1 & 2 OF
THE FRITZSCHE ADDITION IN THE
SW1/4 6-114-66 HAND COUNTY, SD**

111.20 +/- Acres

Property Highlights:

- 84.7 Field Average Soil Productivity Index
- Gravel Road Access on 2 Sides
- Excellent Wildlife Habitat
- Perfectly Suited Area for a future Building Site
- Creek & Grassland for Wild Game Hunting including Pheasants, Grouse, Ducks, Doves, Whitetail Deer, Coyotes, Etc.
- No Current Lease on the Property - (Owner Operated)



2024 REAL ESTATE TAXES

\$1,444.94

SOIL PRODUCTIVITY:

84.7

- 100% CLASS 2 SOILS
- 66.73 FSA CROPLAND ACRES

LOCATION:

- 1/2 MILE WEST OF BURDETTE
- 14.5 MILES NE OF MILLER
- 15.5 MILES WEST OF TULARE
- 3.5 MILES SOUTH OF S.D.
HWY-26



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Additional Sale Terms:

American Land Agency, LLC represents the rights and interests of Seller only.

All information contained herein is deemed reliable from credible sources, however, Seller and Seller's agent make no guarantees. Any Buyer's decision to purchase shall be based solely on Buyer's efforts to gather and analyze the properties respective data. Seller reserves the right to reject any offers presented.

Closing Date shall take place no later than 60 days after the execution of a purchase agreement. Hand County Title Company will be handling the closing of this sale. All map boundaries are for visual aid purposes only and may not represent the surveyed boundaries.

Upon an executed purchase agreement, Buyer must present 10% earnest money/down payment check made payable to Hand County Title Trust Account where it will be held until closing. Such earnest money/down payment is not refundable, and Buyer acknowledges that "time is of the essence" regarding the executed purchase agreement.

Seller accepts no contingencies in this sale, including but not limited to Buyer's ability to secure financing. All Buyer's must have their financial arrangements in order prior to sending in their offer. Tract is sold "As-Is" and subject to any rights, easements, restrictions and reservations of record.

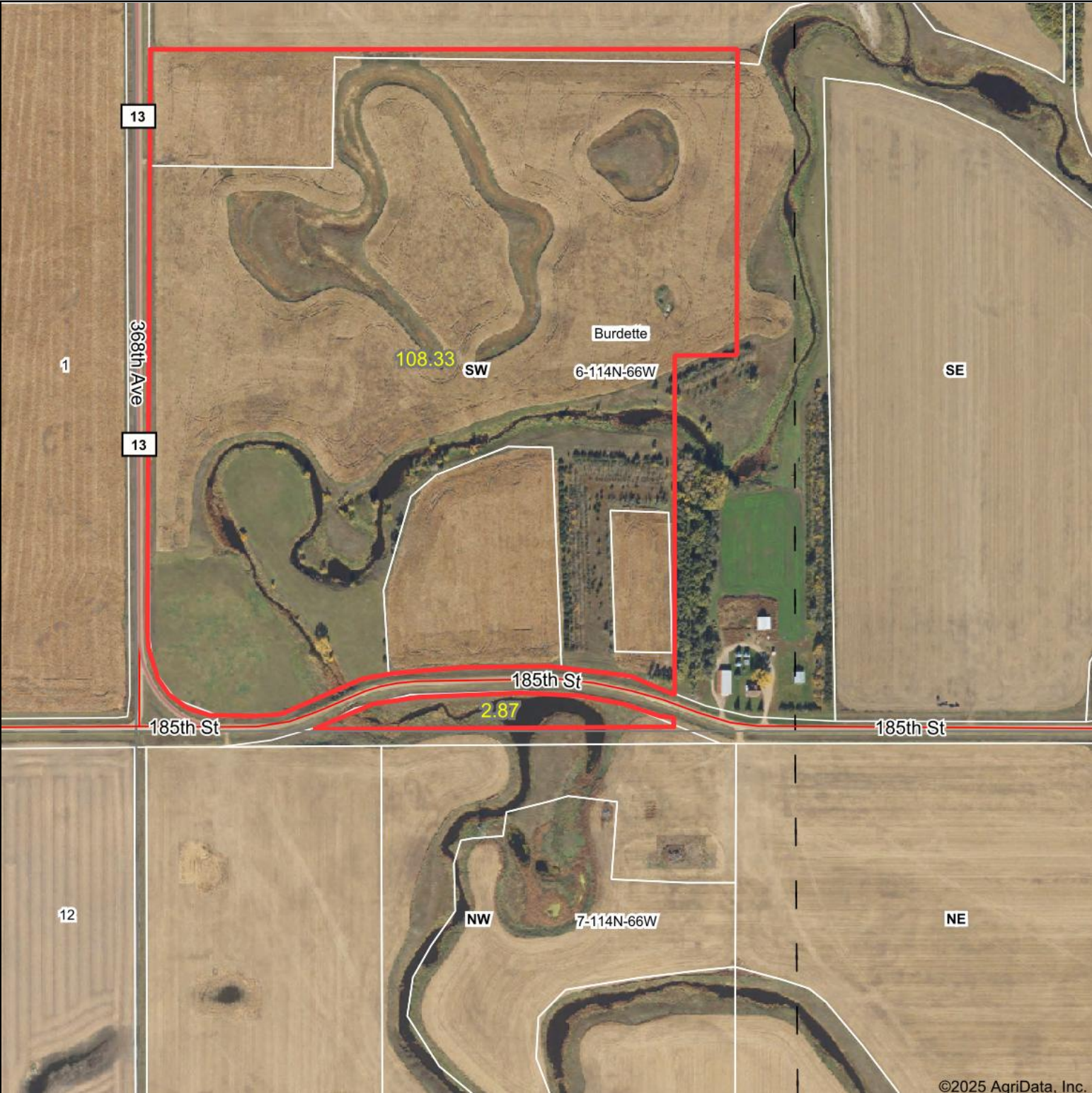
Title insurance and the closing fee shall be split 50% Seller, 50% Buyer. Transfer fee and Deed costs shall be paid for by Seller. Deed Recording is paid for by Buyer.

Property has been surveyed and is based on taxable acres according to the Hand County Director of Equalizations Office.

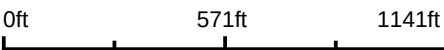
Full Legal Description: Lots 1 & 2 of the Fritzsche Addition in the Southwest Quarter (SW1/4) of Section Six (6) in Township One Hundred Fourteen (114) North, Range Sixty-six (66) West of the 5th P.M. Hand County, South Dakota

Property Taxes shall be prorated to the date of closing. 2024 Real Estate taxes due in 2025: \$1,444.94

Aerial Map



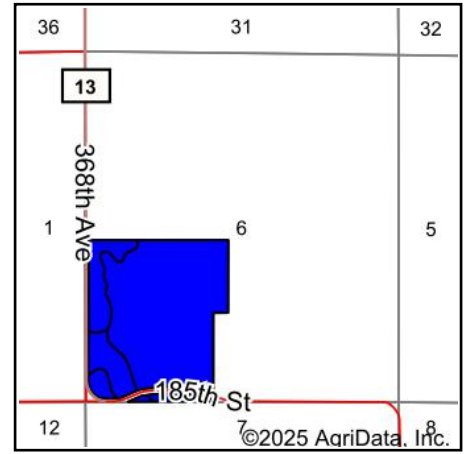
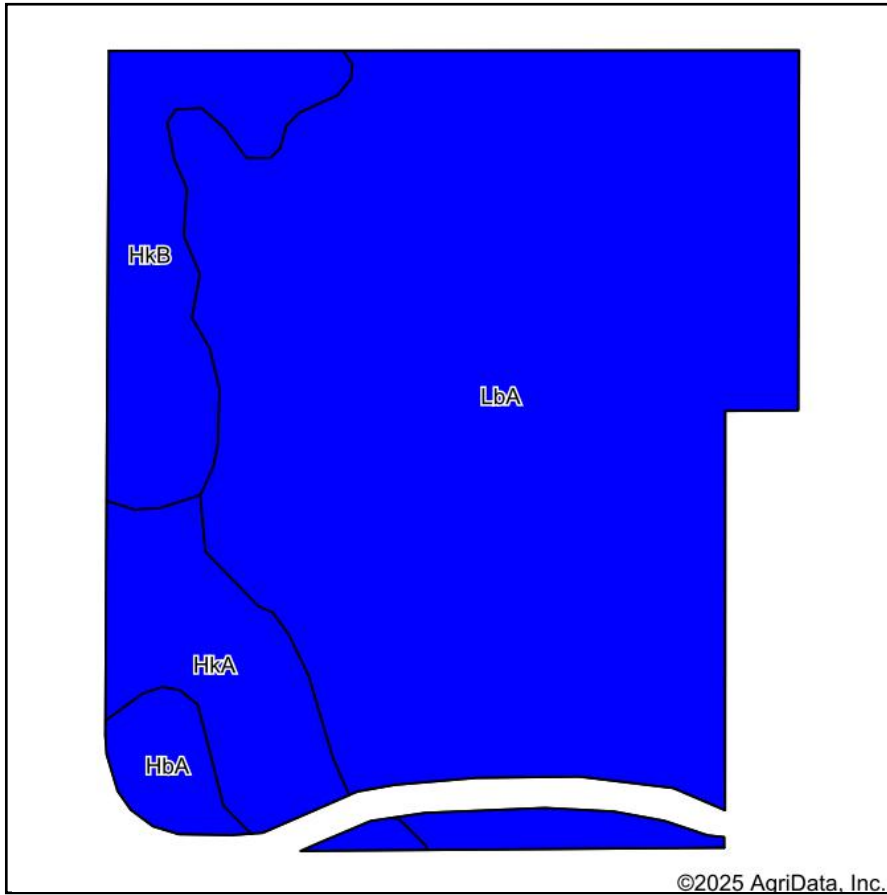
Boundary Center: 44° 42' 38.47, -98° 49' 17.64



6-114N-66W
Hand County
South Dakota



Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **6-114N-66W**
 Township: **Burdette**
 Acres: **111.2**
 Date: **11/11/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD059, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	86.51	77.7%		Moderately well drained	IIc	84	72
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	11.55	10.4%		Well drained	IIe	87	63
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	10.18	9.2%		Well drained	IIc	88	64
HbA	Hand loam, 0 to 2 percent slopes	2.96	2.7%		Well drained	IIc	86	65
Weighted Average						2.00	84.7	*n 70.1

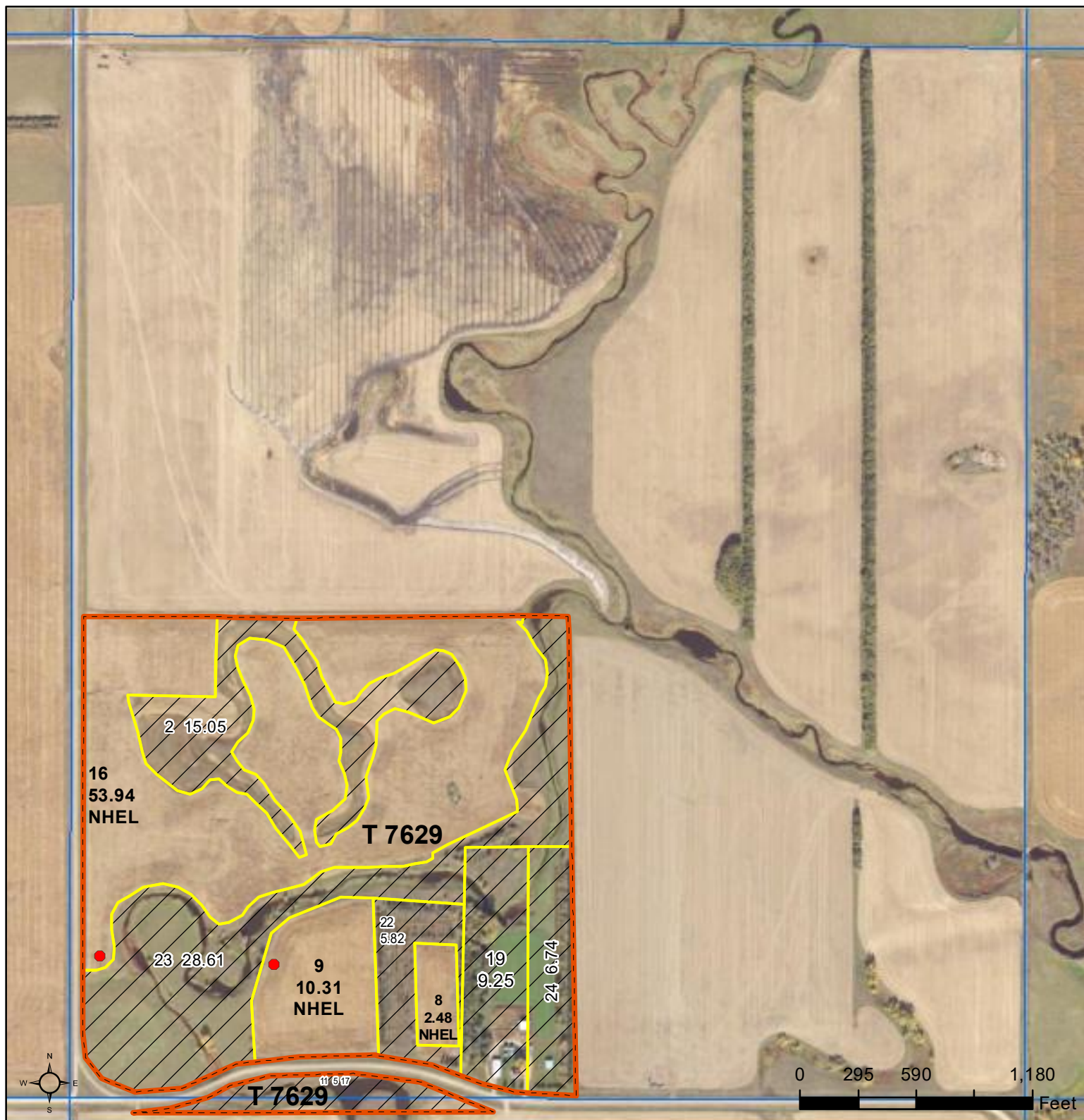
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Hand County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Boundary

PLSS

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

Tract Cropland Total: 66.73 acres

2024 Program Year

Map Created April 30, 2024

Farm **6186**

Tract **7629**

6-114N-66W-Hand

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

IN THE SW1/4 OF SECTION 6,
TOWNSHIP 114 NORTH, RANGE 66 WEST OF THE 5th P.M.,
HAND COUNTY, SOUTH DAKOTA

SHEET 1 OF 3