

ROBERTS CO. SD | 320 +/- ACRES

FOR SALE

Put Your Bid In Today!



ADVANTAGE
Land Co.

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605.692.2525
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CATTLEMEN | INVESTORS | HUNTERS

320+/- GRAZING & RECREATIONAL PROPERTY

Legals: Tract 1: NW4 Sec.30-T128N-R52W, Norway Twp, Roberts Co. SD.

Tract 2: NE4 Sec.30 AND NW4 Sec.29-T128N-R52W, Norway Twp, Roberts Co. SD

Location: Head West out of Sisseton on Hwy 10 for 2 miles. Turn North (right) onto 455th Ave. Follow 455th for 13 miles to 106th St. Turn West (left), and follow for 4.5 miles. Tract 2 starts at the .5-mile line and continues West.

T2: 320 Acres@ \$1,750/Acre

Taxes: \$5,691.94

Owners: Wetlands America Trust, Inc.

Total Acres: 320 +/-



- Excellent Location
- Quality Grazing
- Prime Wildlife Habitat

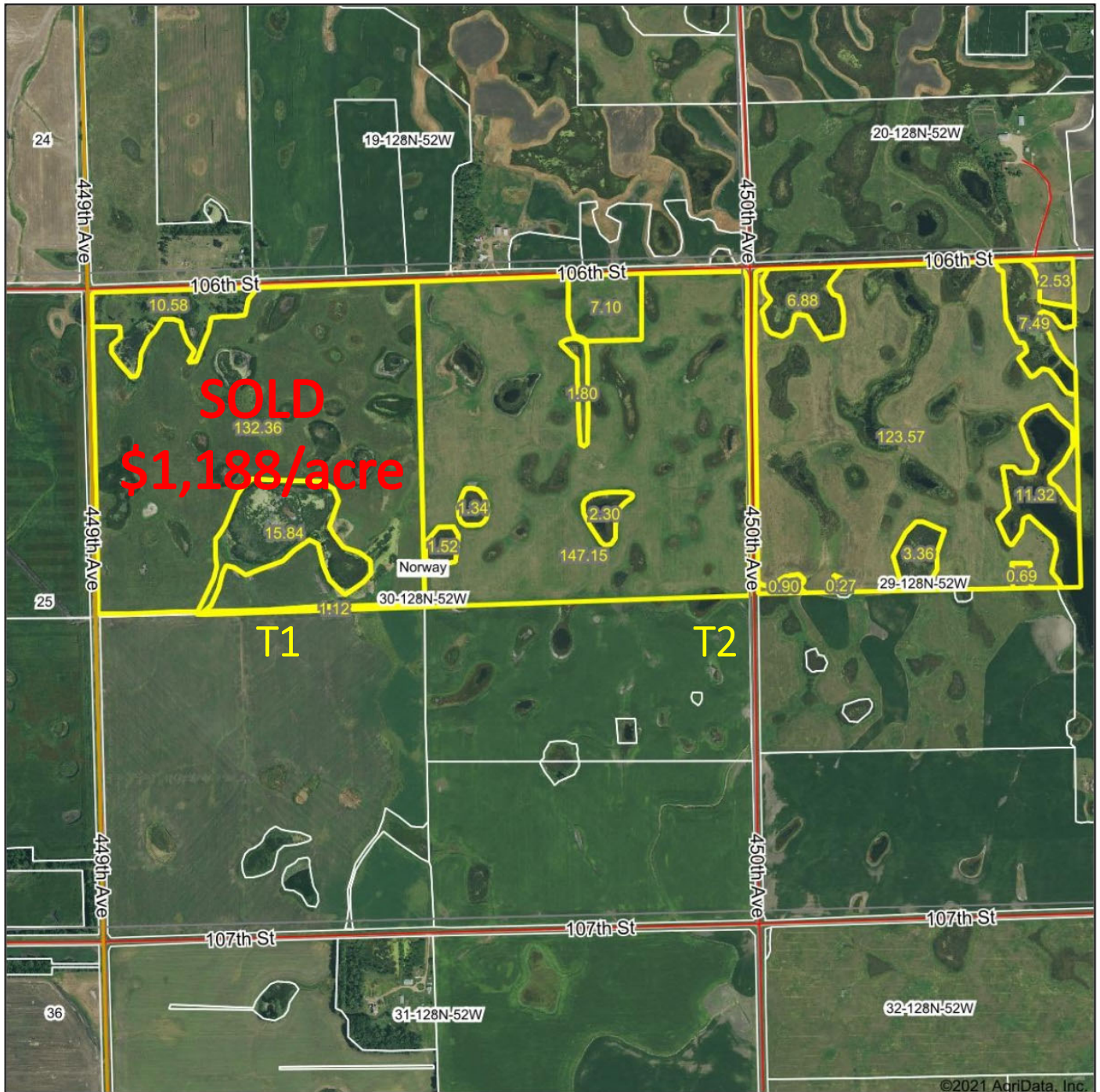
Broker's Notes:

320+/- contiguous acres located in close proximity to Sisseton, SD is now available for your consideration. Tract 2 is covered by both a WMR and a WHP Easement, it can be grazed with unlimited stocking rates, and can be hayed after 7/15. This property does not just have the ability to earn an income, but also is an attraction for a variety of wild game and outdoor activities with a gently rolling topography, and numerous wetlands naturally situated throughout. If you are looking for a place for yourself, children, family, and friends to enjoy healthy activities in the great South Dakota outdoors while earning an income, let this property perform for you!

Terms:

Cash sale, sold as is. Not responsible for accidents. Sold subject to existing easements, restrictions, and reservations of record.

Aerial Map



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Map Center: 45° 50' 30.61, -97° 12' 48.8

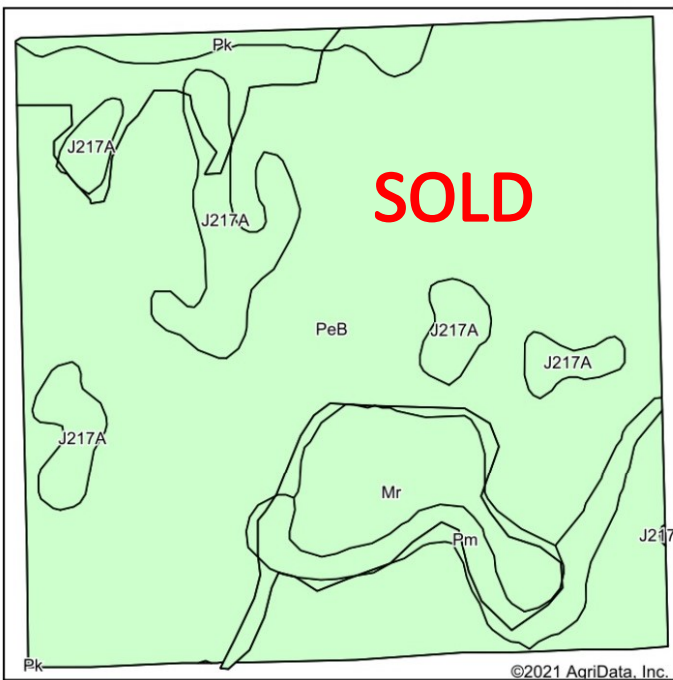
0ft 1263ft 2526ft

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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30-128N-52W
Roberts County
South Dakota



Field borders provided by Farm Service Agency as of 5/21/2008.

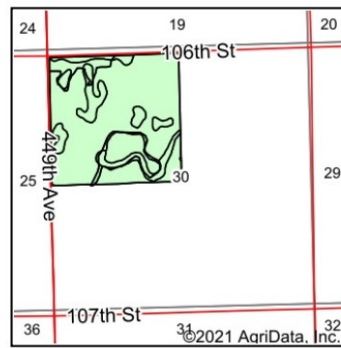


Soils data provided by USDA and NRCS.

Area Symbol: SD109, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PeB	Peever clay loam, 2 to 6 percent slopes	122.52	77.2%	IIIe	68
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	14.47	9.1%	IIIw	71
Mr	Southam silty clay loam, 0 to 1 percent slopes	10.48	6.6%	VIIIw	10
Pm	Playmoor silty clay loam	7.58	4.8%	IVw	35
Pk	Peever-Tonka complex	3.73	2.3%	IIIs	70
Weighted Average				3.35	62.9

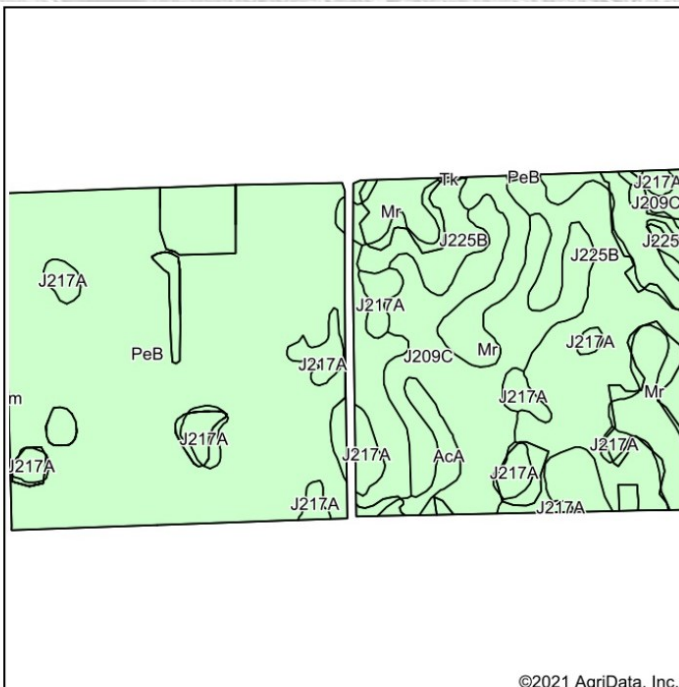
*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **South Dakota**
 County: **Roberts**
 Location: **30-128N-52W**
 Township: **Norway**
 Acres: **158.78**
 Date: **10/21/2021**

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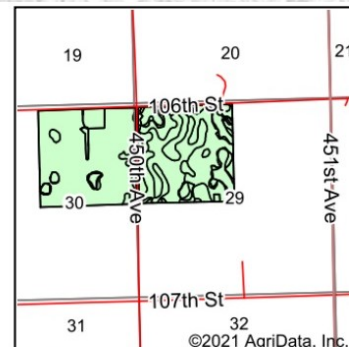


Soils data provided by USDA and NRCS.

Area Symbol: SD109, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PeB	Peever clay loam, 2 to 6 percent slopes	166.15	52.0%	IIIe	68
J225B	Forman-Aastad complex, 1 to 4 percent slopes	52.94	16.6%	Ile	88
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	41.57	13.0%	IIIe	65
Mr	Southam silty clay loam, 0 to 1 percent slopes	31.97	10.0%	VIIIw	10
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	22.46	7.0%	IIIw	71
AcA	Aastad clay loam, 1 to 3 percent slopes	4.40	1.4%	IIc	94
Tk	Tonka silty clay loam, 0 to 1 percent slopes	0.12	0.0%	IVw	58
Weighted Average				3.32	65.7

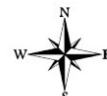
*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **South Dakota**
 County: **Roberts**
 Location: **29-128N-52W**
 Township: **Norway**
 Acres: **319.61**
 Date: **10/21/2021**

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