

230.53+/- ACRES | MARSHALL CO. SD.

CALL TODAY (605) 692.2525!

LAND FOR SALE



ADVANTAGE
Land Co.

605.692.2525
AdvantageLandCo.com

EXPOSE
YOUR DIRT®



snapshot

Put Your Bid In TODAY!!!
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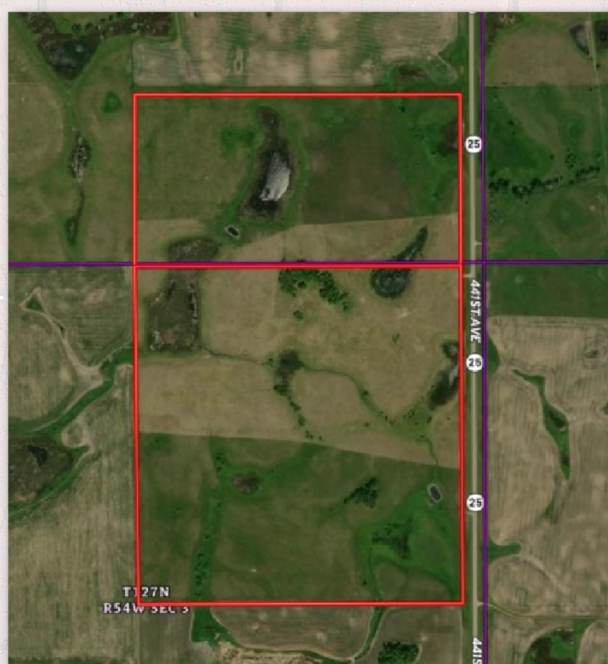
Total Acres: 230.53+/- **Total Taxes:** \$2,231.28 **Price:** \$1,950/Acre

Legal: S2NE4, Lot 1 & Lot 2 in SEC 3-T127N-R54W and S2SE4 SEC 34-T128N-R54W all in Marshall County, South Dakota.

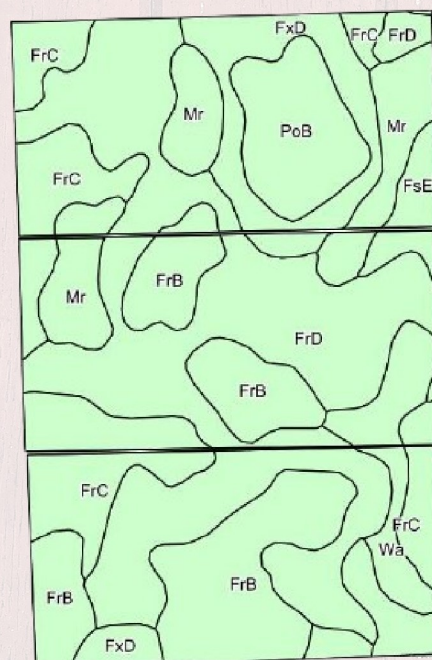
Location from Hillhead, SD: Go South out of Hillhead, South Dakota for 1.5 miles on HWY 25. The land begins on the West side of the road and continues for 1.5 miles.

- Easy Access on HWY 25
- Rural Water Tank & Dugouts
- Strong Fences
- 3 Grade A Pastures

aerial map



soil map



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
FrD	Forman-Aastad loams, 9 to 15 percent slopes	84.12	35.2%	Ive	53
FrB	Forman-Aastad loams, 2 to 6 percent slopes	41.74	17.5%	Ile	81
FrC	Forman-Aastad loams, 6 to 9 percent slopes	41.72	17.4%	IIle	67
Mr	Southam silty clay loam, 0 to 1 percent slopes	21.33	8.9%	VIIIw	10
FxD	Forman-Poinsett complex, 9 to 15 percent slopes	19.97	8.4%	Ive	50
PoB	Poinsett-Forman complex, 2 to 6 percent slopes	15.03	6.3%	Ile	84
Wa	Rauville silty clay loam	10.14	4.2%	Vw	24
FsE	Forman-Buse loams, 15 to 25 percent slopes	5.10	2.1%	VIe	24
Weighted Average				3.79	56.3



brokers notes

With a diverse blend of pasture, dugouts, wetlands, and strong fence lines, this land located just Southwest of Veblen, South Dakota offers cattle to graze belly deep in grass and is a corridor for a broad spectrum of wildlife! Advantage Land Co. proudly presents this 230.53+/- acre property located just off of Highway 25 in the agriculture rich Marshall County, South Dakota. This contiguous land is comprised of nearly 56 acres of Class II soils ranking at 84% and 81% and is equipped with a rural water tank through BDM Rural Water Systems and meter pit ready to go for your livestock needs! Previous to the grassland easement being put in place, there were 143.55 Cropland Acres according to FSA which is now cross-fenced into 3 separate Grade A pastures, all with suitable water sources. Abundant with game birds and whitetails, this property provides an opportunity for any investor to live, work and play! Operators, investors, and recreational enthusiasts, do not let this opportunity pass you by – take ADVANTAGE and bid to buy today!

OWNERS: WETLANDS AMERICA TRUST

terms

Sold as is. This is a cash sale. Not responsible for accidents. Sold subject to existing easements, restrictions, and reservations of record. Connection and hookups to electrical and rural water are the responsibility of the purchaser (lines to the property do already exist). Sold subject to Grassland Easement and Waterfowl Management Rights Easement.





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