

762.26+/- ACRES | LYMAN CO. SD.

CALL TODAY: (605) 692-2525

# LAND FOR SALE

YOUR OUTDOOR ADVENTURE AWAITS!



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

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# snapshot

**PRICE: \$4,200/Acre**  
**Total Acres: 762.26+/- Total Taxes: \$5,079.67**

**Legal:** SEC 3-T104N-R78W (Except 34+/- Acres) & SE1/4 SEC 4-T104N-R78W all in South Lyman Township, Lyman County, South Dakota.

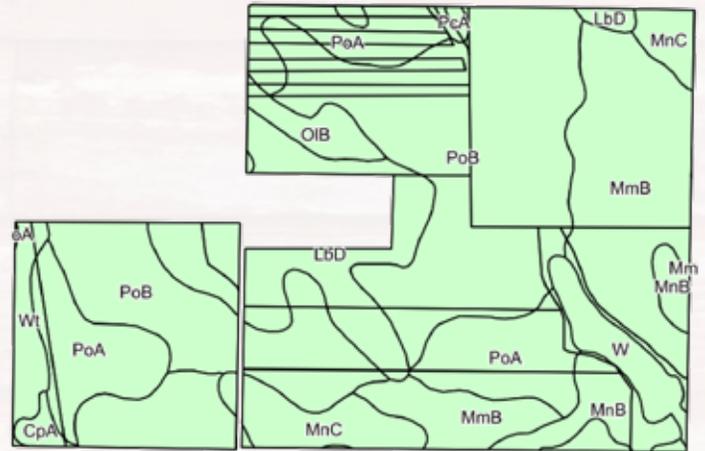
**Location from Presho, SD:** Using 305th Ave. on-ramp South of Presho, head West on I-90 for 5 miles. Take Exit 220 to 300th Ave. Head South on 300th Ave and follow for 4 miles to 245th St. Turn left (East) and follow for under a ¼ mile. Turn right (South) on 300th Ave. Property lies on the East for the section and ½ mile up on 300th Ave on the West.

- 441.96 Effective CRP Habitat Acres
- 671.71 FSA Cropland Acres
- Just minutes South of Presho
- Overall Soil PI of 62.4%
- Ready for Modern Equipment
- Mostly Class III Soils

## aerial map



## soil map



Area Symbol: SD085, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
PoB	Promise clay, 3 to 6 percent slopes	269.88	36.1%	IIIe	IIIe	64
MmB	Millboro silty clay, 3 to 6 percent slopes	161.70	21.6%	IIIe	IIIe	79
PoA	Promise clay, 0 to 3 percent slopes	108.45	14.5%	IIIs	IIIs	68
LbD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	77.01	10.3%	IVe	IVe	33
MnC	Boro-Millboro silty clays, 6 to 9 percent slopes	38.13	5.1%	IVe	IVe	56
MnB	Boro-Millboro silty clays, 3 to 6 percent slopes	29.83	4.0%	IIIe	IIIe	68
W	Water	21.77	2.9%	VIII		0
Wt	Witten silty clay, 0 to 3 percent slopes	16.26	2.2%	IIIs	IIIs	79
OIB	Opal clay, 3 to 6 percent slopes	14.68	2.0%	IIIe	IIIe	60
CpA	Capa silt loam, 0 to 6 percent slopes	4.82	0.6%	VIIs	VIIs	11
PcA	Promise-Capa complex, 0 to 3 percent slopes	4.47	0.6%	IIIe	IIIe	53
<b>Weighted Average</b>				<b>3.30</b>	<b>*-</b>	<b>62.4</b>



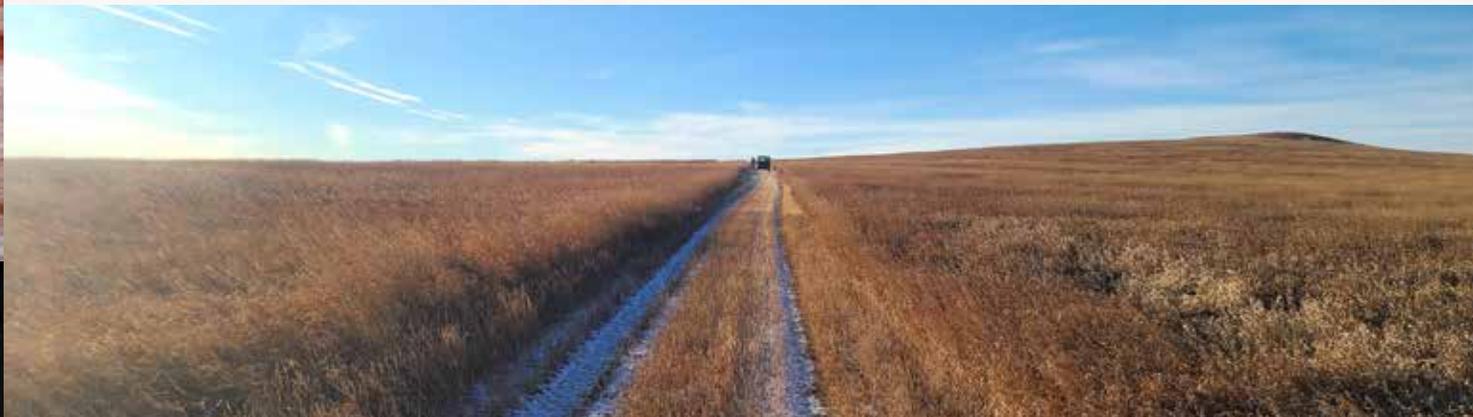
# broker notes

With a diverse balance of cropland, CRP habitat, mature tree lines, designated food plots, and a cattail slough with a dam, all located just Southwest of Presho, South Dakota, Advantage Land Co. is proud to present this outdoor enthusiasts dream come true! Conveniently located just 4 miles South of Exit 220 on I-90W, this property provides convenient accessibility for modern-day equipment and for your next hunt. FSA reports 671.71 total Cropland Acres with estimated total base acres reaching 261.14 including a 112.35 acre Grain Sorghum Base with 52 bu. PLC Yield, a 148.2 acre Wheat Base with a 29 bu. PLC Yield, a .09 acre Corn Base with 40 bu. PLC Yield, and .5 acre Barley Base with a 27 bu. PLC Yield. The overall Soil Productivity Index on the cropland weighs-in at 64% with 160 acres having a PI of 79% and is primarily comprised of Class III Promise Clay and Millboro Silty Clay. Containing 441.96 acres of CRP giving the option to terminate CRP contracts and convert into row crop production or keep CRP contracts and enjoy the recreational attributes for your outdoorsman paradise. CRP annual income is estimated at \$25,664 and contracts included are as follows: A near ready to expire (9/30/23) 159.77 acres at \$60.83/acre, 147.75 acres of CRP enrolled in 2021 at \$60.39/acre, 129.37 acres enrolled in 2020 at \$50.15/acre, and 5.07 acres ready to expire (9/30/24) at \$52.61/acre. The 2 larger recently enrolled CRP contracts could be terminated and could be converted to an additional 277.12 acres of cropland for the 2023 row crop season. Then in 2024 an additional 159.77 acres of tillable cropland would become available for an overall total of 667+/- crop land acres. If you're in the market for quality Central South Dakota cropland to perform in your portfolio while enjoying wildlife, we strongly encourage that this be part of your wealth management program. This property has been called South Dakota's Ultimate Honey Hole in Shooting Sportsman magazine. Owned by an avid sportsman for over 30 years, the property offers a turn key operation for fantastic pheasant hunting with established food plots, shelter belts (over 1,000 trees planted) and a cattail slough. It is not unusual to see 500-800 pheasant a day while hunting this prime land! Property all set up and ready to go like this is not offered on the market often, so take Advantage of this opportunity today!

**Owner: Alan "Jeff" Bird**

## terms

Sold as is. This is a cash sale. Not responsible for accidents. Cropland will be free and clear for 2023 growing season. Buyer to assume CRP contracts. Once the sale is consummated a survey will be completed which may adjust acres.





SOUTH DAKOTA & MINNESOTA  
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