

105.21+/- ACRES | ROBERTS CO. SD.

PUT YOUR  
BID IN  
TODAY!!!

# LAND FOR SALE

CATTLEMEN • INVESTORS • HUNTERS

**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
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# snapshot

105.21+/- ACRES FOR  
GRAZING & RECREATION.  
PRICE: \$1,300/ACRE

Owners: Wetlands America Trust, Inc.

Total Acres: 105.21+/-      Total Taxes: \$1,611.14

**Legals:** Plat of Wetlands America Conservation Easement Tract 1 (105.21 A) in NW1/4 of SEC 19-T128N-R52W in Roberts County, South Dakota

- Excellent Location Right off SD HWY 25.
- Belly Deep Grasses for Grazing.
- Able to graze or rent for the remainder of 2024.
- Prime Wildlife Habitat.
- New, Strong 4 Barb Fencelines Surrounding Property.
- 117' Deep Solar Well Feeds the Centralized Cattle Tank.



## brokers notes

105.21+/- contiguous acres located right on the Roberts and Marshall County borders near Claire City, South Dakota is now available for you to purchase. With belly-deep 4-year old warm and cool season grasses, this property boasts not only a great location to let your herd roam, but an excellent attraction for a variety of wild game. With gently rolling typography, and numerous wetlands naturally situated throughout, you can find an oasis for many great South Dakota outdoor activities or for your own personal place of solitude. This tract of land is covered by a WRPO Easement that can be grazed with a 5 year grazing plan or annual prior approval. Don't let this property roam on the market, bring your bids to capture this land and let your cattle graze!

## terms

Cash sale, sold as is. Not responsible for accidents. Sold subject to existing easements, restrictions, and reservations of record. Subject to a Wetlands Reserve Easement with Reservation of Grazing Rights. Contact Roberts County NRCS at 605.698.7639 ext. 3 for questions regarding this easement. Subject to first right of refusal.



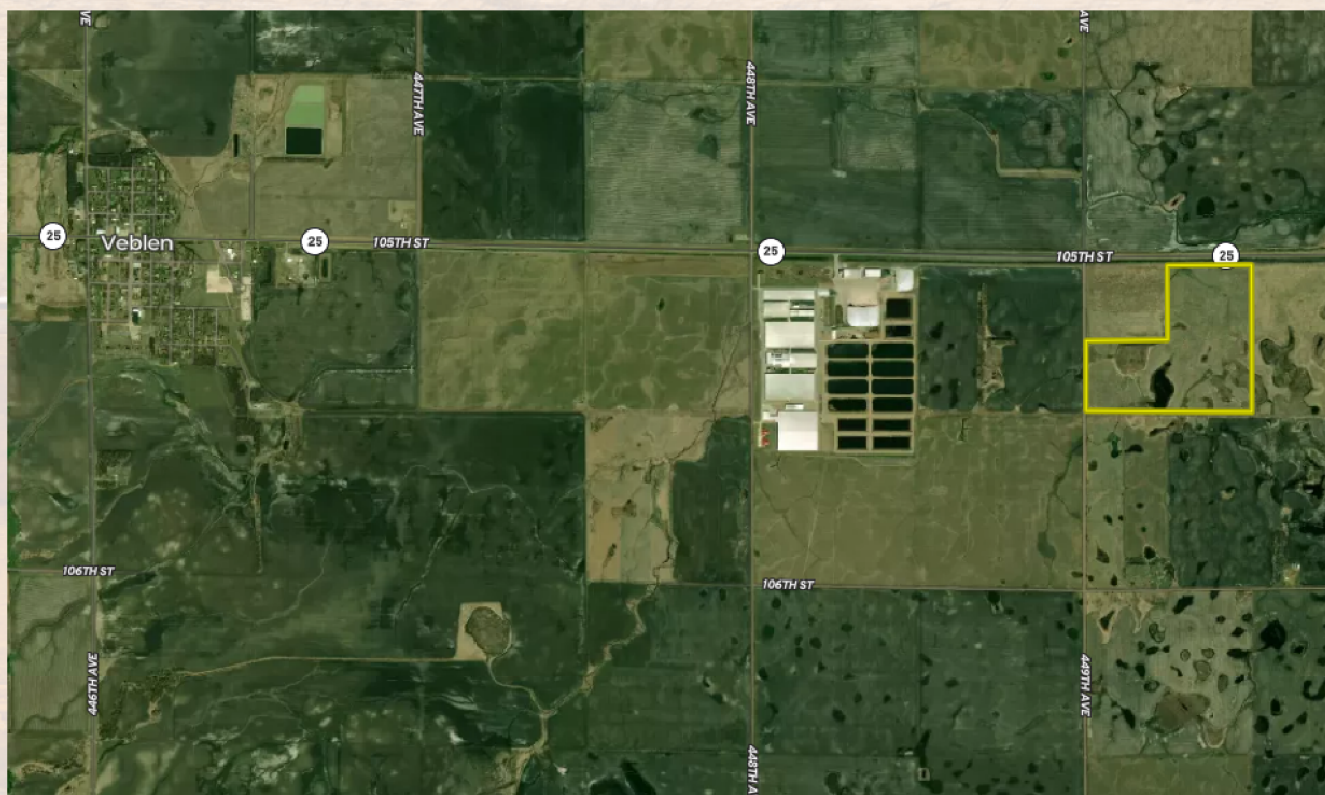




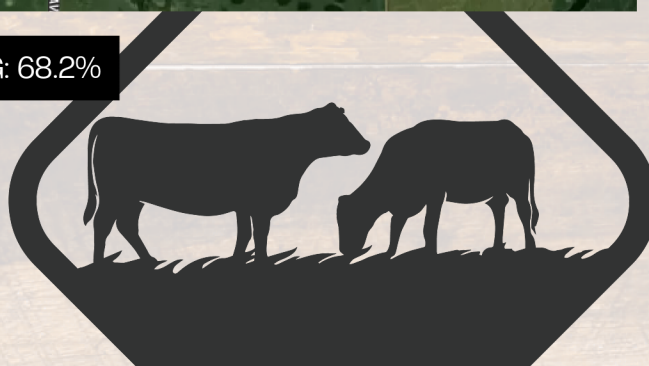
# location

**Directions From Veblen, SD:** Head East out Veblen on SD HWY 25 for 3 miles. The property begins on the South side of the road.

**Directions From Claire City, SD:** Head North out Claire City for 1/2 mile, then turn West on SD HWY 25 for 5.5 miles. The property begins on the South side of the road.



OVERALL SOIL RATING: 68.2%



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
PeB	Peever clay loam, 2 to 6 percent slopes	39.32	35.9%	IIIe	68	57
Dv	Castlewood clay	28.04	25.6%	IVw	62	49
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	18.98	17.3%	IIIw	71	62
Pk	Peever-Tonka complex	14.56	13.3%	IIIs	70	50
J225B	Forman-Aastad complex, 1 to 4 percent slopes	6.36	5.8%	Ile	88	66
Tk	Tonka silty clay loam, 0 to 1 percent slopes	2.30	2.1%	IVw	58	50
Weighted Average				3.09	68.2	*n 55.3





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