

HAAKON CO. SD | 1,665.98+/- ACRES

RANCH FOR SALE

\$750/ACRE

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
AdvantageLandCo.com

Big Deer & Cattle Country!

ONLY: \$750 PER ACRE!



Price: \$750/Acre

Acres: 1,665.98+/-

Taxes: \$5,120.02

Directions From Hayes, SD: 5.5 miles west on HWY 14 then turn right on HWY 63 heading north for a little over 10.5 miles to Kirley Rd. Head west on Kirley Rd for almost 12 miles and the property will be on the north side of the road with the two grain bins.

Legal: Section 17 (640 Acres), N2 & SW4 Sec. 18, NW4 Sec 23 in T7N-R23E, S2 of the SE4 of Sec 13, NW4, E2 of the SW4, and the N2 of the NE4 of Sec 24 in T7N-R22E, (1,025.98 acres) Haakon County, SD

Brokers Notes:

Offering a once in a lifetime opportunity in northeastern Haakon County off the Cheyenne River, not too far bringing in some of the best outdoor opportunities an outdoorsman could only wish for. Not only are the outdoor opportunities with the cedar breaks and beautiful views but you have some of the best dirt up on the flat that Haakon County has to offer with 79.9% Productivity Index with majority Class II dirt.

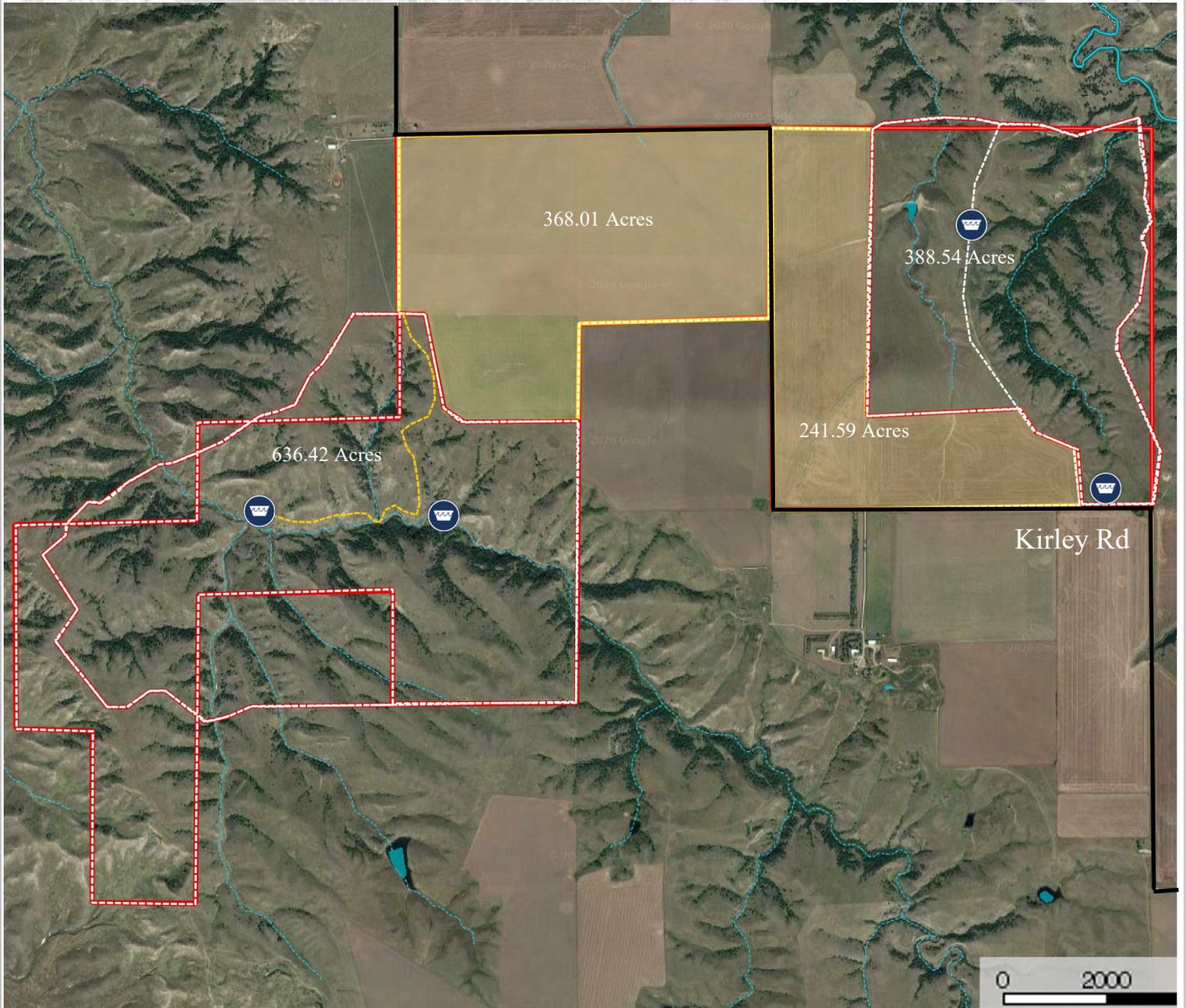
Currently utilized as a working ranch, there is roughly 1,038 acres of grass split up into 3 different pastures. One of these pastures is used to winter livestock with the hay yard near the corrals. There is 1 hydrant along with 4 different (new) Cobett Rural water tanks spaced throughout the pastures supplying adequate water along with 2 dams.

There are 609.6 crop land acres according to FSA with an overall average soil rating of a 79.9% productivity index. Being designated into the PLC program there are a total of 377.2 base acres with a 349 acre wheat base with a 25 bu PLC yield and a 4.7 acre oat base with a 35 bu PLC yield and a 23 acre corn base with a 35 bu PLC yield.

They Cheyenne and its river breaks are known for cattle country and big deer country. If you enjoy big deer, both mule deer and whitetails, upland game birds, and the astonishing views, this property will not disappoint. If you are looking for a working ranch with both row crop production and ranching that has great access off Kirley Rd, take *Advantage* on this opportunity today!

Terms: This is a cash sale. Currently there are 295 acres sewn down to winter wheat in which a buyer, other than the tenant, will get a credit for \$40 per acre for being unable to farm or rent those acres in the 2021 crop year in the amount of \$11,800. Remaining acres are free to farm or rent in 2021. Property is sold as is where is. Not responsible for accidents.

Aerial Map

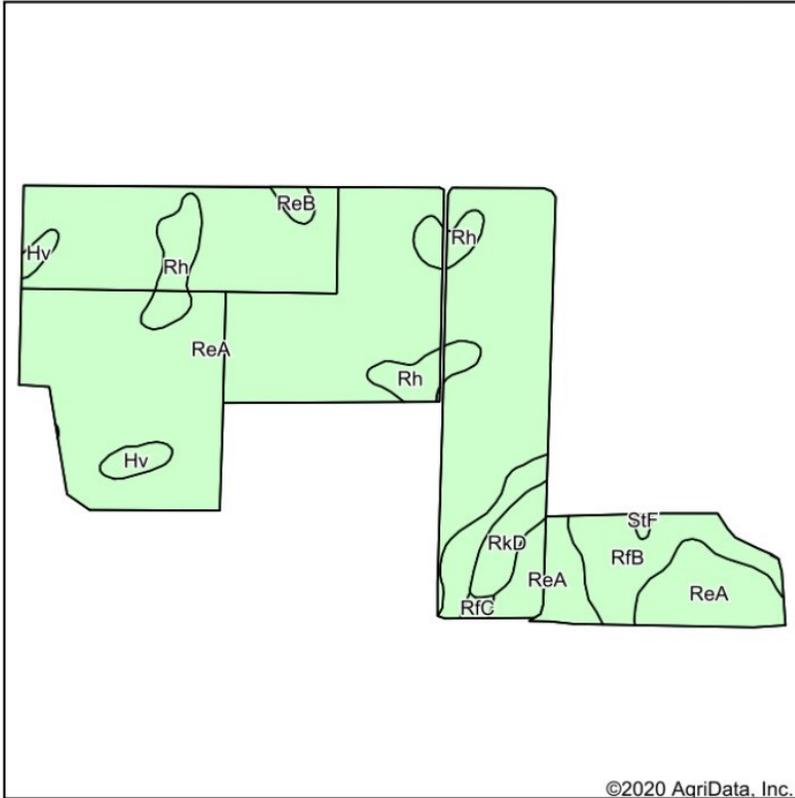


ADVANTAGE
Land Co.

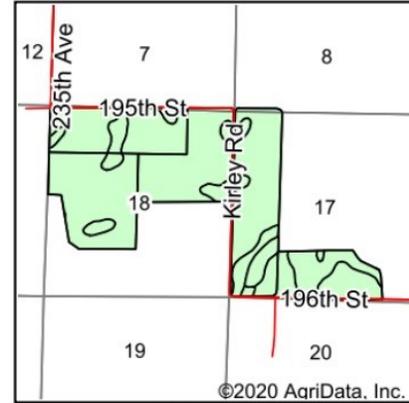
EXPOSE
YOUR DIRT®

605.692.2525
AdvantageLandCo.com

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Haakon**
 Location: **17-7N-23E**
 Township: **East Haakon**
 Acres: **609.6**
 Date: **12/1/2020**

ADVANTAGE
Land Co.

Maps Provided By:



Area Symbol: SD055, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
ReA	Ree loam, 0 to 3 percent slopes	490.90	80.5%		IIc	84
RfB	Ree-Canning loams, 2 to 6 percent slopes	37.27	6.1%		IIe	66
Rh	Ree-Hoven complex	35.97	5.9%		IIc	74
ReB	Ree loam, 3 to 6 percent slopes	19.30	3.2%		IIe	79
RkD	Ree-Vivian complex, 6 to 15 percent slopes	13.58	2.2%		IIIe	45
Hv	Hoven silt loam	9.17	1.5%		VIIs	10
RfC	Ree-Canning loams, 6 to 9 percent slopes	2.11	0.3%		IIIe	49
StF	Schamber-Samsil complex, 6 to 60 percent slopes	1.30	0.2%		VIIIs	3
Weighted Average						79.9

*c: Using Capabilities Class Dominant Condition Aggregation Method





**SOUTH DAKOTA & MINNESOTA
LAND BROKERS**

605.692.2525

CALL TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
AdvantageLandCo.com