

HUGHES COUNTY, SD | 200 +/- ACRES

FOR SALE

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Aerial Map



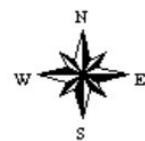
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Map Center: 44° 27' 58.08, -100° 23' 40.15

0ft 1154ft 2309ft

36-112N-80W
Hughes County
South Dakota



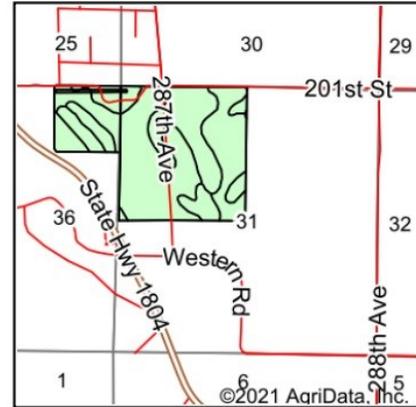
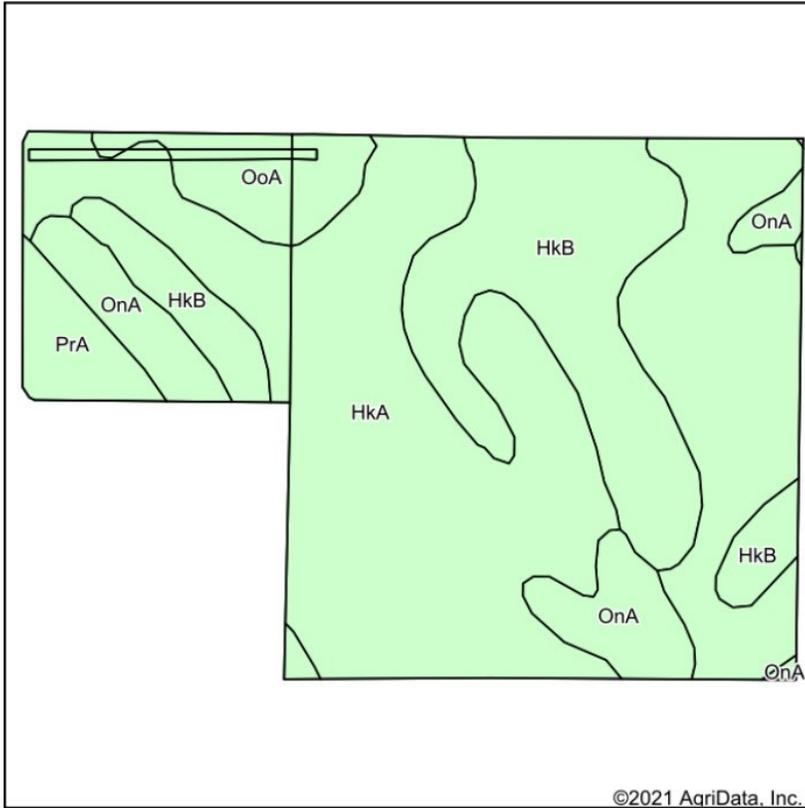
5/18/2021

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING

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

Soils Map



State: **South Dakota**
 County: **Hughes**
 Location: **31-112N-79W**
 Township: **West Hughes**
 Acres: **190.76**
 Date: **5/20/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: SD065, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
HkA	Highmore silt loam, 0 to 2 percent slopes	111.18	58.3%		IIc	92
HkB	Highmore silt loam, 2 to 6 percent slopes	45.53	23.9%		IIe	91
OnA	Mobridge silt loam, 0 to 2 percent slopes	17.23	9.0%		IIc	94
OoA	Onita-Hoven silt loams, 0 to 1 percent slopes	10.03	5.3%		IIc	75
PrA	Promise clay, 0 to 3 percent slopes	6.79	3.6%		IIIIs	68
Weighted Average						90.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

LOCATION! LOCATION! LOCATION!

Legal: NW4 Sec.31-T112N-R79W & NE4 Sec.36-T112N-R80W

Location: From Pierre: North 5 miles on Hwy 1804, then 1/4 miles east on 201 St, property is on the south side of the road.

List Price: \$2,000,000-

Taxes: \$1,889.46

Owners: Ken & Cheryl Brull-Cedar Estates

Total Acres: 200+/-



- Excellent Location
- Prime Development Potential
- Invest in Prime Dirt

Broker's Notes: Attention Developers, Row Crop Farmers and Investors!

Location! Location! Location! The eye appeal and location of this land is unmatched! Located only 5 miles north of Pierre with a residential development bordering the property to the north, this land offers excellent development potential. This property has convenient access and lays on the east side of Highway 1804 with Lake Oahe on the west side of the highway. The entire property lays nearly level and promotes high yielding crops with excellent soils averaging 90.2%. According to FSA Information, this property has 191 tillable acres. If you have been searching for development land, quality investment, or looking to add more cropland to your current operation, invest in the great state of South Dakota with low real estate taxes and no state income tax and take Advantage of this opportunity!

TERMS: Sold as is. Not responsible for accidents.



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