

ROBERTS CO. SD | 398.46 +/- ACRES

# FOR SALE

Put Your Bid In Today!



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# CATTLEMEN | INVESTORS | HUNTERS

## 398.46+/- GRAZING & RECREATIONAL PROPERTY

**Legal:** NE4NW4 Sec.19-T124N-R51, Agency Twp, Roberts Co, SD; THAT PART OF NW4SW4 THAT IS S OF TORSTENSON RD Sec.13-T124N-R52W, One Road Twp, Roberts Co, SD; SW4SW4 Sec.13-T124N-R52W, One Road Twp, Roberts Co, SD; S2SE4 Sec.13--T124N-R52W, One Road Twp, Roberts Co, SD; SE4SW4 EXC THAT PART OF THE SE4SW4 LOCATED N OF THE TORSTENSON RD Sec.13--T124N-R52W, One Road Twp, Roberts Co, SD; N2NW4 Sec.24-T124N-R52W, One Road Twp, Roberts Co, SD; NW4NE4 Sec.24-T124N-R52W, One Road Twp, Roberts Co, SD; AND S2NE4 Sec.24-T124N-R52W, One Road Twp, Roberts Co, SD.

**Location:** From Peever: Head West for 8 miles on 127th St.to 455th Ave. Turn South (left) and follow for 1.75 miles. Property starts on the West (right) side of the road.

**List Price:** T1 - \$1,950/A

**Taxes:** \$2,113.20

**Owners:** Wetland Sustainability Fund I, LLC

**Total Acres:** 398.46+/-



- Quality Grazing
- Good Water Sources
- Prime Wildlife Habitat

### Broker's Notes:

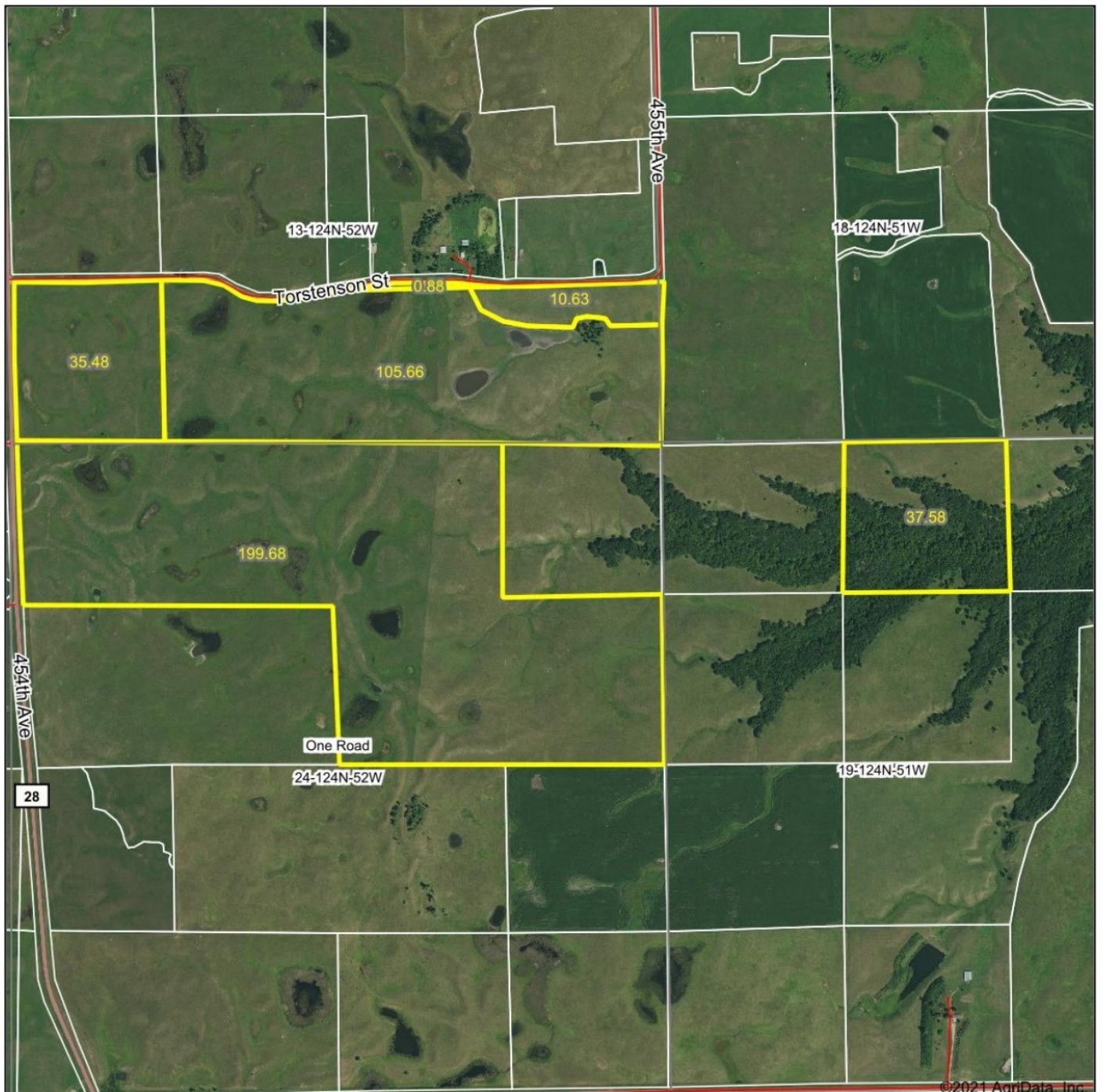
With 398.46+/- acres of rolling grassland hills, temporary ponds, stock dams, dugouts, and good fences, these mostly contiguous parcels Southwest of Peever are ready for you to graze in 2022. A stationary coral makes for easy livestock work, and the deep wooded draws provide protection and wildlife habitat that envies even the best of wildlife properties. Whether you're looking for your own peaceful paradise to grow your livestock, or for wildlife management opportunities, this tract will work for you year-in and year-out. Farmers, ranchers, hunters, and investors, do not let this opportunity pass you by - take *Advantage* and bid to buy today!

### Terms:

Cash sale, sold as is. Not responsible for accidents. Sold subject to existing easements, restrictions, and reservations of record. The entirety of the property is not fenced, and will be the responsibility of the purchaser.



# Aerial Map



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Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 45° 30' 45.5, -97° 6' 24.09

0ft 1260ft 2520ft

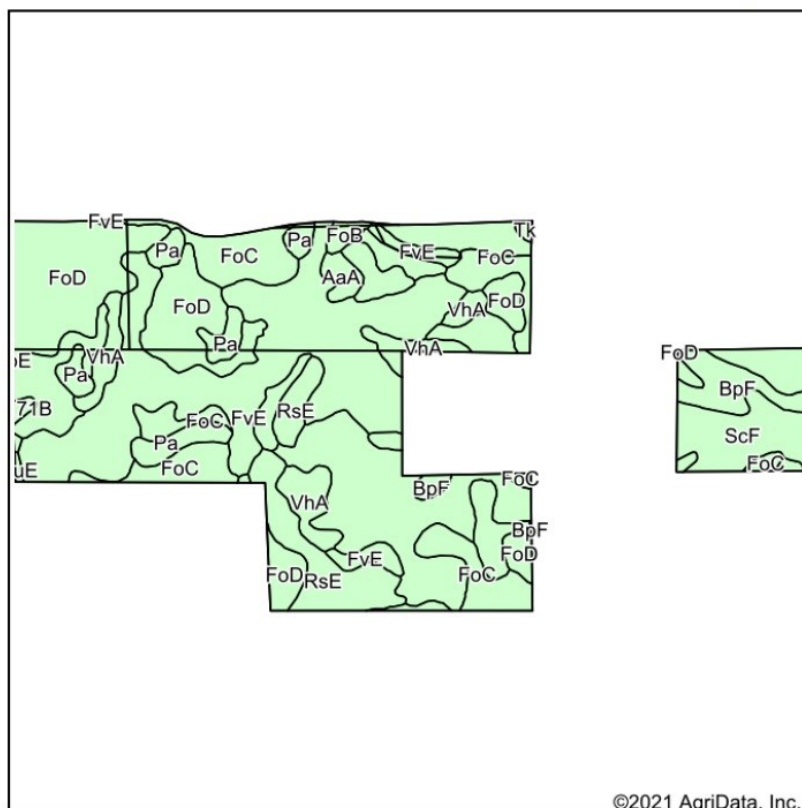
**24-124N-52W**  
**Roberts County**  
**South Dakota**



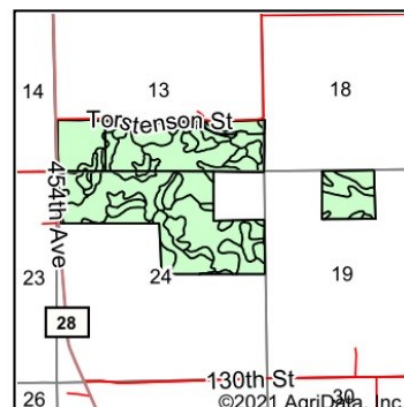
10/21/2021

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Roberts**  
 Location: **24-124N-52W**  
 Township: **One Road**  
 Acres: **389.91**  
 Date: **10/21/2021**

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Area Symbol: SD109, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
FoD	Forman-Aastad loams, 9 to 15 percent slopes	112.01	28.7%	IVe	56
FvE	Forman-Buse stony complex, 9 to 40 percent slopes	94.89	24.3%	VIIIs	25
FoC	Forman-Aastad loams, 6 to 9 percent slopes	59.26	15.2%	IIIe	69
RsE	Sioux-Renshaw complex, 15 to 40 percent slopes, very stony	34.19	8.8%	VIIIs	5
VhA	Vallers-Hamerly loams, 0 to 2 percent slopes	27.33	7.0%	IVw	57
BpF	Buse-Forman loams, 20 to 40 percent slopes	18.52	4.7%	VIIe	20
ScF	Sieche loam, 15 to 40 percent slopes	17.76	4.6%	VIe	16
Pa	Parnell silty clay loam	14.76	3.8%	Vw	31
Tk	Tonka silty clay loam, 0 to 1 percent slopes	4.31	1.1%	IVw	58
AaA	Aastad loam, 0 to 2 percent slopes	3.28	0.8%	Is	93
FoB	Forman-Aastad loams, 2 to 6 percent slopes	1.92	0.5%	Ile	82
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	1.19	0.3%	IVs	43
FuE	Forman-Buse loams, 15 to 25 percent slopes	0.43	0.1%	VIe	29
BbE	Barnes-Buse stony complex, 9 to 40 percent slopes	0.06	0.0%	VIIIs	24
Weighted Average				5.08	41.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





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