

BEADLE CO. SD | 480 +/- ACRES

# FOR SALE

Put Your Bid In Today!



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# FARMERS | INVESTORS | HUNTERS

## 480+/- CONTIGUOUS VERSATILE ACRES

**Legals:** SE4 Sec.26 & E2 Sec.35-T111N-R65W, Wessington Twp, Beadle Co. SD.

**Location:** Head South out of Wolsey on Hwy 14 for 1.5 miles. Turn West (right) onto 207th St. and follow for 6.5 miles. Property lies on both sides of the road after 379th Ave.

**Listing Price:**

T1 - \$1,500/Acre

T2 - \$3,500/Acre

**Taxes:** \$5,425.50

**T1 Acres:** 160+/-

**T2 Acres:** 320+/-

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



- Excellent Location
- Class II Cropland Soils
- Prime Wildlife Habitat

### Broker's Notes:

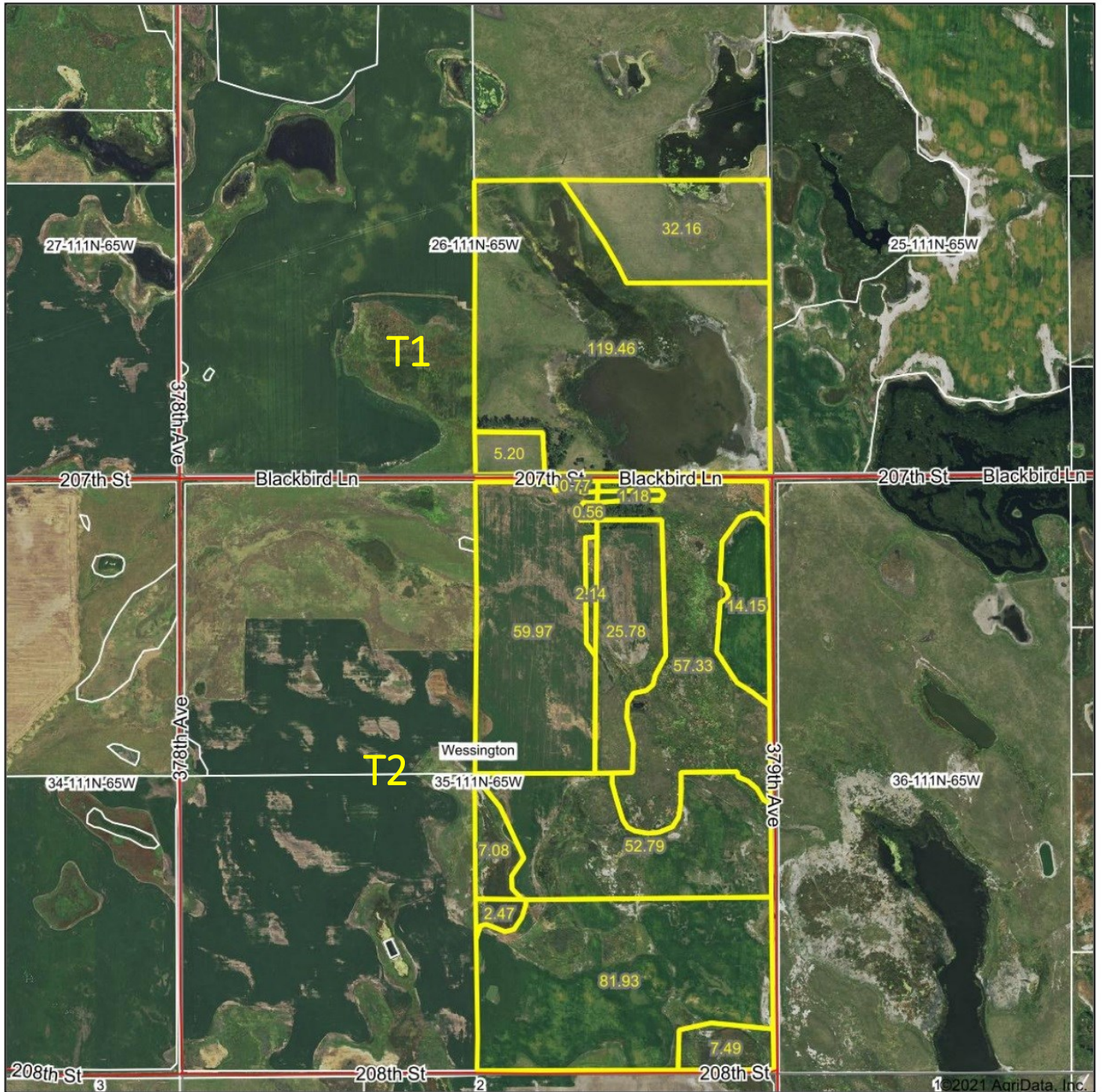
480+/- contiguous acres located Southwest of Wolsey, SD is now available for you to farm & hunt in 2022! With 248.37 FSA Cropland Acres mainly equipped with Class II soil displaying an 79% PI, this offering is a fantastic opportunity for the American farmer and investor. This property doesn't just have the ability to earn an income, it's also an attraction for a variety of wild game and outdoor activities with numerous cattail sloughs, trees, and wetlands naturally situated throughout. There is a Waterfowl Management Rights Easement that covers this property with a gently rolling topography and good access from 207th St. If you are looking for a place for yourself, children, family, and friends to enjoy a healthy hobby in the great South Dakota outdoors while earning an income, let this property and let it's many facets enrich your lives for generations to come!

### Terms:

Cash sale, sold as is. Not responsible for accidents. Sold subject to existing easements, restrictions, and reservations of record.



# Aerial Map



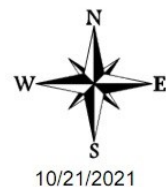
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Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 44° 23' 0.58, -98° 36' 26.07

0ft 1381ft 2762ft

**35-111N-65W**  
**Beadle County**  
**South Dakota**



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



# Mid-Dakota Rural Water Map



3/7/2022, 8:04:14 AM

1:18,056

World Transportation

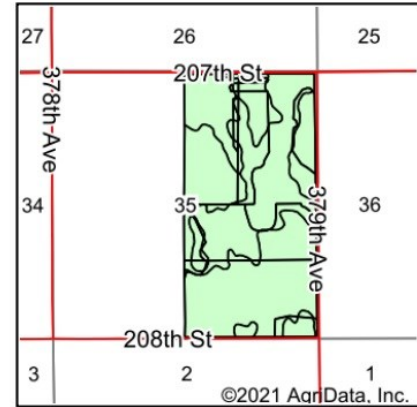
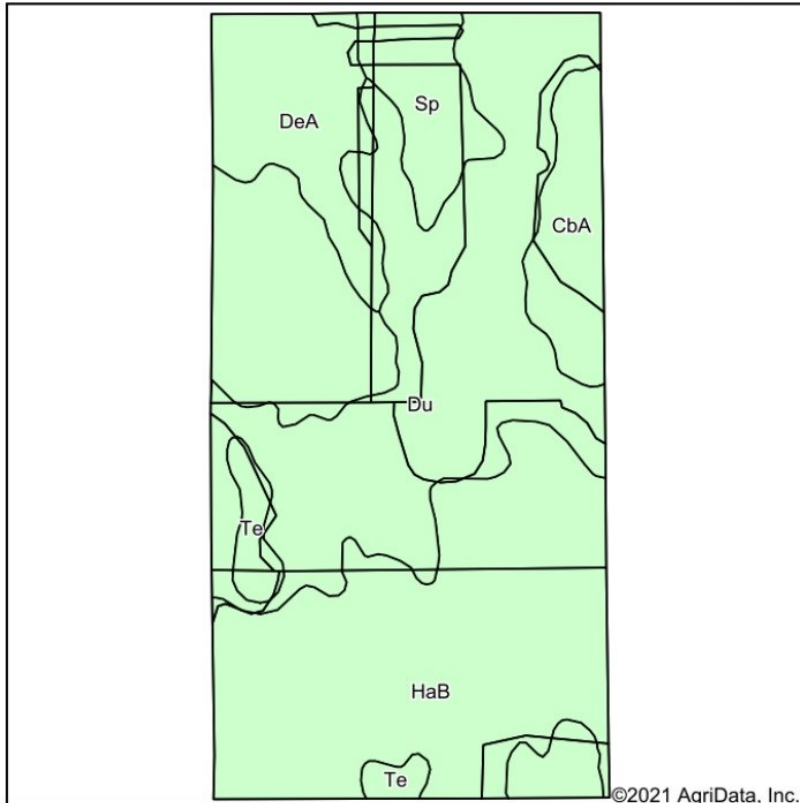
Water\_System Valves Water\_SystemPoints

0 0.15 0.3



# Tract 2

## Soils Map



State: **South Dakota**  
 County: **Beadle**  
 Location: **35-111N-65W**  
 Township: **Wessington**  
 Acres: **313.64**  
 Date: **11/4/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: SD005, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	134.65	42.9%	Ile	79
Du	Durrstein silt loam	105.68	33.7%	Vls	8
DeA	Delmont loam, 0 to 2 percent slopes	29.90	9.5%	IVs	41
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	18.79	6.0%	IIIe	66
Sp	Spottswood loam	16.87	5.4%	IIIIs	71
Te	Tetonka-Hoven silt loams	7.75	2.5%	IVw	48
<b>Weighted Average</b>				<b>3.70</b>	<b>49.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**SOUTH DAKOTA & MINNESOTA**

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