



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

159.72+/- ACRES IN PERKINS CO. SD FOR SALE

PUT YOUR BID IN TODAY!

Prime Pasture on the Prairie!

SOLD
\$550/Acre



ADVANTAGE *Land* CO.



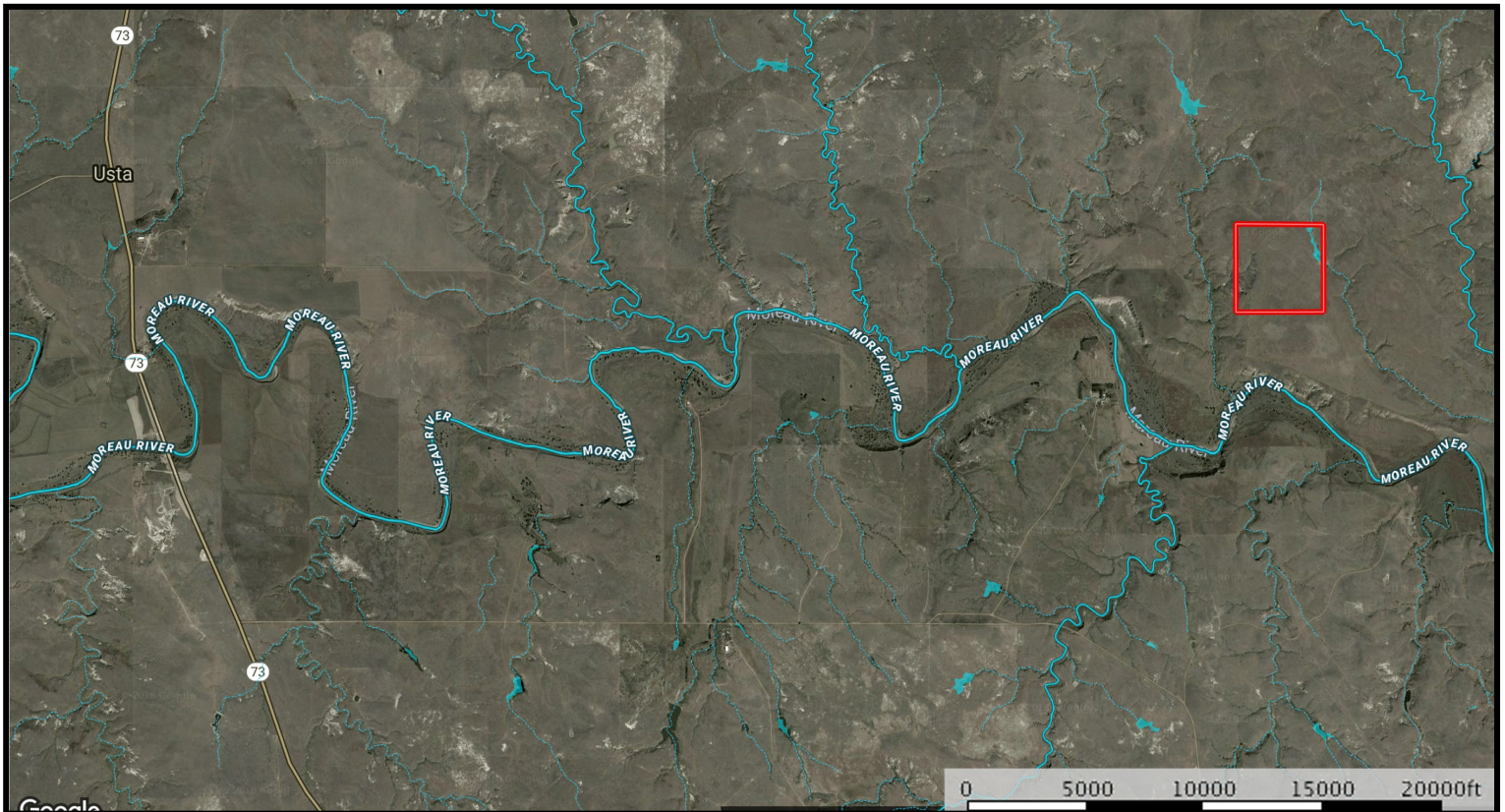
Owner: Dennis Carroll

605.692.2525

Advantage**Land**Co.com

RANCHERS | INVESTORS

Prime Pasture on the Prairie!



Priced at : \$850/Acre

Location: From Usta, go south 2 1/2 miles on SD Hwy 73, turn left onto Arrowhead Rd and go east 4 miles, turn left and continue on Arrowhead Rd for 1 1/2 miles. Property will be northeast of there, follow mile lines.

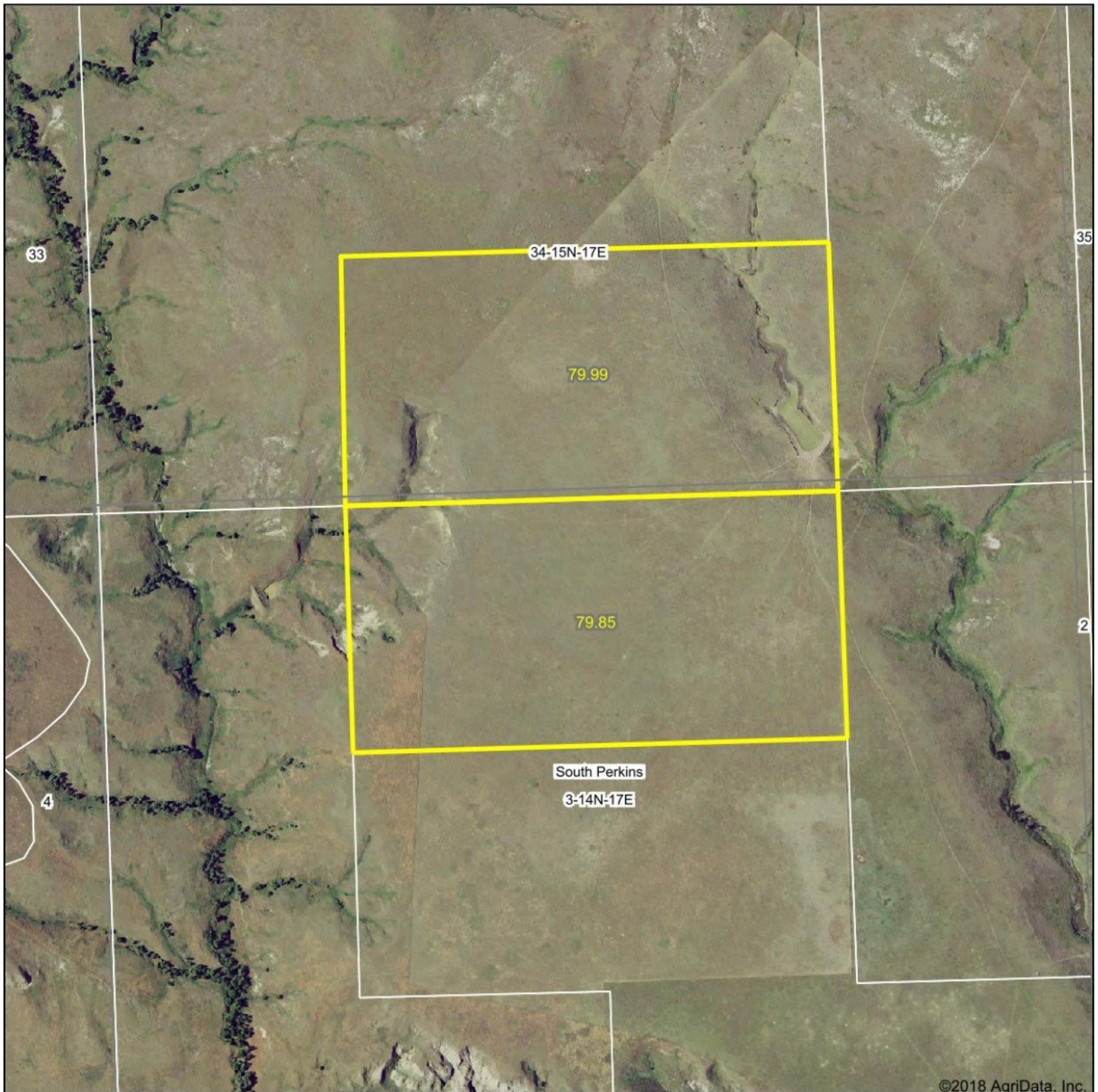
Legal Descriptions: NE1/4 of the NW1/4 & NW1/4 of the NE1/4 of Sec 3-T14N-R17E Arrowhead Twp, Perkins Co, SD
SE1/4 of the SW1/4 & SW1/4 of the SE1/4 of Sec 34-T15N-R17E Englewood Twp, Perkins Co, SD

Estimated Taxes: \$1,054.46

TERMS: This is a cash sale. Said property is sold as is. Not responsible for accidents.

Owner: Dennis Carroll

Overall Aerial Map



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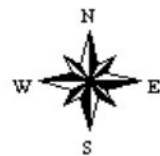
map center: 45° 12' 42.07, -102° 1' 42.44

0ft 833ft 1667ft

United Country
ADVANTAGE *Land* CO.

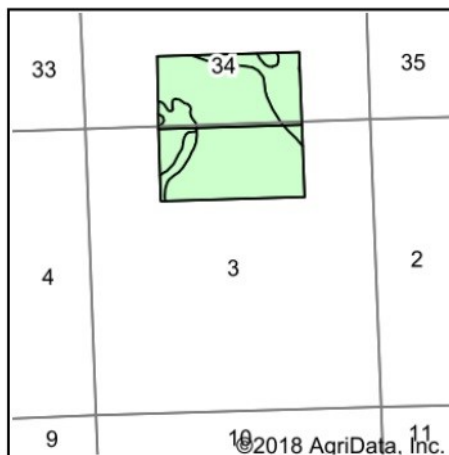
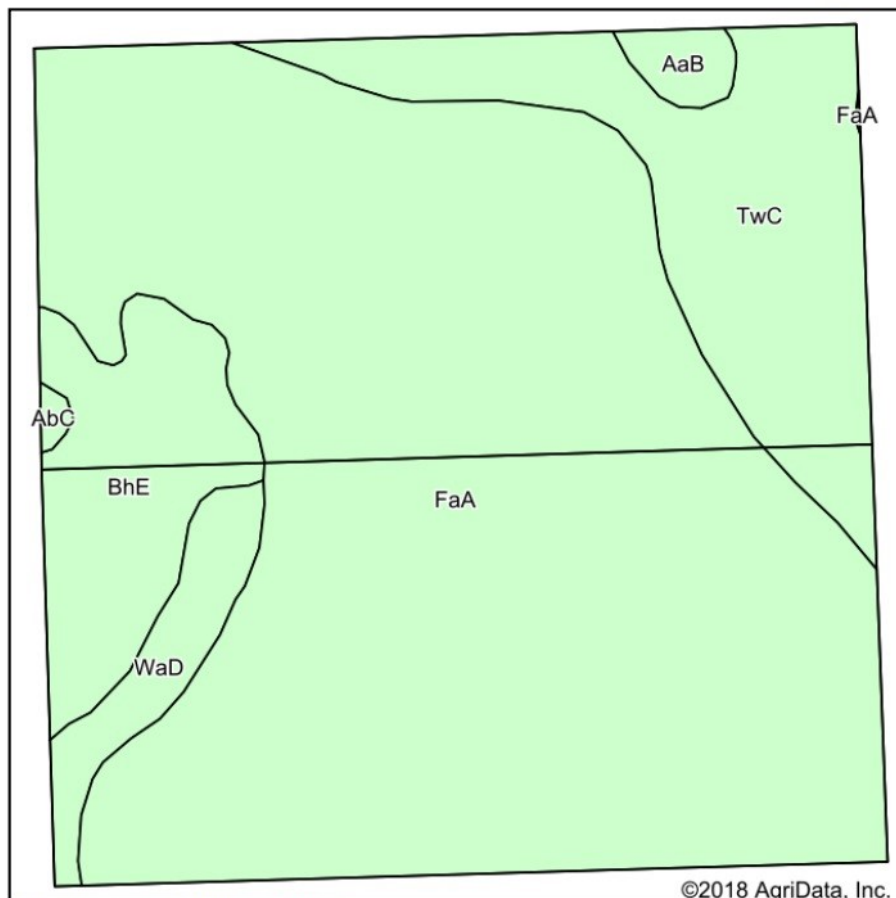
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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3-14N-17E
Perkins County
South Dakota



8/13/2018

Soil Map



State: **South Dakota**
 County: **Perkins**
 Location: **3-14N-17E**
 Township: **South Perkins**
 Acres: **159.84**
 Date: **8/13/2018**

United
Country
ADVANTAGE *Land* CO.

Maps Provided By:



Area Symbol: SD105, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	NCCPI Soybeans
FaA	Farnuf loam, 0 to 2 percent slopes	115.28	72.1%	IIc		84	34	36
TwC	Twilight-Marmarth-Parchin fine sandy loams, 3 to 9 percent slopes	23.77	14.9%	IVe	IVe	38		18
BhE	Blackhall-Cabbart complex, 15 to 40 percent slopes	13.41	8.4%	VIIe		10		1
WaD	Wabek sandy loam, 9 to 35 percent slopes	5.37	3.4%	VIIIs		5		9
AaB	Bullock-Parchin loams, 0 to 9 percent slopes	1.66	1.0%	VIIs		17		14
AbC	Bullock-Slickspots complex, 0 to 15 percent slopes	0.35	0.2%	VIIs		8		8
Weighted Average						67.4	24.5	29.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



REGIONS LAND BROKER



Info@AdvantageLandCo.com
AdvantageLandCo.com
AdvantageLandCo.net

Brookings Location

510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525

Sturgis Location

16331 Wilcox Rd
Sturgis, SD 57785
(605) 490-7860

Land Brokers

Jackson Hegerfeld (605)690-1353
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Charles Hegerfeld (605) 692-2525
Laura Hegerfeld (605) 692-2525
Elizabeth Wilcox (605) 490-7860

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