

ROBERTS CO. SD | 158.06+/- ACRES

FOR SALE

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HUNTERS | INVESTORS | OUTDOORSMEN

158.06+/- CROPLAND & RECREATIONAL PROPERTY

Legal: Outlot One (1) in the South Half of the Northeast Quarter (S1/2NE1/4) and Outlot Three (3) in the South Half (S1/2) (EXCEPT Lot 1 of Don Subdivision) of Sec.17-T122N-R45W, Lockwood Twp, Roberts County, South Dakota.

Location: From the Hwy 12/109 Intersection in Big Stone City: Head North-Northwest on State Hwy 109 for 9 miles. Property starts on the South Side of the road after 481st Ave.

List Price: \$3,175/Acre

Taxes: \$1,222.08

Owners: Heitland Revocable Living Trust

Total Acres: 158.06+/-



- Prime Wildlife Habitat
- Established Food Plots
- Hay & Cropland

Broker's Notes:

If you're looking for a secluded tract of land for hunting with little pressure, this is the opportunity for you! Nestled just 9 miles Northwest of Big Stone City, SD, West of the banks of Big Stone Lake, this 158.06+/- acre parcel has rolling hills, cropland and grassland with mature trees scattered throughout - allowing the wildlife to move freely and access a food source with ease, while producing a little bit of income as well. FSA reports 75.53 cropland acres comprised of a 44.05 acre corn base with a 123 bu. PLC Yield and a 8.23 acre soybean base with a 34 bu. PLC Yield for a total of 52.28 base acres. Take Advantage of this unique offering and allow this tract to build a lifetime of outdoor memories for you and your family!

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 if needed or requested. This property is rented under a verbal lease for 2022. Hunting rights to transfer at closing.

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 45° 22' 38.15, -96° 35' 10.67

17-122N-47W
Roberts County
South Dakota

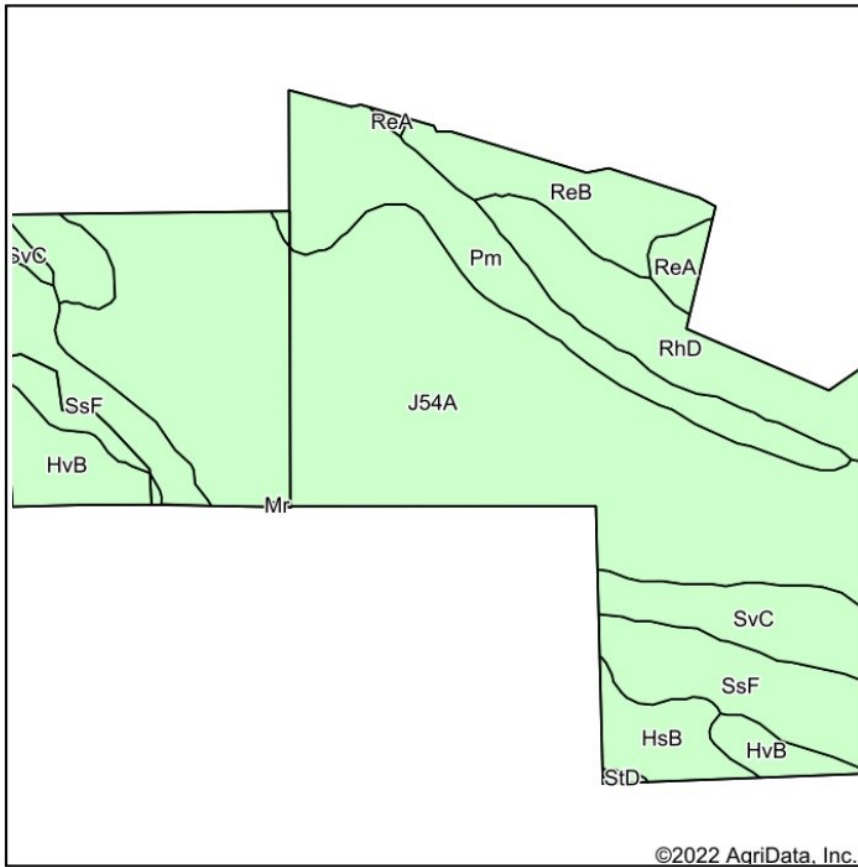
0ft 830ft 1661ft



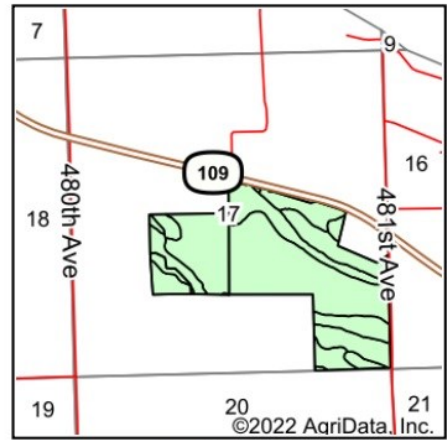
4/20/2022

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: **17-122N-47W**
 Township: **Lockwood**
 Acres: **157.38**
 Date: **4/28/2022**

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Maps Provided By:

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Area Symbol: SD109, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	77.41	49.2%	IIIw		59
Pm	Playmoor silty clay loam	18.83	12.0%	IVw		35
SsF	Sisseton-Esmond complex, 12 to 40 percent slopes	17.78	11.3%	VIIe		23
RhD	Renshaw-Sioux loams, 9 to 21 percent slopes	12.53	8.0%	VIe		20
SvC	Svea loam, 5 to 9 percent slopes	8.56	5.4%	IIIe		86
ReB	Renshaw loam, 1 to 6 percent slopes	8.16	5.2%	IVs	IVs	39
HvB	Heimdal-Svea loams, 2 to 6 percent slopes	7.26	4.6%	Ile		83
HsB	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	4.73	3.0%	IIIe		81
ReA	Renshaw loam, 0 to 2 percent slopes	1.90	1.2%	IIIs	III s	43
StD	Sisseton-Esmond-Heimdal, complex, 6 to 20 percent slopes, moderately eroded	0.22	0.1%	IVe		43
Weighted Average				3.82	0.24	50.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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