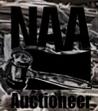


ROBERTS CO. SD | 158.06+/- ACRES

FOR SALE

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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:

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

0ft 830ft 1661ft

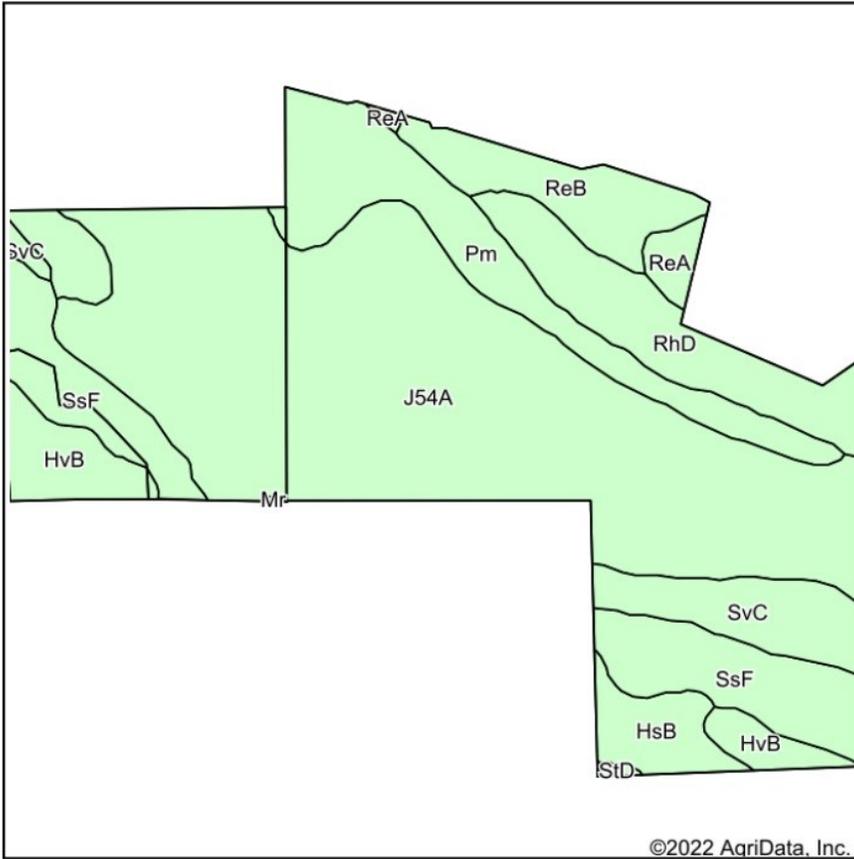
17-122N-47W
Roberts County
South Dakota



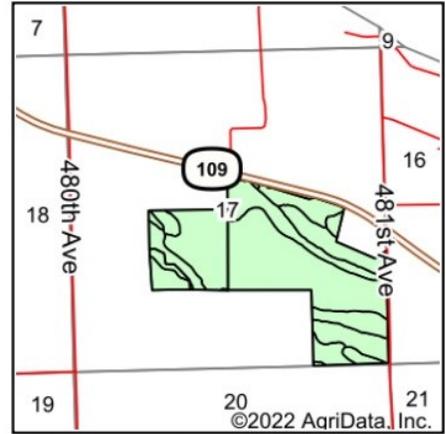
4/20/2022

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: **17-12N-47W**
 Township: **Lockwood**
 Acres: **157.38**
 Date: **4/28/2022**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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% | IIe | | 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 | IIIs | 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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