



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

303.43+/- ACRES IN DAY CO. SD
FOR SALE

PUT YOUR BID IN TODAY!

Prairie Pothole Pasture!



ADVANTAGE *Land* CO.



Owner: Wetlands America Trust, Inc.

605.692.2525

AdvantageLandCo.com

RANCHERS | INVESTORS | OUTDOORSMEN

Prairie Pothole Pasture!



Priced at \$850/Acre

Land Location: From Webster: head east on Hwy 12 for 1.5 miles, turn left on 436th Ave and go north for 1.4 miles. Land is on the east side of the road. **From Waubay:** head west on Hwy 12 for 9 miles, turn right on 436th Ave and go north for 1.4 miles. Land is on the east side of the road.

Snap Shot: Located in Prairie Pothole Region, Pasture Currently used for Grazing, Minutes from Webster & Waubay and Wetlands Throughout!

Legal Description: S1/2 except Miotke Outlots in Section 19-T122N-R55W Racine Twp, Day County, SD

Estimated Taxes: \$853.26

Owner: Wetlands America Trust, Inc.

Overall Aerial Map



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map center: 45° 21' 45.82, -97° 28' 44.87



United Country
ADVANTAGE *Land* CO.

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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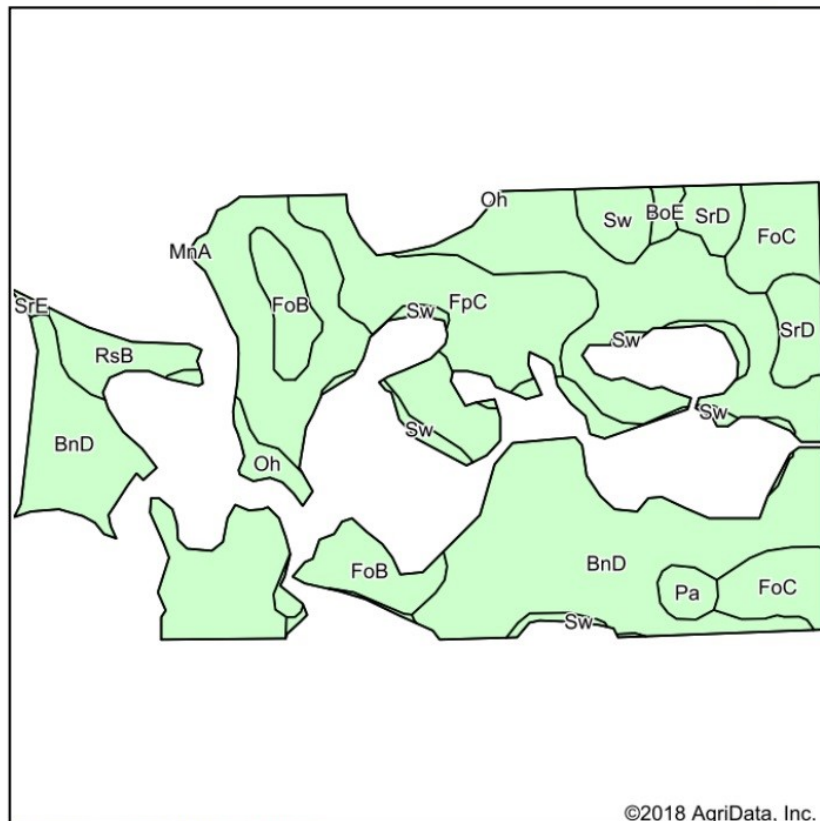
19-122N-55W
Day County
South Dakota



10/17/2018

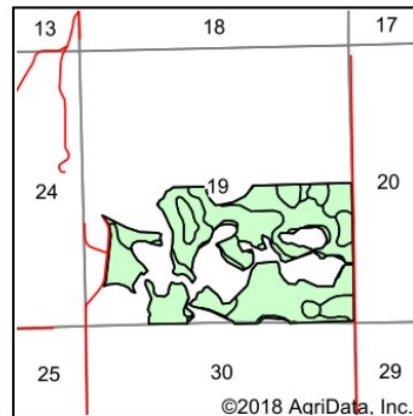
Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Day**
 Location: **19-122N-55W**
 Township: **Racine**
 Acres: **174.11**
 Date: **10/19/2018**

United Country
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Maps Provided By:



Area Symbol: SD037, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
BnD	Buse-Barnes loams, 9 to 20 percent slopes	105.66	60.7%	Vle	34	33	12	48
FpC	Forman-Buse-Parnell complex, 0 to 9 percent slopes	18.43	10.6%	IIle	54	44	16	43
FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	12.12	7.0%	IIle	65	54	20	54
FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	10.66	6.1%	Ile	79	64	23	55
Sw	Southam silty clay loam, 0 to 1 percent slopes	9.69	5.6%	VIIIw	10			2
SrD	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	6.88	4.0%	VIIs	21			23
RsB	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	4.71	2.7%	IVs	34			27
Oh	Oldham silty clay loam	2.46	1.4%	Vw	30	25	8	20
Pa	Parnell silty clay loam	2.07	1.2%	Vw	34	25	9	2
BoE	Buse-Barnes loams, 9 to 40 percent slopes, very stony	1.10	0.6%	VIIIs	6			13
SrE	Sioux-Renshaw complex, coteau, 15 to 40 percent slopes	0.33	0.2%	VIIle	14			9
Weighted Average					38.9	33	12	*n 43



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BROKERS NOTE:

Located in the Prairie Pothole Region of northeastern South Dakota, these 303.43+/- contiguous acres are an outdoorsman's dream and are ready to graze, hunt, and fish for the 2019 season! With South Waubay Lake bordering the northern portion of this property, the possibilities for hunting and fishing are endless. The rolling slopes and various potholes that make up this pasture, and the ability to hunt various species of upland game birds, waterfowl, whitetail deer, and fish on the shores of your own property make this property perfect for any outdoor enthusiast. This property also provides access from 436th and 437th Ave, just 1.4 miles north of Hwy 12, and only minutes from both Webster and Waubay. There is a Waterfowl Management Rights Easement and a Grassland Easement that covers this property. If you are looking for a multipurpose property that will provide income, as well as the opportunity to enjoy the many aspects of the outdoors, put your bid in on this once in a lifetime property today!

TERMS:

This is a cash sale. Said property is sold as is. Not responsible for accidents. Sold subject to USFWL Waterfowl Management Rights Easements.





REGION'S 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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