United Country
ADVANTAGE Land CO.

EXPOSE YOUR DIRT®

5 TRACTS

# 496+/- Acres - Sanborn County, SD
# FOR SALE!

**PUT YOUR BID IN TODAY!**

## 5 Tracts of Recreational Crop Land




**Owners: Wetlands America Trust, Inc.**

605.692.2525

AdvantageLandCo.com

# Farmers | Investors | Hunters
# 5 Tracts of Recreational Crop Land



## Priced at: $3,100/Acre or $1,538,437
Each Tract Priced Separately

**Land Location from Letcher:** 5 miles north on 404th Ave, turn left onto 236th St for 4.5 miles, Tract 1 will be on the south side of the road.

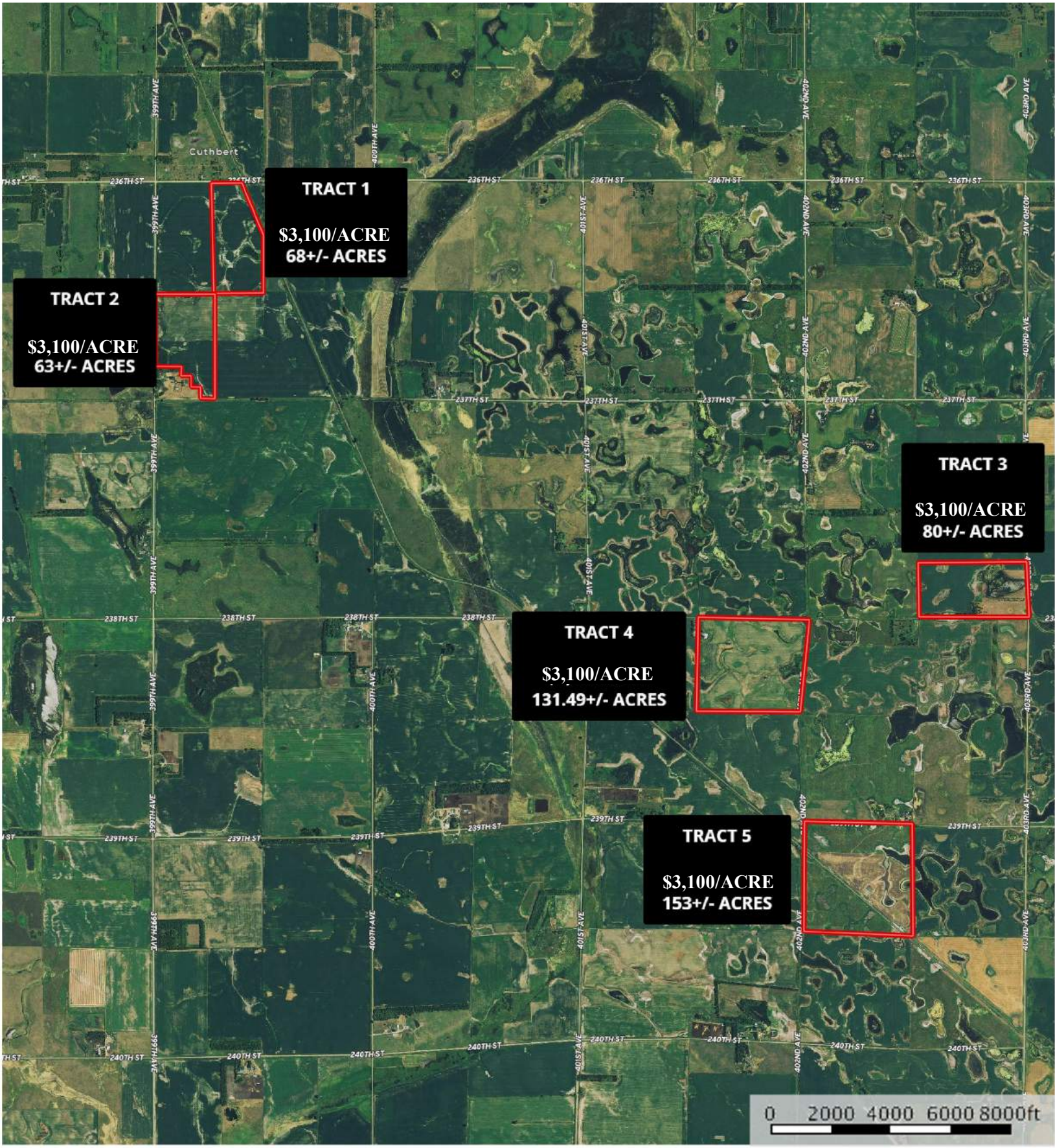
**Snap Shot:** 5 Tracts in a 5 Mile Proximity, Good Access, Majority Class III Soils, 468+/- Crop Land Acres, Located Between Mitchell and Huron, a Hunting Haven!

**Legal Description: T1:** E1/2NW1/4 except east of RR Sec 25-106N-62W, Twin Lake Twp **T2:** W1/2SW1/4 less Lot A GERE ADDN Sec 25-106N-62W, Twin Lake Twp **T3:** S1/2SE1/4 Sec 33-106N-61W, Logan Twp **T4:** NE1/4 Sec 5-105N-61W, Letcher Twp **T5:** NW1/4 Sec 9-105N-61W, Letcher Twp, Sanborn Co, SD

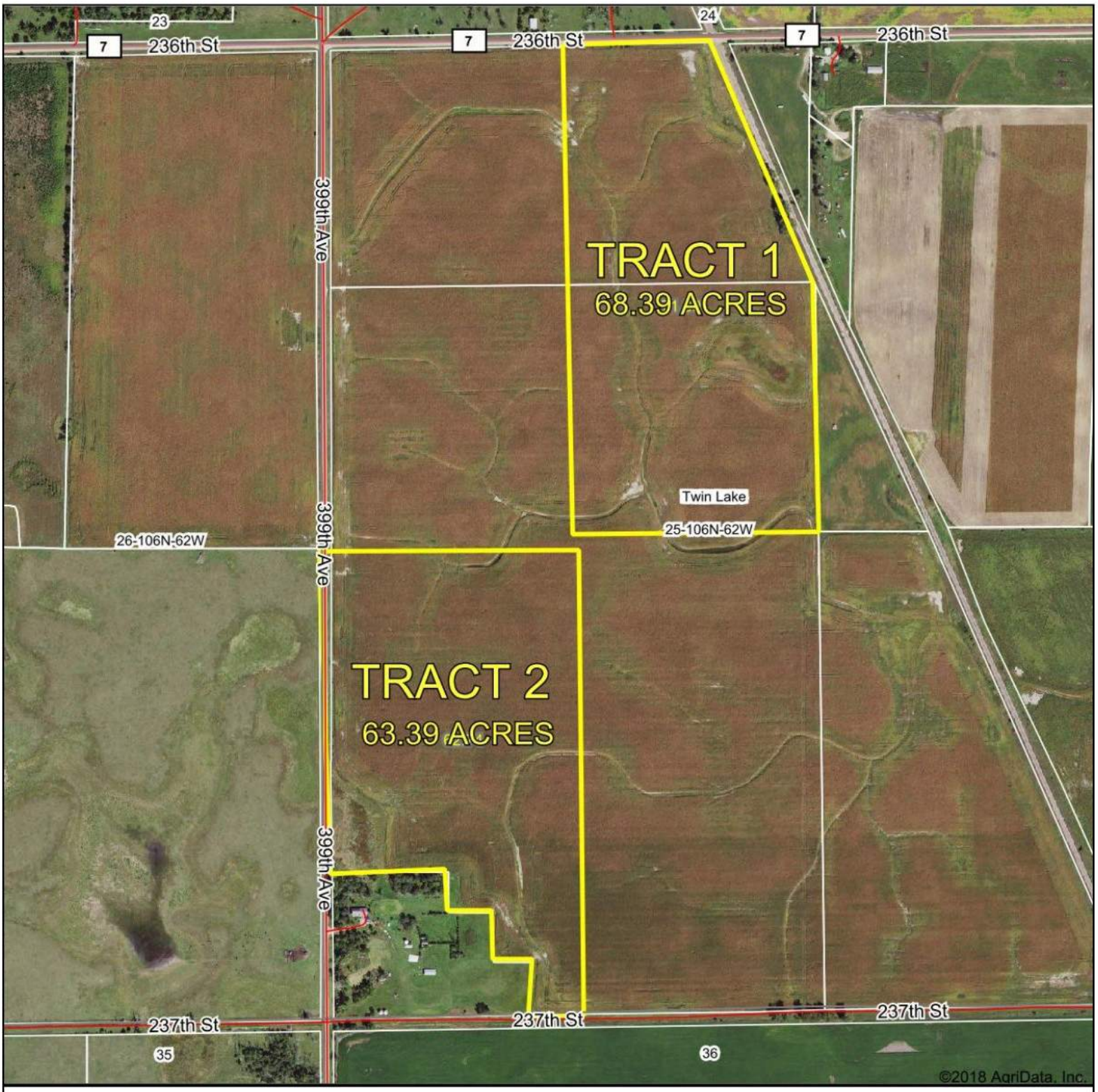
**Total Taxes:** $6,096.44

## Owner: Wetlands America Trust, Inc.

# Overall Aerial Map



# Tract 1 & 2 Aerial Map




United Country ADVANTAGE Land CO.

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

map center: 43° 57' 35.38, -98° 13' 36.13

0ft 833ft 1667ft

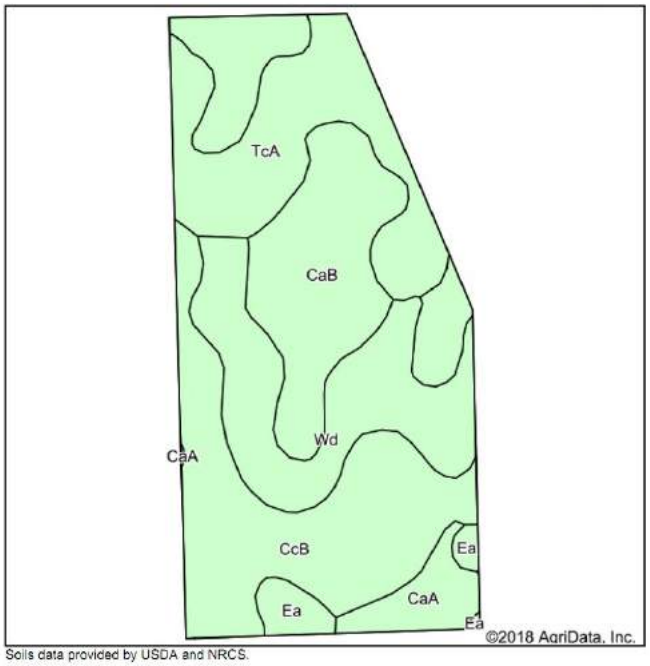
**25-106N-62W**
**Sanborn County**
**South Dakota**

N
W E
S

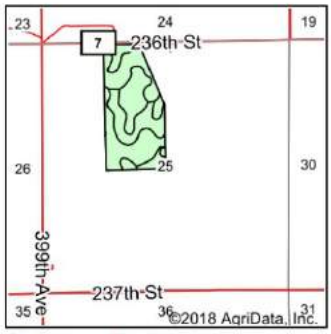
9/13/2018

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

# Tract 1 Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Sanborn**
Location: **25-106N-62W**
Township: **Twin Lake**
Acres: **69.39**
Date: **9/10/2018**

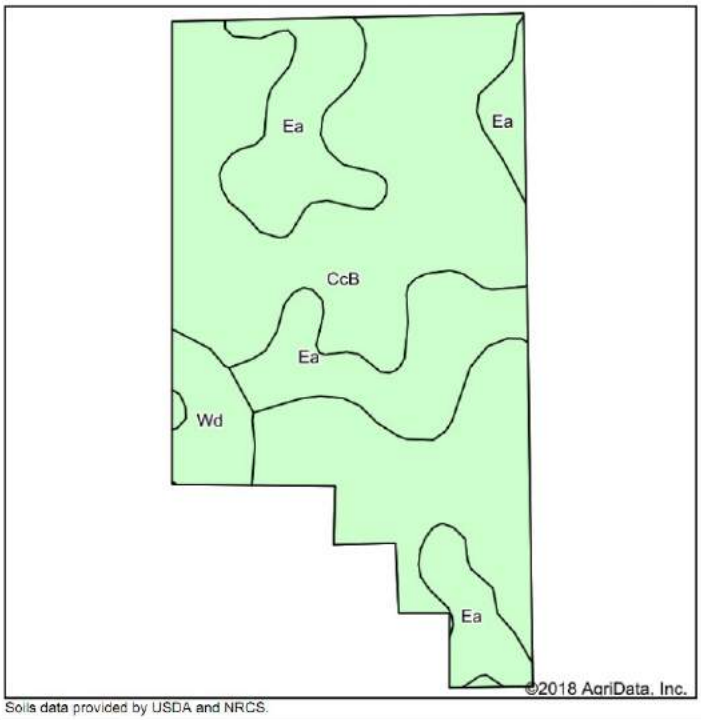
United Country ADVANTAGE Land CO.

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com

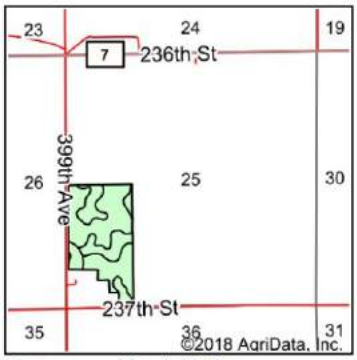
Area Symbol: SD111, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| CcB | Carthage-Hand fine sandy loams, 2 to 6 percent slopes | 24.67 | 35.6% | IIIe | 68 | 57 | 46 |
| TcA | Tetonka-Davison-Clarno complex, 0 to 2 percent slopes | 13.71 | 19.8% | IIw | 70 | | 35 |
| Wd | Woonsocket fine sandy loam | 13.56 | 19.5% | IIIe | 68 | 60 | 34 |
| CaB | Carthage fine sandy loam, 2 to 6 percent slopes | 12.50 | 18.0% | IIIe | 64 | 57 | 46 |
| CaA | Carthage fine sandy loam, 0 to 2 percent slopes | 3.05 | 4.4% | IIIe | 69 | 62 | 47 |
| Ea | Elsmere loamy fine sand, loamy substratum | 1.90 | 2.7% | IVe | 66 | 60 | 27 |
| | | | | **Weighted Average** | **67.7** | **46.6** | **41** |

# Tract 2 Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Sanborn**
Location: **25-106N-62W**
Township: **Twin Lake**
Acres: **63.39**
Date: **9/10/2018**

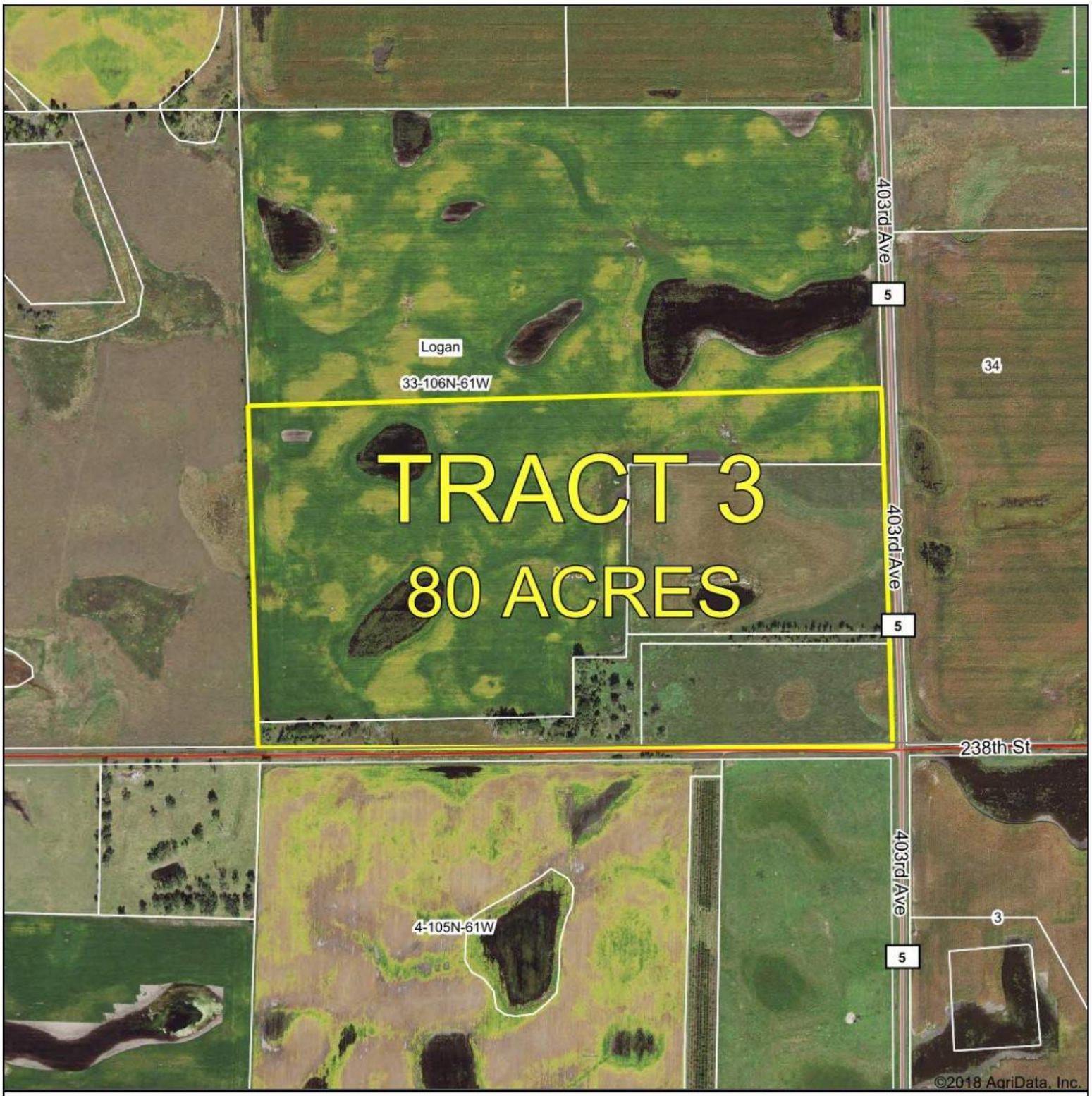
United Country ADVANTAGE Land CO.

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com

Area Symbol: SD111, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| CcB | Carthage-Hand fine sandy loams, 2 to 6 percent slopes | 41.48 | 65.4% | IIIe | 68 | 57 | 46 |
| Ea | Elsmere loamy fine sand, loamy substratum | 18.69 | 29.5% | IVe | 66 | 60 | 27 |
| Wd | Woonsocket fine sandy loam | 3.22 | 5.1% | IIIe | 68 | 60 | 34 |
| | | | | **Weighted Average** | **67.4** | **58** | **39.8** |

# Tract 3 Aerial Map




United Country ADVANTAGE Land CO.

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

map center: 43° 56' 26.09, -98° 9' 24.53

0ft 633ft 1266ft

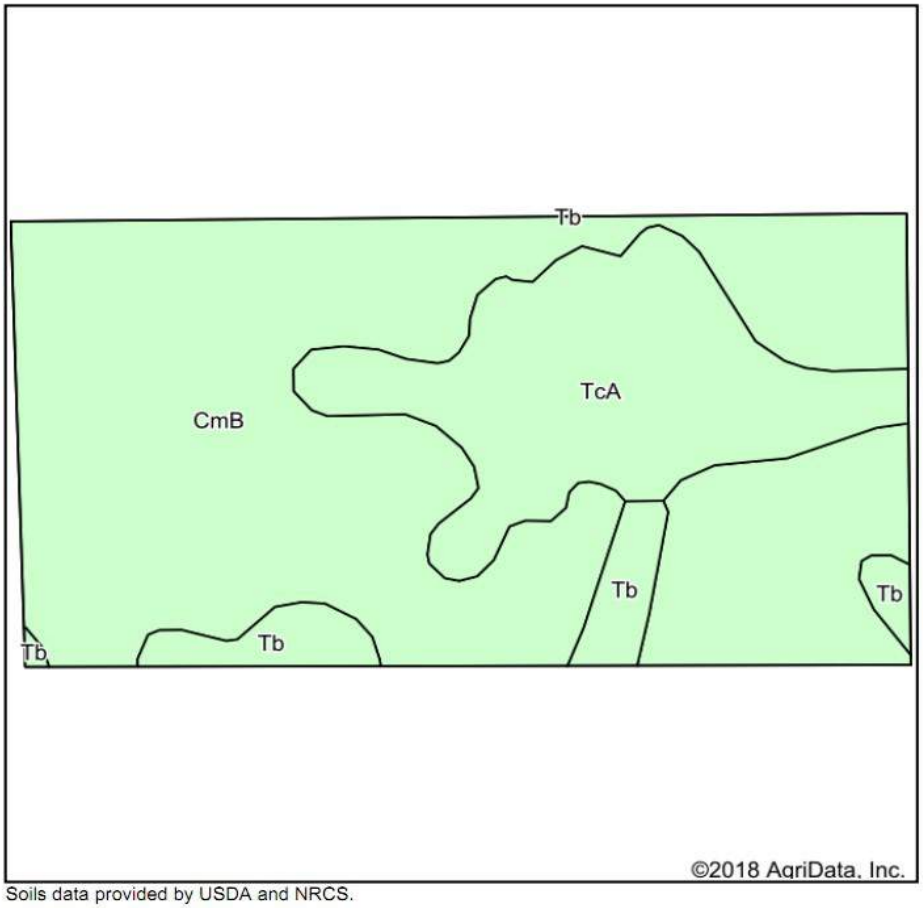
**33-106N-61W**
**Sanborn County**
**South Dakota**

N W E S

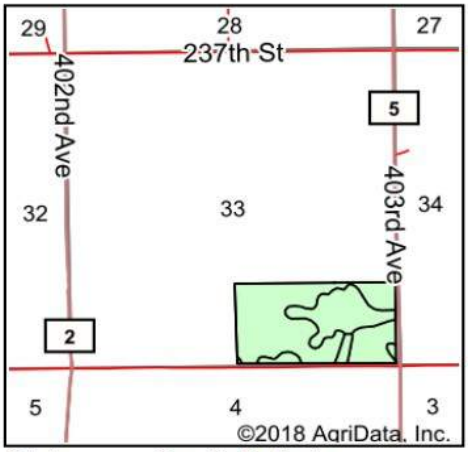
9/13/2018

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

# Tract 3 Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Sanborn**
Location: **33-106N-61W**
Township: **Logan**
Acres: **80**
Date: **9/10/2018**

United Country ADVANTAGE Land CO.

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

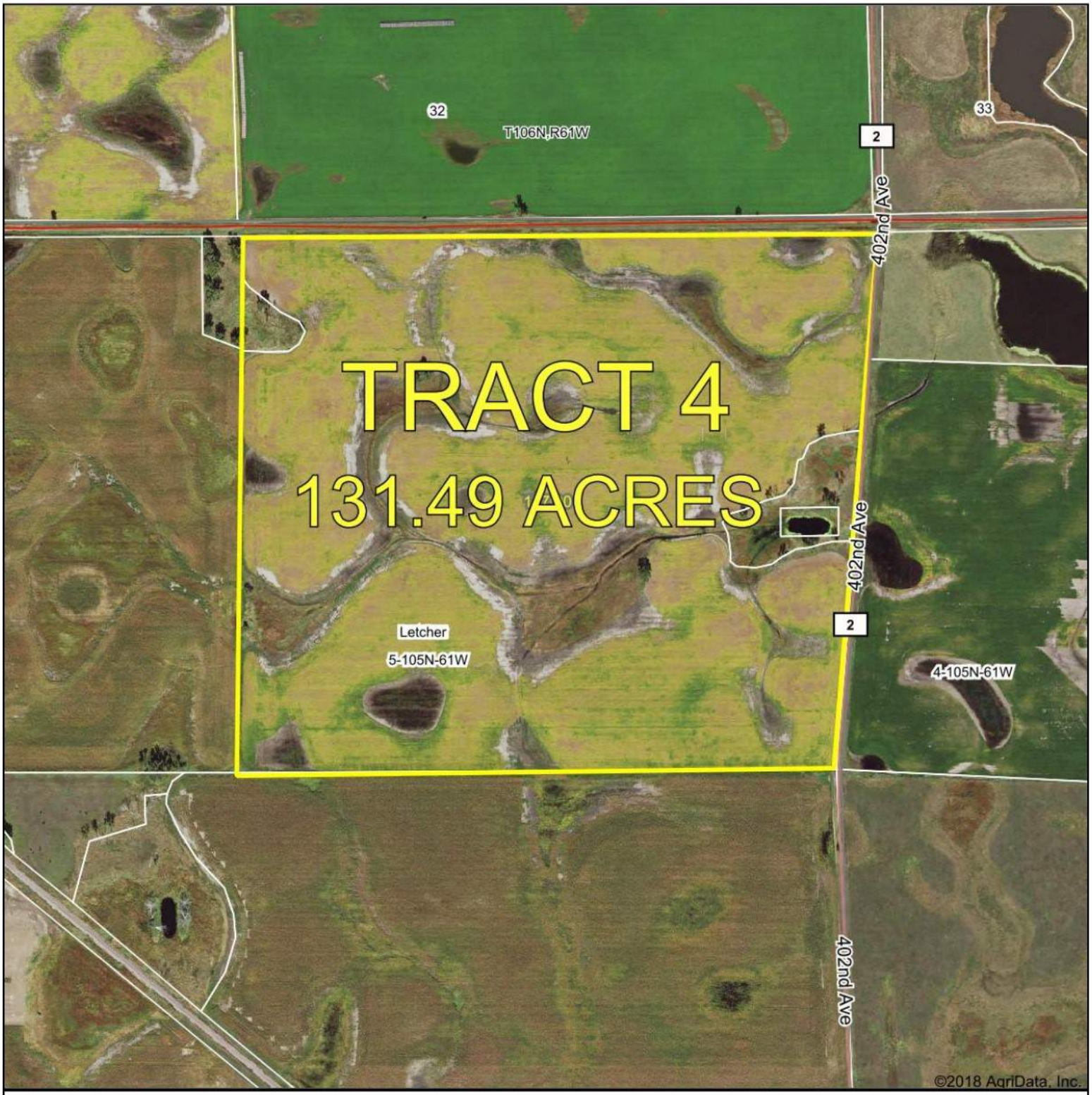
N W E S

Area Symbol: SD111, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | Soybeans | NCCPI Soybeans |
|---|---|---|---|---|---|---|---|---|
| CmB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 56.73 | 70.9% | IIe | 78 | | | 65 |
| TcA | Tetonka-Davison-Clarno complex, 0 to 2 percent slopes | 18.59 | 23.2% | IIw | 70 | 34 | 1 | 35 |
| Tb | Tetonka silt loam, 0 to 1 percent slopes | 4.68 | 5.8% | IVw | 56 | | | 9 |
| | | | | **Weighted Average** | **74.9** | **7.9** | **0.2** | **54.8** |



# Tract 4 Aerial Map




United Country ADVANTAGE Land CO.

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

map center: 43° 56' 4.78, -98° 10' 36.36

0ft 636ft 1273ft

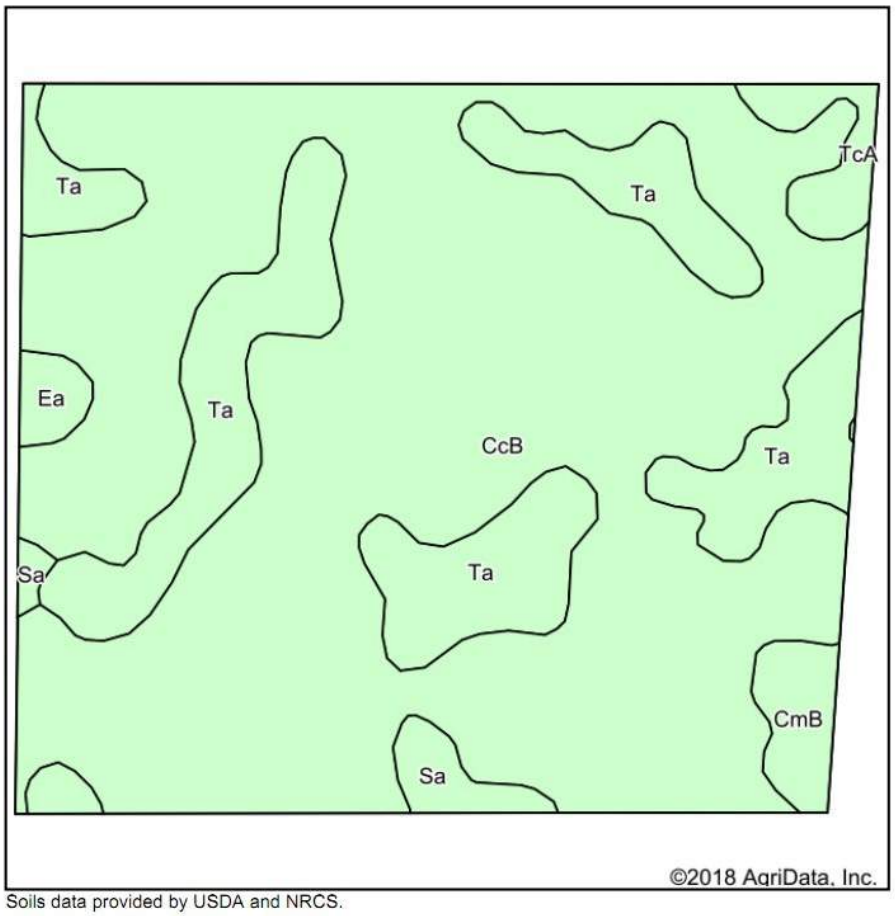
**5-105N-61W**
**Sanborn County**
**South Dakota**

N W E S

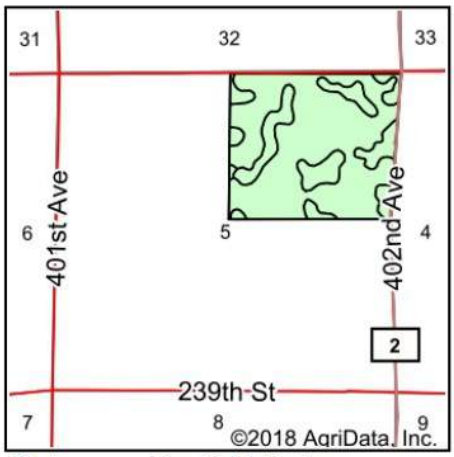
9/13/2018

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

# Tract 4 Crop Land Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Sanborn**
Location: **5-105N-61W**
Township: **Letcher**
Acres: **131.49**
Date: **9/10/2018**

United Country ADVANTAGE Land CO.

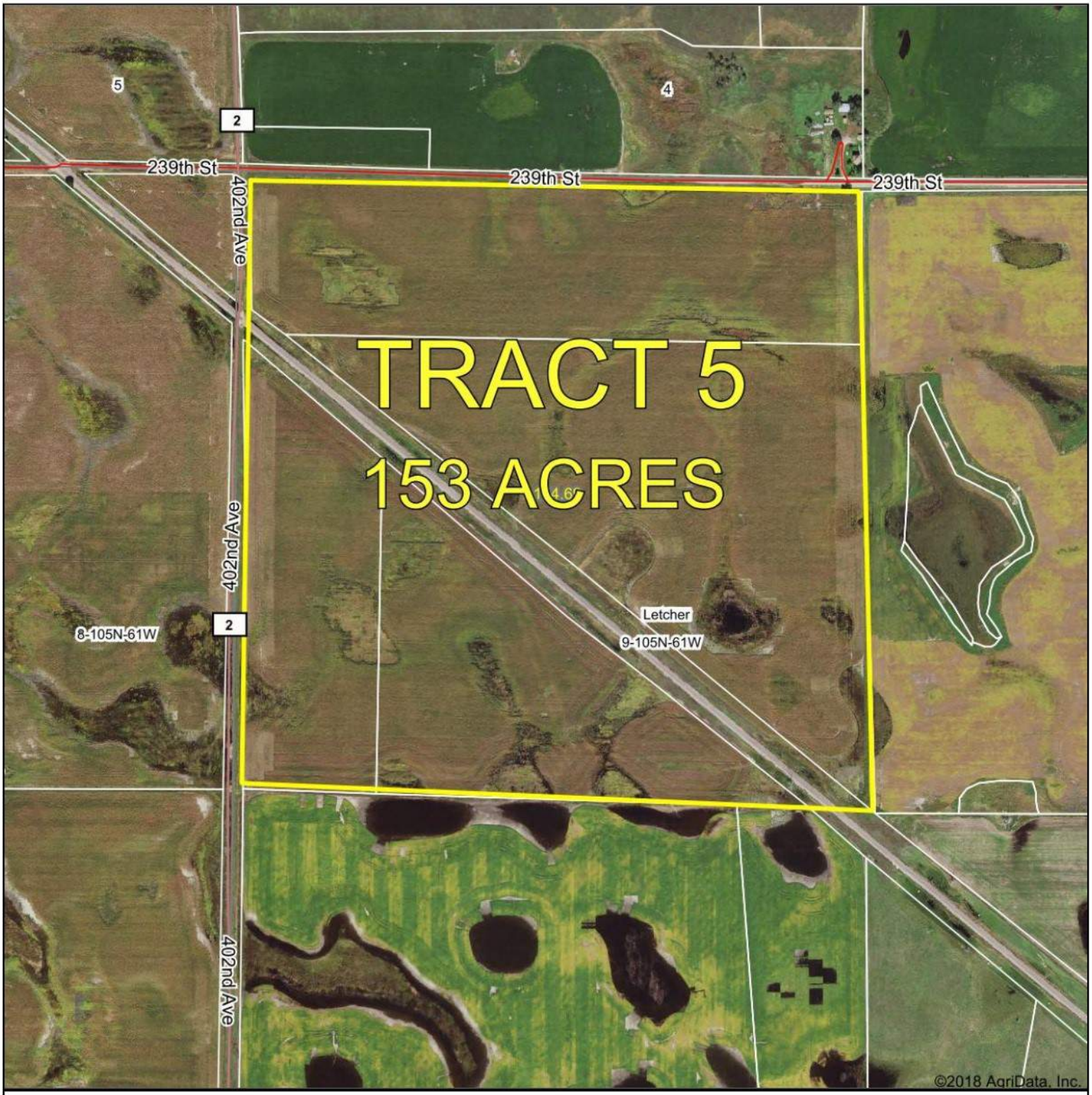
Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

Area Symbol: SD111, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| CcB | Carthage-Hand fine sandy loams, 2 to 6 percent slopes | 97.33 | 74.0% | IIIe | 68 | 57 | 46 |
| Ta | Tetonka loamy fine sand, overblown | 25.31 | 19.2% | IVw | 57 | | 4 |
| Sa | Shue-Davison loamy fine sands | 2.73 | 2.1% | IVw | 61 | 58 | 39 |
| CmB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 2.52 | 1.9% | IIe | 78 | | 65 |
| TcA | Tetonka-Davison-Clarno complex, 0 to 2 percent slopes | 2.37 | 1.8% | IIw | 70 | | 35 |
| Ea | Elsmere loamy fine sand, loamy substratum | 1.23 | 0.9% | IVe | 66 | 60 | 27 |
| | | | | **Weighted Average** | **65.9** | **44** | **37.8** |



# Tract 5 Aerial Map




United Country ADVANTAGE Land CO.

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

map center: 43° 55' 13.3, -98° 10' 1.66

0ft 653ft 1306ft

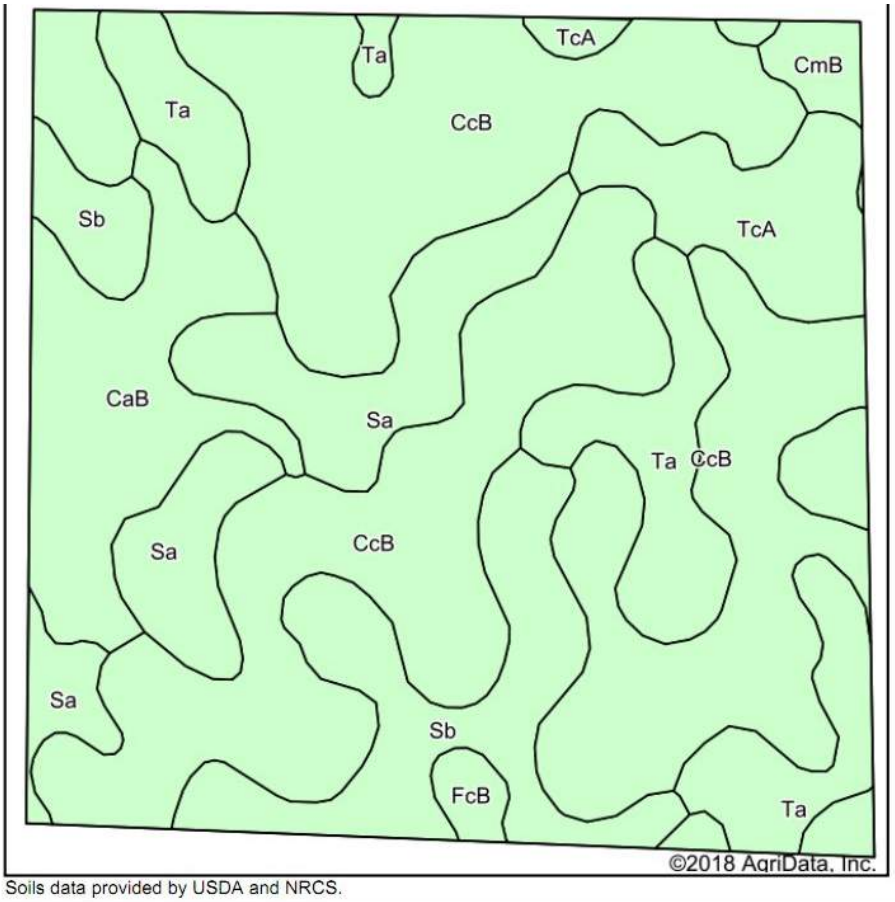
**9-105N-61W**
**Sanborn County**
**South Dakota**

N W E S

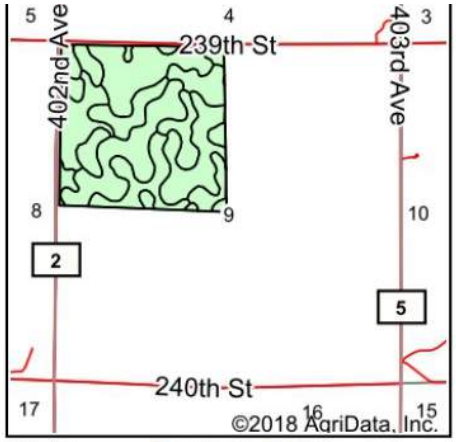
9/13/2018

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

# Tract 5 Crop Land Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Sanborn**
Location: **9-105N-61W**
Township: **Letcher**
Acres: **153**
Date: **9/10/2018**

United Country ADVANTAGE Land CO.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

Area Symbol: SD111, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | NCCPI Soybeans |
|---|---|---|---|---|---|---|---|
| CcB | Carthage-Hand fine sandy loams, 2 to 6 percent slopes | 75.06 | 49.1% | IIIe | 68 | 57 | 46 |
| Ta | Tetonka loamy fine sand, overblown | 17.33 | 11.3% | IVw | 57 | | 4 |
| Sb | Shue variant loamy fine sand | 16.64 | 10.9% | Vw | 31 | | 6 |
| Sa | Shue-Davison loamy fine sands | 15.75 | 10.3% | IVw | 61 | 58 | 39 |
| CaB | Carthage fine sandy loam, 2 to 6 percent slopes | 14.52 | 9.5% | IIIe | 64 | 57 | 46 |
| TcA | Tetonka-Davison-Clarno complex, 0 to 2 percent slopes | 10.71 | 7.0% | IIw | 70 | | 35 |
| CmB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 1.77 | 1.2% | IIe | 78 | | 65 |
| FcB | Forestburg-Ethan loamy fine sands, 2 to 6 percent slopes | 1.22 | 0.8% | IVe | 62 | 53 | 33 |
| | | | | **Weighted Average** | **61.8** | **39.8** | **35.5** |



South Dakota
Sanborn
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
**Abbreviated 156 Farm Record**

Prepared: 8/29/18 2:55 PM
Crop Year: 2018
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name**

**Farm Identifier**
18-38

**Recon Number**

**Farms Associated with Operator:**
4386

**CRP Contract Number(s):** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|---|---|---|---|---|---|---|---|---|
| 278.35 | 277.21 | 277.21 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 277.21 | 0.0 | 0.0 | 0.0 |

**ARC/PLC**

| ARC-IC | ARC-CO | PLC | PLC-Default |
|---|---|---|---|
| NONE | CORN , SOYBN | NONE | NONE |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| CORN | 193.71 | | 123 | 0.0 |
| SOYBEANS | 69.07 | | 39 | 0.0 |
| **Total Base Acres:** | 262.78 | | | |

**Tract Number:** 5934 **Description:** ENW25xc6acEofRR;SW25xcbldsite&67acWofRRnSE25-10662

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|---|---|---|---|---|---|---|
| 278.35 | 277.21 | 277.21 | 0.0 | 0.0 | 0.0 | 0.0 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 277.21 | 0.0 | 0.0 | 0.0 |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| CORN | 193.71 | | 123 | 0.0 |
| SOYBEANS | 69.07 | | 39 | 0.0 |
| **Total Base Acres:** | 262.78 | | | |

**Owners:** WETLANDS AMERICA TRUST, INC.

**Other Producers:** None

South Dakota | U.S. Department of Agriculture | Prepared: 8/29/18 2:55 PM

Sanborn | Farm Service Agency | Crop Year: 2018

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** | **Farm Identifier** 17-25 | **Recon Number**

**Farms Associated with Operator:**
4118, 4401

**CRP Contract Number(s):** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|---|---|---|---|---|---|---|---|---|
| 77.34 | 70.64 | 70.64 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 70.64 | 0.0 | 0.0 | 0.0 |

**ARC/PLC**

| ARC-IC | ARC-CO | PLC | PLC-Default |
|---|---|---|---|
| NONE | CORN , SOYBN | NONE | NONE |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| CORN | 59.34 | | 117 | 0.0 |
| SOYBEANS | 11.3 | | 35 | 0.0 |
| **Total Base Acres:** | 70.64 | | | |

**Tract Number:** 5881 **Description:** S SE 33-106-61

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|---|---|---|---|---|---|---|
| 77.34 | 70.64 | 70.64 | 0.0 | 0.0 | 0.0 | 0.0 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 70.64 | 0.0 | 0.0 | 0.0 |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| CORN | 59.34 | | 117 | 0.0 |
| SOYBEANS | 11.3 | | 35 | 0.0 |
| **Total Base Acres:** | 70.64 | | | |

**Owners:** WETLANDS AMERICA TRUST, INC.

**Other Producers:** None

South Dakota | U.S. Department of Agriculture | Prepared: 8/29/18 2:55 PM

Sanborn | Farm Service Agency | Crop Year: 2018

Report ID: FSA-156EZ

# Abbreviated 156 Farm Record



DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

**Operator Name** | **Farm Identifier** 15-7 | **Recon Number**

**Farms Associated with Operator:**
3653, 3774

**CRP Contract Number(s):** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|---|---|---|---|---|---|---|---|---|
| 128.45 | 123.23 | 123.23 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 123.23 | 0.0 | 0.0 | 0.0 |

**ARC/PLC**

| ARC-IC | ARC-CO | PLC | PLC-Default |
|---|---|---|---|
| NONE | NONE | WHEAT, OATS , CORN BARLY | NONE |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| OATS | 3.5 | | 43 | 0.0 |
| CORN | 30.1 | | 104 | 0.0 |
| BARLEY | 1.8 | | 31 | 0.0 |
| **Total Base Acres:** | 35.4 | | | |

**Tract Number:** 4467 **Description:** NE 5-105-61

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|---|---|---|---|---|---|---|
| 128.45 | 123.23 | 123.23 | 0.0 | 0.0 | 0.0 | 0.0 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 123.23 | 0.0 | 0.0 | 0.0 |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| OATS | 3.5 | | 43 | 0.0 |
| CORN | 30.1 | | 104 | 0.0 |
| BARLEY | 1.8 | | 31 | 0.0 |
| **Total Base Acres:** | 35.4 | | | |

**Owners:** WETLANDS AMERICA TRUST, INC.

**Other Producers:** None

FARM: 4512

South Dakota | U.S. Department of Agriculture | Prepared: 8/29/18 2:55 PM

Sanborn | Farm Service Agency | Crop Year: 2018

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Operator Name | Farm Identifier | Recon Number |
|---|---|---|
| | 15-2 | |

**Farms Associated with Operator:**
None

**CRP Contract Number(s):** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|---|---|---|---|---|---|---|---|---|
| 143.67 | 143.67 | 143.67 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 143.67 | 0.0 | 0.0 | 0.0 |

**ARC/PLC**

| ARC-IC | ARC-CO | PLC | PLC-Default |
|---|---|---|---|
| NONE | OATS , CORN | NONE | NONE |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| OATS | 22.79 | | 47 | 0.0 |
| CORN | 54.08 | | 104 | 0.0 |
| **Total Base Acres:** | 76.87 | | | |

**Tract Number:** 5752 **Description:** NW 9-105-61

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|---|---|---|---|---|---|---|
| 143.67 | 143.67 | 143.67 | 0.0 | 0.0 | 0.0 | 0.0 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |
|---|---|---|---|---|---|
| 0.0 | 0.0 | 143.67 | 0.0 | 0.0 | 0.0 |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|---|---|---|---|---|
| OATS | 22.79 | | 47 | 0.0 |
| CORN | 54.08 | | 104 | 0.0 |
| **Total Base Acres:** | 76.87 | | | |

**Owners:** WETLANDS AMERICA TRUST, INC.

**Other Producers:** None

# PROPERTY BREAKOUT

## TRACT 1

ACRES: 68.39+/- Acres PRICE: $3,100/Acre TAXES: $927.65 (estimated)

LEGAL: E1/2NW1/4 except east of RR Sec 25-106N-62W, Twin Lake Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, south of Cuthbert, this property offers 67.25 cropland acres. There are a total of 63.8 base acres having a 47 acre corn base with a 123 bu plc yield, and a 16.8 acre soybean base with a 39 bu plc yield. The balance of this land consists of a cattail sloughs and grassy waterways providing good hunting opportunities for whitetail deer and upland game birds. Invest in this tangible asset conveniently located between Mitchell and Huron and enjoy hunting memories for years to come. Access this land from 236th St to the north and know this land is covered with a Waterfowl Management Rights Easement.

## TRACT 2

ACRES: 63.39+/- Acres PRICE: $3,100/Acre TAXES: $895.39 (estimated)

LEGAL: W1/2SW1/4 less Lot A GERE ADDN Sec 25-106N-62W, Twin Lake Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, south of Cuthbert, this property offers 63.39 cropland acres. There are a total of 60.2 base acres having a 44.36 acre corn base with a 123 bu plc yield, and a 15.8 acre soybean base with a 39 bu plc yield. With easy access off 399th Ave, the balance is made up of grassy waterways and and a few wetlands. This property is versatile for any farmer, rancher, or outdoor enthusiast, so take advantage of this offering and let it help meet your goals! This land is covered by a Waterfowl Management Rights Easement.

## TRACT 3

ACRES: 80+/- Acres PRICE: $3,100/Acre TAXES: $977.64

LEGAL: S1/2SE1/4 Sec 33-106N-61W, Logan Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, south of Forestburg, this property offers 70.64 cropland acres. There are a total of 70.64 base acres having a 59.34 acre corn base with a 117 bu plc yield, and a 11.3 acre soybean base with a 35 bu plc yield. There are about 34 acres in use for crop production, 29+/- acres in use for pasture with about 4 acres made up of mature trees. With easy access off 403rd Ave, wetlands, and mature trees, this property provides ample hunting opportunities for several species of game. If you are in the market for a diverse piece of land with row crop, pasture and hunting opportunities, add this piece to your portfolio. This land is covered with a Waterfowl Management Rights Easement.

## TRACT 4

ACRES: 131.49+/- Acres PRICE: $3,100/Acre TAXES: $1,561.86

LEGAL: NE1/4 Sec 5-105N-61W, Letcher Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, north of Letcher, this property offers 123.23 cropland acres. There are a total of 35.4 base acres having a 30.1 acre corn base with a 104 bu plc yield, 3.5 acre oat base with 43 bu plc yield, and a 1.8 acre barley base with a 31 bu plc yield. The balance of this property consists of wetlands, grassy ditches and sloughs, along with row crops providing both farming and hunting opportunities. With a square quarter of dirt and endless outdoor activities, enjoy the recreation and return on investment this land brings. Access this land from 402 Ave and 238 St and know this land is covered with a Waterfowl Management Rights Easement.

## TRACT 5

ACRES: 153+/- Acres PRICE: $3,100/Acre TAXES: $1,733.90

LEGAL: NW1/4 Sec 9-105N-61W, Letcher Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, north of Letcher, this property offers 143.67 cropland acres. There are a total of 76.87 base acres having a 54.08 acre corn base with a 104 bu plc yield and a 22.7 acre oat base with 47 bu plc yield. This property provides easy access off 239th St and 402nd Ave with the rail road running through. With row crops and a large wetland area, the opportunities for wild game are endless for any outdoor enthusiast. Take advantage of this property today! This land is covered with a Waterfowl Management Rights Easement.

# FARMERS | INVESTORS | HUNTERS
# 5 Tracts of Recreational Crop Land

## BROKERS NOTES:

These 5 tracts encompass a total of 496+/- acres of crop, grass and slough conveniently situated in the territory between Huron and Mitchell, in Sanborn County. With 468.18+/- cropland acres and 306.91+/- base acres, this land has a strong spread of crop land located within 5 miles of one another. The balance is made up of a 29 acre pasture, mature trees, cattail sloughs, wetlands and grassy waterways. The predominate soil across the entire offering is Class III soils with a gently rolling topography. This land is covered by a Waterfowl Management Rights Easement, also making this land a prime attraction for several species of game. Generate a return on your investment while having the opportunity to make memories hunting with your family and friends for years to come.

*Soil information is provided by Surety Agridata. Cropland acres are based on FSA information.

## 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

United Country
ADVANTAGE LandCO.

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
Megan Hammond (605) 690-1376
Charles Hegerfeld (605) 692-2525
Laura Hegerfeld (605) 692-2525
Elizabeth Wilcox (605) 490-7860