

LAND FOR SALE

160+/- Acres • Perkins County, South Dakota
Offered at \$192,000

Highlights:

- Highly productive cropland
- Located just off a maintained county road on an improved township road
- Property is rented for 2021 growing season



L-2100293

Property Location: From Bison, South Dakota, Highway 20, west 10.5 miles to Date Road, south on Date Road 5 miles to 134th Street, and west 2.5 miles.

Legal Description: N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, Township 17N, Range 11E, Perkins County, South Dakota.



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For additional information, please contact:

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Property Information

Property Description: The property is an L shaped, highly productive 160± acres located just off a maintained county road on an improved township road. The property is rented for the 2021 growing season.

Farm Data:

Cropland	154.31 acres
Other	<u>5.69 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	31.63 acres	27 bushels
Corn	6.31 acres	54 bushels
Sunflowers	2.04 acres	942 pounds
Barley	3.88 acres	31 bushels
Oats	1.53 acres	40 bushels

Price: \$192,000

2020 Taxes: \$719.12



Aerial Photo

Soil Map

Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
ReB	Regent-Daglum complex, 2 to 6 percent slopes	102.5	64.17	53	2e
RfB	Regent-Savage silty clay loams, 3 to 6 percent slopes	46.1	28.84	79	2e
MdC	Morton-Lantry loams, 2 to 9 percent slopes	11.2	6.99	72	2e
TOTALS		159.7	100%	61.83	2.0

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.