

Land For Sale

ACREAGE:

35.00 Acres, m/l

LOCATION:

Turner County, SD



Property *Key Features*

- Level 35.00 Taxable Acres
- Soil Productivity Index of 88.00
- Located Approximately 13 Miles Southwest of Parker, South Dakota

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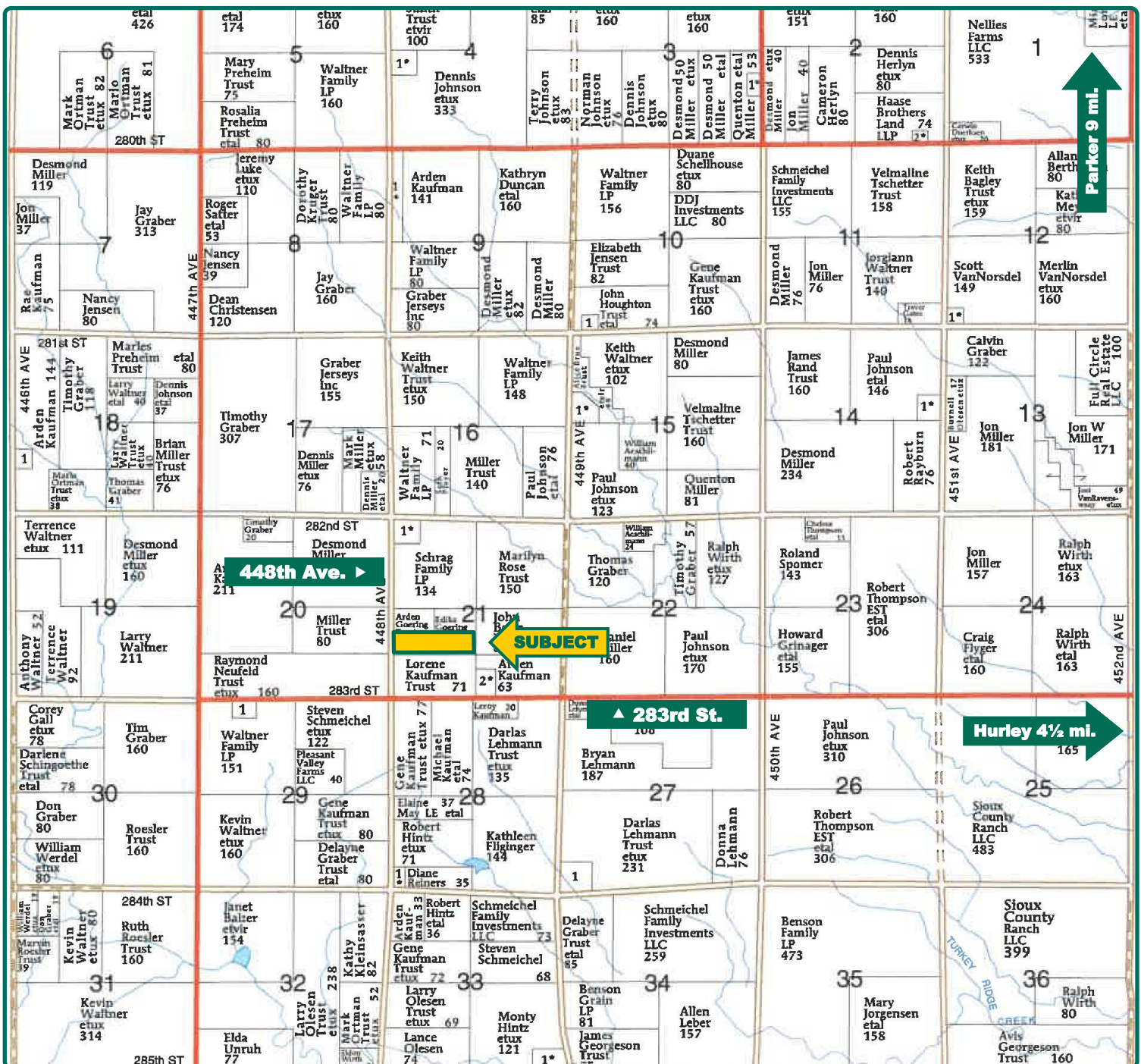
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FSA/Eff. Crop Acres:	33.95
Corn Base Acres:	16.80
Bean Base Acres:	16.80
Soil Productivity:	88.00 P.I.

Property Information

35.00 Acres, m/l

Location

From Hurley: go west on 283rd St. for 7½ miles, then north on 448th Ave. for 0.2 miles. The property is located on the east side of the road.

Legal Description

The S½ of the N½ of the SW¼, Section 21, Township 98 North, Range 54 West of the 5th P.M., Turner Co., SD.

Price & Terms

- \$418,250
- \$11,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$826.50
Net Taxable Acres: 35.00
Tax per Net Taxable Acre: \$23.61
Tax Parcel ID #: 12000-09854-213-05

Lease Status

Leased through the 2024 crop year. If the property closes by June 1, 2024, the seller will issue the buyer a cash rent credit at closing. The seller will also remain responsible for the 2024 crop year lease. Contact agent for details.

FSA Data

Farm Number 3638, Tract 6638
FSA/Eff. Crop Acres: 33.95
Corn Base Acres: 16.80
Corn PLC Yield: 138 Bu.
Bean Base Acres: 16.80
Bean PLC Yield: 42 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Clarno-Bonilla.
Productivity Index (PI) on the FSA/Eff. Crop acres is 88.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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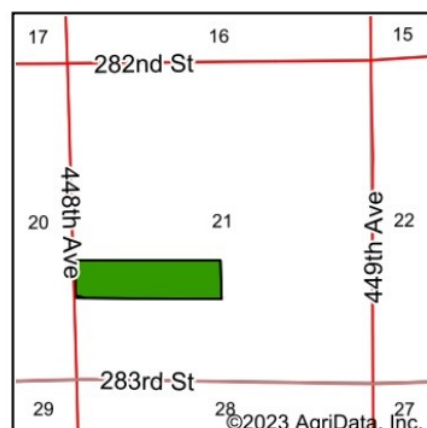
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State: **South Dakota**
County: **Turner**
Location: **21-98N-54W**
Township: **Norway**
Acres: **33.95**
Date: **11/8/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD125, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	33.88	99.8%		IIc	88
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	0.07	0.2%		IIc	82
Weighted Average					2.00	88

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Level.

Water & Well Information

None.

Drainage

Natural.

Buildings/Improvements

None.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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East looking West



West looking East



Southwest looking Northeast



Northeast looking Southwest



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