

160± ACRES CRP GROUND
LYMAN COUNTY, SD

LAND FOR SALE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

\$1,700
PER ACRE

ALL OFFERS CONSIDERED

Sellers: Harriet Edman, Margaret Newville, Wyman Whitney

Contact Your Listing Agents

Mike Fujan 605.777.9470 | John Erck 605.999.7923

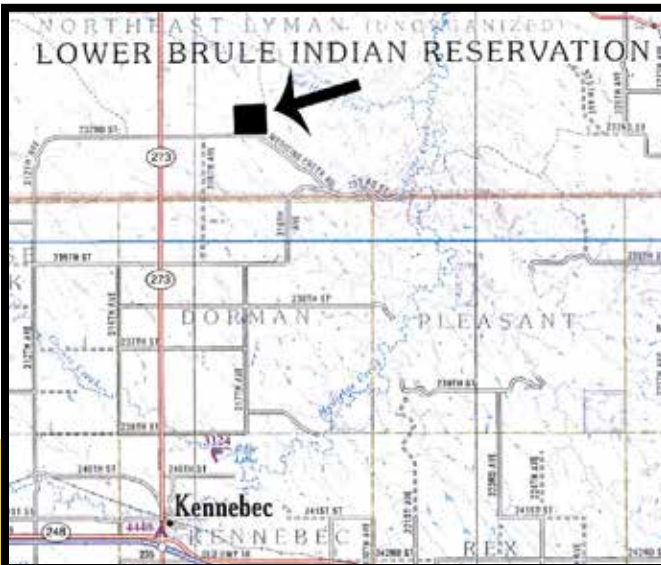
Explore the Property from Above

DRONE TOUR



Information:

There are 134.25 farmable acres of the 154 acres that make up this quarter section. Currently, the property is in CRP and has been in natural and brome grass for the past twenty years. The CRP contract is expiring on 9-30-2020. The CRP payment was \$41.28 per acre. If the land was reinstated into CRP in 2021, the Farm Service Agency in Lyman County estimated payment would be \$60.00 per acre. The ground will be farmable this fall for winter wheat or next spring for row crop. Currently, there is a great pheasant and waterfowl habitat on the property. 2020 should produce a bumper crop of pheasants as there are multiple quarters of CRP surrounding this land. A hunting lease for this fall could be a bonus option! For the long term investor, this land is a great consideration for a self-directed IRA. There are many great farm operators in the area ready willing and able to rent this land – which will produce a steady year over year income.



Location:

From Interstate 90, exit 241, take Hwy 273 north of Kennebec approximately nine miles. At Road 323, there is a BigIron Realty directional sign that will point you to turn right and travel two more miles. The property is located on the northeast side of the road. Look for the BigIron Realty sign!

Legal:

The SW ¼ Sec. 27- R107-T75 Lyman County, SD, containing 160± acres.

2019 Taxes:

\$879.88

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions.

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