

GRAZING, HAY, AND HUNTING PROPERTY
320± ACRES KINGSBURY COUNTY, SD

LAND FOR SALE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

PRICED AT
\$1,200,000



Seller: Jarret M. Lee

Contact Your Listing Agent

Mike Fujan 605.777.9470

Explore the Property from Above

DRONE TOUR



Information:

If you are putting up grass hay, hunting waterfowl or grazing cattle/horses, you need to see this property! Located 2 miles – flyway- from Lake Thompson, this property is prime for waterfowl hunting during the spring and fall seasons! The rent on the ground provides an excellent return on investment, or graze your animals on it! This farm comes complete with 320± acres, with a perpetual grassland easement on the property that only allows for grazing. It has two county fed water tanks that service the south and north quarter. The tanks are positioned in the fence lines to provide water to each of the 80's. The property was fenced with new fencing and posts (alternating wood and steel) across and around the perimeter.

Location:

From Oldham, SD, go 2 miles west on 218 Street. The property will be on the north side of the road.

Legal:

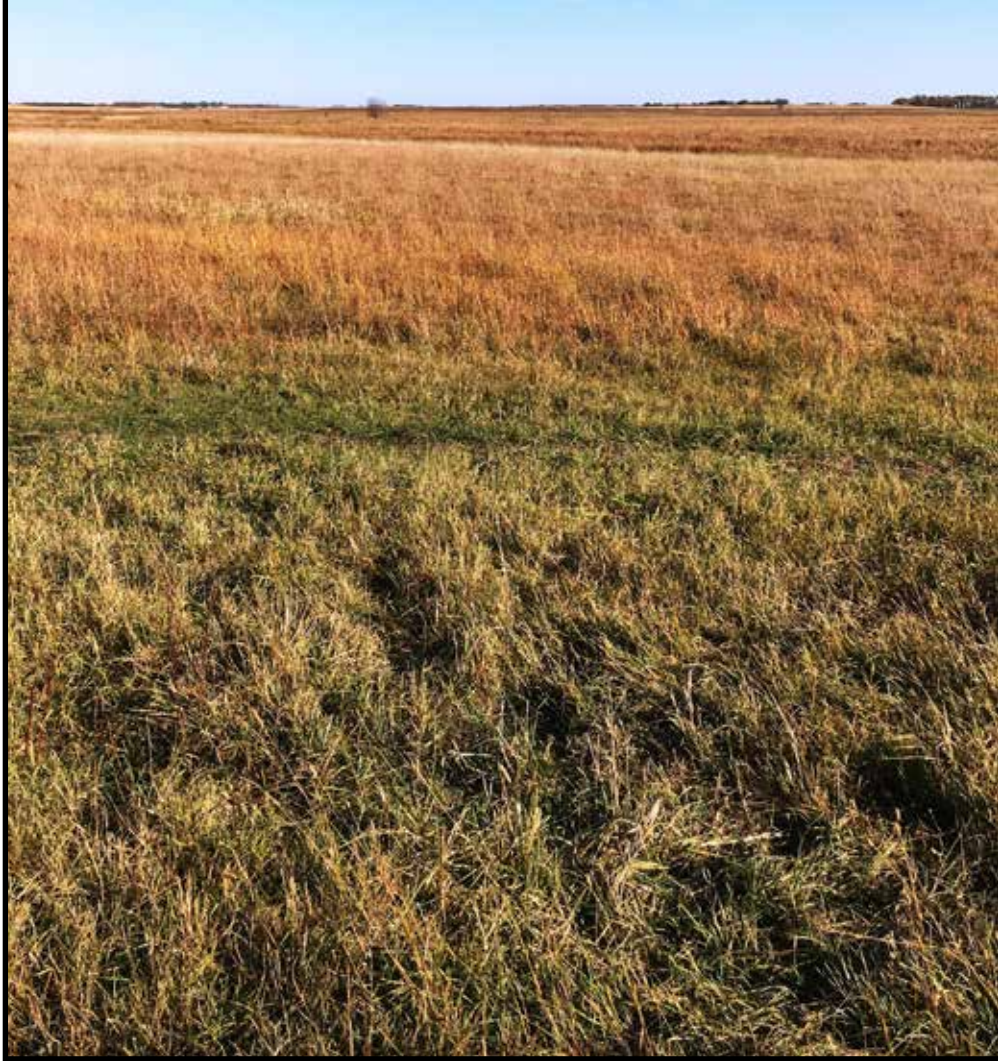
The E ½ of Section 19-109-54 Whitewood Township, Kingsbury County, SD, containing 320± acres.

Taxes:

\$5,077.38



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. Copyright 2020 BigIron Realty. All rights reserved.



Additional Information:

Land Features:

- Fenced property – perimeter
- Fenced fields – 80 acre lots with shared water tanks
- 10 acres of fee simple land
- 310 acres of easement land – grazing and wildlife only
- Fence quality is excellent – wood, steel, wood with new barbed wire installed in 2013 – 3 years left on the cost-share program
- Topography, level, partial slope, wetlands, tall grass, good pasture land
- County water to the 2 – 1300 gallon water tanks on cement with heaters

Additional Features: Lowland/wetland areas can be developed into increased hunting for deer, waterfowl, and upland game birds. Located approximately 1½ miles east of Lake Thompson (situated on the waterfowl Fall and Spring Flyways), this makes an excellent location for waterfowl hunting in the multiple slew areas.

Farmland: There are 320± deeded acres, of which 10 acres have no restrictions on them, fee simple. There are no farmable acres on this property, just grazing, haying, and hunting.

**Special Note: The owner has signed the property over to the government for access rights so the land can only be hunted, hayed, and/or grazed.*

