

LAND FOR SALE | UNION COUNTY, SOUTH DAKOTA

Union County



300

BRYAN BERGDALE
712.251.8588
Bryan@PeoplesCompany.com

ACRES
M/L

STEVE BRUERE
515.222.1347
Steve@PeoplesCompany.com

LISTING #16677

PEOPLES COMPANY.COM



Property Info

Peoples Company is proud to offer 300 acres m/l in Union County, South Dakota. The 300 acre m/l farm contains 238 FSA cropland acres, of which approximately 135.42 acres m/l are currently being farmed carrying a productivity index of 61.3. Primary soil types include Alcester silty clay loam and Moody silty clay loam. The balance of the farm consists of approximately 160.71 acres m/l of high quality pasture including multiple springs, mature timber, and a 2-acre pond.

The property is great for hunting with plenty of mature timber for cover and abundant food and water sources. The area is known for its ability to produce and hold mature whitetails in addition to a large turkey population.

This farm would be a great add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. For those looking to build, South Lincoln rural water has a 2-inch water line that runs along 299th Street approximately 1/2 mile to the west. The farm is located just northeast of Alcester, South Dakota along 299th Street in Section 17 of Virginia Township.

One of the licensed listing agents is related to the seller.

**For more information visit
PEOPLESCOMPANY.COM**










NET TAXES \$4,646.00

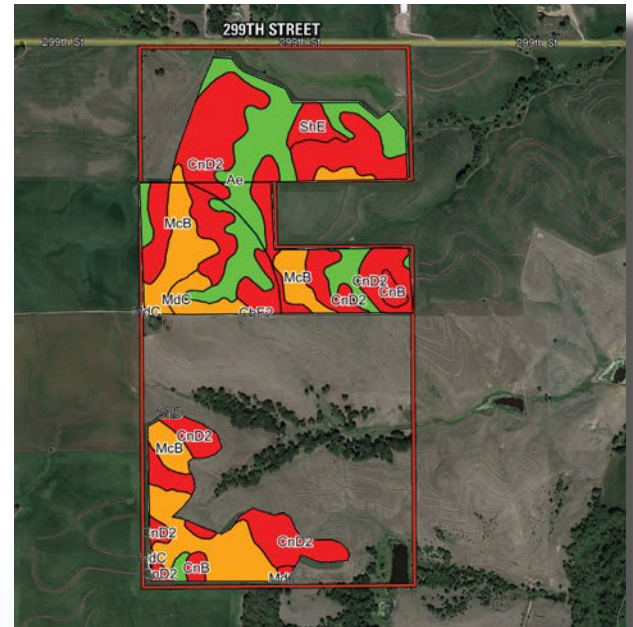
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Tillable Soils

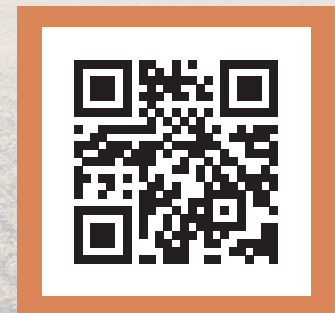
Current Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	NCCPI
CnD2	Crofton-Nora complex	64.22	47.4%		65
Ae	Alcester silty clay loam	30.84	22.8%		75
McB	Moody silty clay loam	29.98	22.1%		75
MdC	Moody-Nora silty clay loam	4.21	3.1%		66
ShE	Shindler clay loam	3.55	2.6%		31
CnB	Crofton-Nora complex	2.53	1.9%		38
CbE2	Crofton silt loam	0.09	0.1%		63
Weighted Average					68.7



From Alcester, SD: Starting at the intersection of Highway 11 & 301st Street, head north on Highway 11 for 2 miles. Turn right (east) onto 299th Street for 4.5 miles. The farm lies on the south side of the road.

From Hawarden, IA: Starting at the intersection of Highway 10 & Highway 12, head north on Highway 10 for 4 miles into South Dakota. Turn left (west) on 299th Street for 2 miles. The farm lies on the south side of the road.



Scan the QR Code
to view listing
#16677 online.

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PC PEOPLES
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