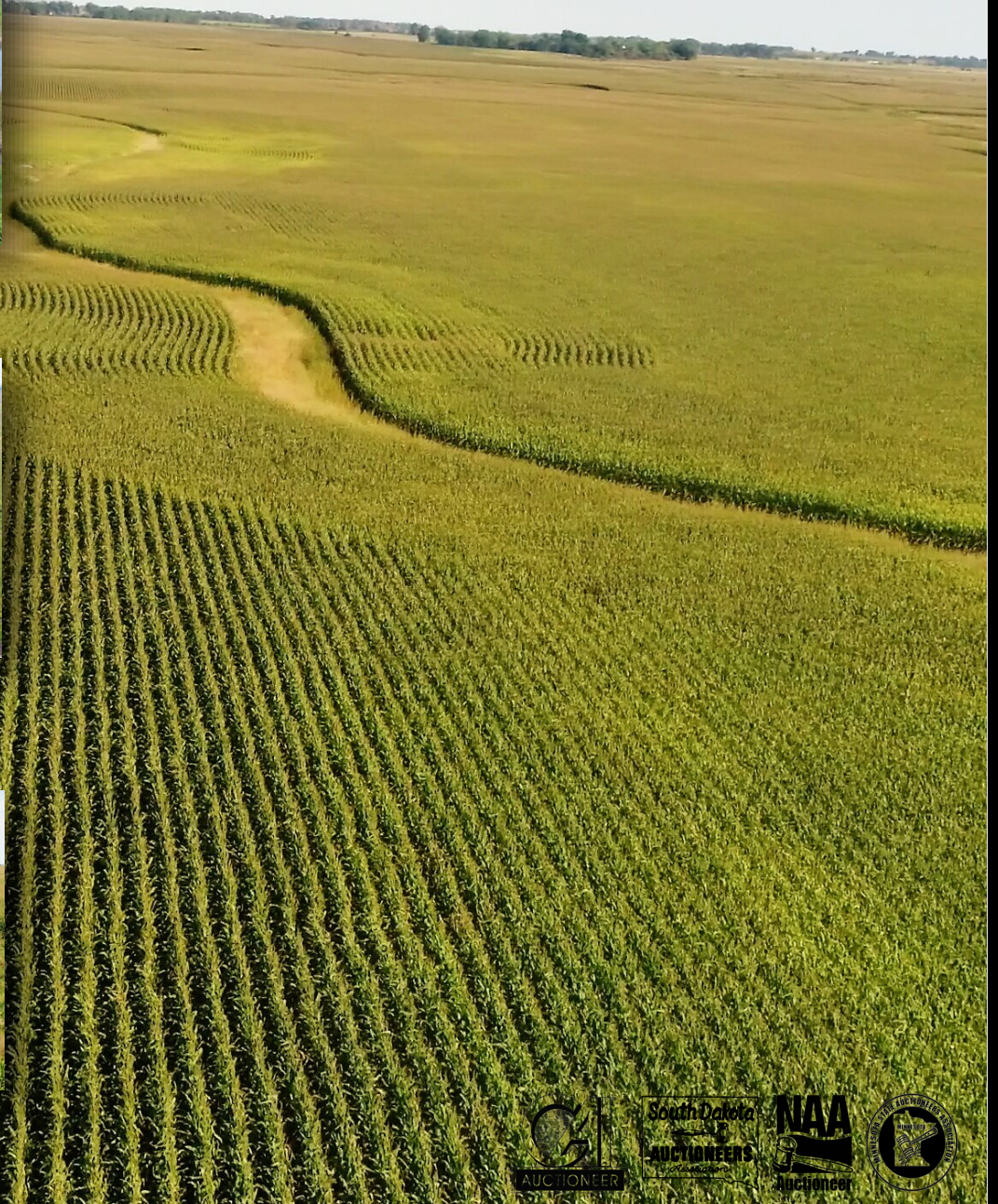


DEUEL COUNTY, SD | 320 +/- ACRES

FOR SALE

Put Your Bid In Today!

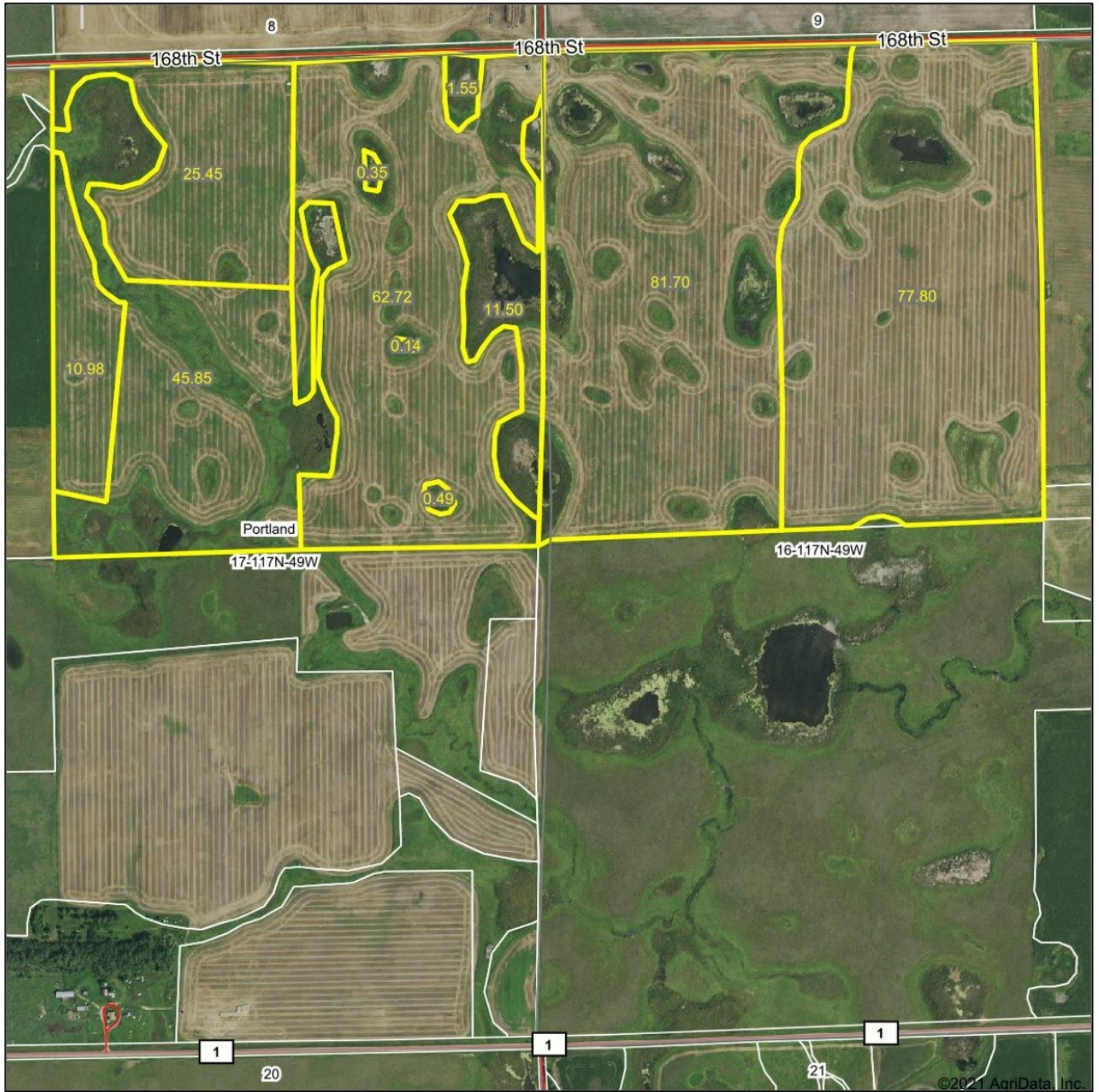


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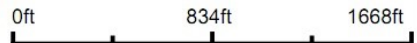
Aerial Map



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Map Center: 44° 56' 27.21, -96° 43' 14.26



17-117N-49W
Deuel County
South Dakota

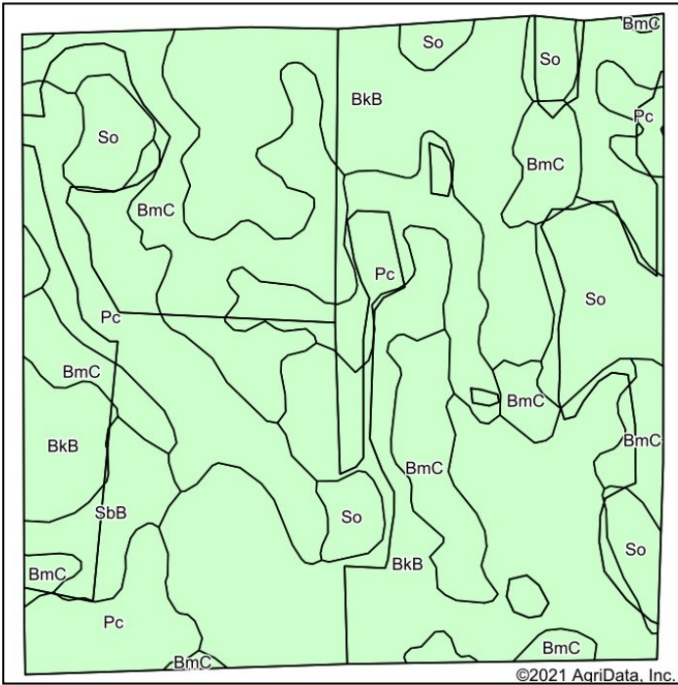


8/25/2021

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING

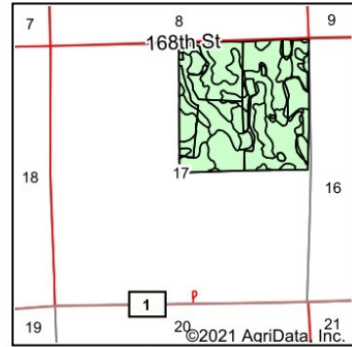
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Field borders provided by Farm Service Agency as of 5/21/2008.



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Deuel**
 Location: **17-117N-49W**
 Township: **Portland**
 Acres: **159.03**
 Date: **8/25/2021**

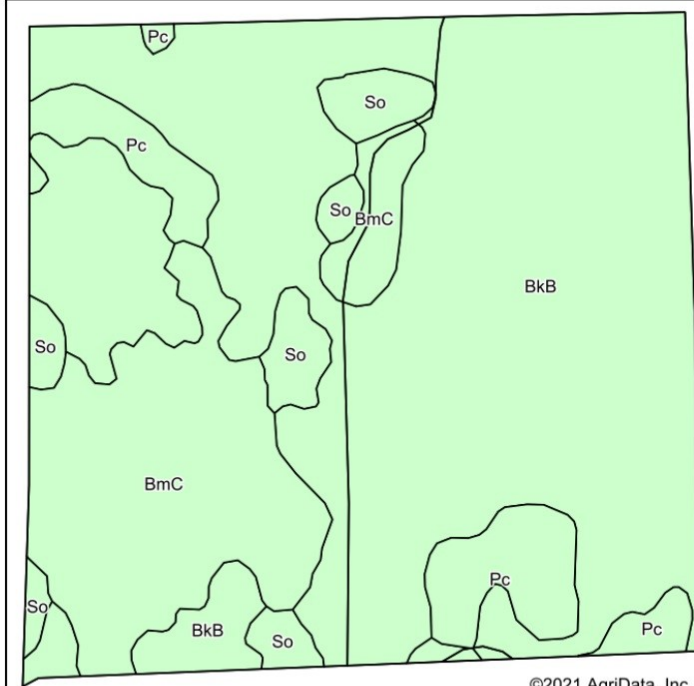
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Area Symbol: SD039, Soil Area Version: 23

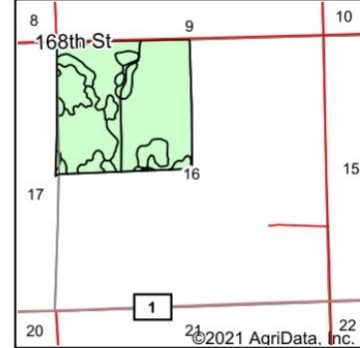
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BkB	Barnes-Svea loams, 1 to 6 percent slopes	70.75	44.5%	Ile	83
Pc	Parnell-Vallers complex	33.48	21.1%	Vw	40
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	33.18	20.9%	IIle	64
So	Southam silty clay loam, 0 to 1 percent slopes	16.33	10.3%	VIIIw	10
SbB	Sinai silty clay, 2 to 6 percent slopes	5.29	3.3%	IIle	71
Weighted Average					62.1

*c: Using Capabilities Class Dominant Condition Aggregation Method



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Deuel**
 Location: **17-117N-49W**
 Township: **Portland**
 Acres: **159.73**
 Date: **8/25/2021**

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Area Symbol: SD039, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BkB	Barnes-Svea loams, 1 to 6 percent slopes	108.49	67.9%	Ile	83
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	30.78	19.3%	IIle	64
Pc	Parnell-Vallers complex	11.83	7.4%	Vw	40
So	Southam silty clay loam, 0 to 1 percent slopes	8.63	5.4%	VIIIw	10
Weighted Average					72.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

FARMERS | INVESTORS | HUNTERS

CLASS II SOIL ON 320+/- CONTIGUOUS ACRES

Legal: NW4 Sec.16-T117N-R49W & NE4 Sec.17-T117N-R49W, Portland Twp, Deuel County, South Dakota

Location: From Kranzburg: East on Hwy 212 for 7.5 miles, North on Co. Rd. 443 for 4 miles, East on 168th Street for 2 miles. Land is on the South side.

List Price: \$4,175/Acre

Taxes: \$4,531.08

Owners: Wetlands America Trust, Inc.

Total Acres: 320+/-



- Excellent Location
- 83% Soil PI
- Prime Wildlife Habitat

Broker's Notes:

320+/- contiguous acres located 20 minutes east of Watertown is now available for you to farm & hunt in 2022! With 267.26 FSA Cropland Acres mainly equipped with Class II soil displaying an 83% PI, this offering is abundant for the American farmer and investor. This property does not just have the ability to earn an income, but also is an attraction for a variety of wild game and outdoor activities with many cattail sloughs, grass waterways, trees, and wetlands naturally situated throughout. There is a Waterfowl Management Rights Easement that covers this property with a gently rolling topography and good access from 168th St., just 4 miles North of US HWY 212. If you are looking for a place for yourself, children, family, and friends to enjoy a healthy hobby in the great South Dakota outdoors while earning an income, buy this black dirt in the Prairie Pothole Region and watch its many facets enrich your life!

Terms:

Cash sale, sold as is. Not responsible for accidents. Sold subject to USFWS Waterfowl Management Right Easements.



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