

LAND FOR SALE

\$46,500

35.67 +/- Acres
DEWEY COUNTY, SD



This small acreage near Trail City, SD, and right along Highway#20 may be just what you've been looking for! Fiber optic and power run along the south side of the highway. TC&G rural water is also available nearby. The land is currently used as pasture, but with 84% of the parcel featuring a Soil Productivity of 78, it has great cropland potential!

The property is only twenty minutes east of Timber Lake, SD, which offers a Blue Ribbon school system and county seat. Twenty miles in the other direction is Mobridge, SD and the Missouri River offering ample fishing and water recreation.



PROPERTY INFORMATION

- **Legal:** W2/3 Lot 2 & All Lots 3&4 in NW $\frac{1}{4}$ 1-17-27 Less Lot H-1 for Hwy, Dewey County, SD
- **Acres:** 35.67
- **FSA Cropland:** 53.43 acres (includes additional acreage to the east; FSA to determine)
- **Taxes (2020):** \$832.74



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Sod. Soil. **SOLD!**SM

35.67 +/- Acres

DEWEY COUNTY, SD



Directions:

From Trail City, SD,
drive .25 miles west.
Property is along the south
side of Highway #20.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
RaB	Reeder loam, 3 to 6 percent slopes	34.29	84.0%		Ile	Ile	78
DaA	Daglum silt loam, 0 to 2 percent slopes	3.11	7.6%		IVs		36
BdA	Belfield-Daglum silt loams, 0 to 2 percent slopes	2.22	5.4%		IIIs		70
Hc	Heil soils	1.21	3.0%		VIs		12
Weighted Average							72.4



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