

# LAND FOR SALE

\$1,150,000

478 +/- Acres  
JONES COUNTY, SD



Offering productive cropland and pastureland northwest of Murdo, SD! Introducing a unique opportunity to acquire 478 acres of prime agricultural land, featuring 240 acres of productive grassland and 238 acres of readily accessible cropland. Located in Jones County, SD area near Murdo, this property offers the perfect combination of working farmland and wildlife habitat, making it a valuable addition to any agricultural portfolio. The grassland is not accessible via public roads. *Subject to lease through September 1, 2025.*



## PROPERTY INFORMATION

- Acres: 478 +/-
- Legal: NE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$  33-1N-26E;  
Lots 3-4 2-1S-26E;  
Lots 1-2, S $\frac{1}{2}$ NE $\frac{1}{4}$  3-1S-126E  
Jones County, SD
- FSA Cropland: 304.56 acres
- Taxes (2024): \$1738.58



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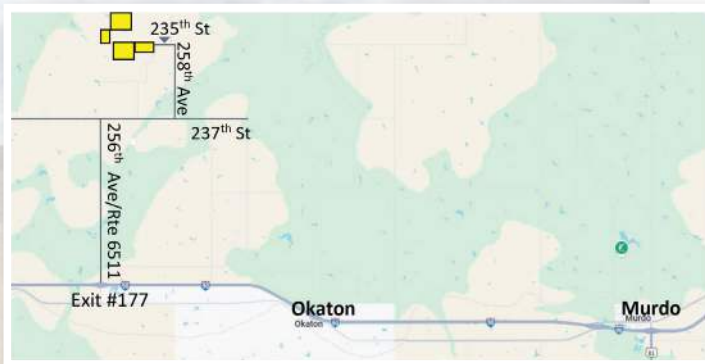
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# 478 +/- Acres JONES COUNTY, SD

## Driving Directions From Okaton, SD:

Drive six miles west on I-90 to exit #177. Go north on 256th Ave/Rte 6511 for 4 miles and then east on 237th St for two miles, north on 258th Ave for two miles and .5 miles west on 235th Street to reach the northeast corner of the cropland.



Crop	Base Acres	PLC Yield
Wheat	104.69	35
Corn	18.71	61
Sunflowers	18.70	1289
<b>Total</b>	<b>142.1</b>	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
LaD	Lakoma silty clay, 6 to 15 percent slopes	155.22	32.3%			Vle	43	
KeB	Kirley clay loam, 3 to 6 percent slopes	98.42	20.7%			IIIe	81	
PrA	Promise clay, 0 to 3 percent slopes	62.65	13.2%			IIIs	68	
OpB	Opal clay, 3 to 6 percent slopes	44.01	9.3%			IIIe	60	
OpC	Opal clay, 6 to 9 percent slopes	34.58	7.3%			IVe	49	
Bu	Bullcreek clay, 0 to 6 percent slopes	21.66	4.6%			VI s	13	
Ko	Kolls silty clay	17.88	3.8%			Vw	30	
CpA	Capa silt loam, 0 to 6 percent slopes	14.98	3.2%			VI s	11	
Mp	Mosher-Capa silt loams	14.17	3.0%			IVs	30	
W	Water	5.52	1.2%			VIII	0	
Mo	Mosher silt loam, 0 to 3 percent slopes	2.49	0.5%			IVs	35	
KnD	Kirley-Vivian complex, 9 to 25 percent slopes	2.19	0.5%			IVe	37	
ReB	Ree loam, 3 to 6 percent slopes	0.73	0.2%			IIe	79	
KeC	Kirley clay loam, 6 to 9 percent slopes	0.61	0.1%			IIIe	70	
KmB	Kirley-Mosher complex, 0 to 6 percent slopes	0.33	0.1%			IIe	63	
<b>Weighted Average</b>						<b>4.45</b>	<b>*.</b>	<b>52.5</b>



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