

Pifer's



33 +/- CROP ACRES | \$1,000,000

80 ACRES

LAKE COUNTY, SD

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LISTED PRICE \$1,000,000

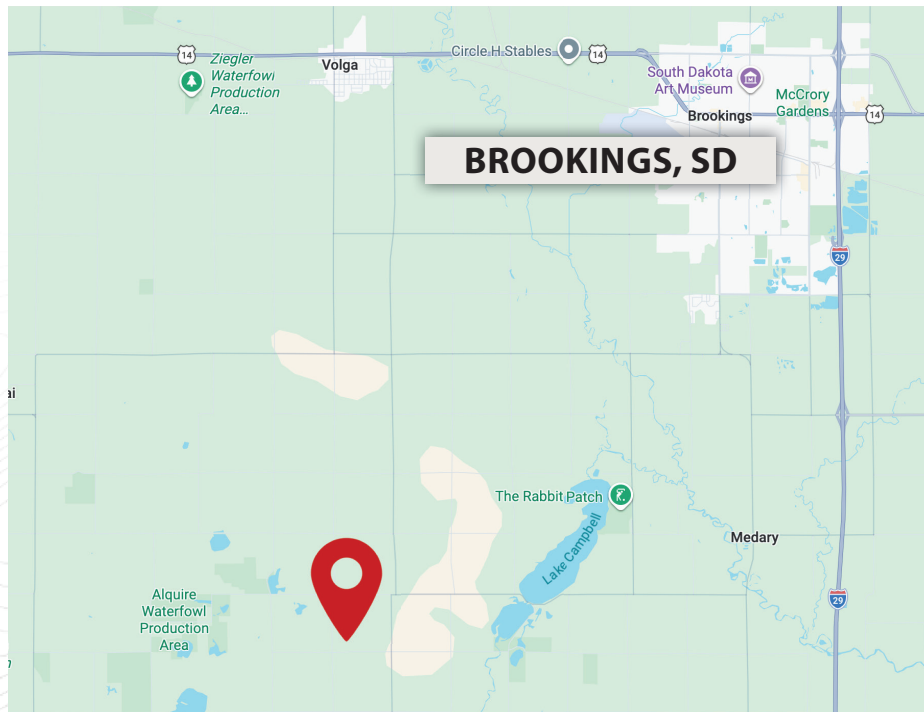
PROPERTY INFORMATION

This property is a fantastic opportunity for someone looking to invest in rural country living with various possibilities. With its 80+/- total acres and 4 building eligibilities, there's ample room to customize and create your ideal setup. The inclusion of well, rural water, and utilities further enhance its appeal and practicality. The combination of crop acres, pasture acres, and a building site acre offers flexibility for various agricultural pursuits or hobbies.

For horse enthusiasts or those seeking a tranquil rural lifestyle, this property seems particularly promising. Its proximity to Brookings South Dakota adds convenience while still maintaining a peaceful countryside ambiance. Overall, it appears to be a promising investment opportunity with plenty of potential for both income generation and personal enjoyment.

DRIVING DIRECTIONS

From Exit 121 off I-29, head west on 223rd St. for 8 miles to 465th Ave. Go north on 465th Ave. for 1 mile then go west on County Hwy. 14 for 1 mile. Head north on County Hwy. 15 for 1 mile which will bring you to the southwest corner of the property.



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PROPERTY INFORMATION

LEGAL

S½SW¼ 2-108-51

TOTAL ACRES

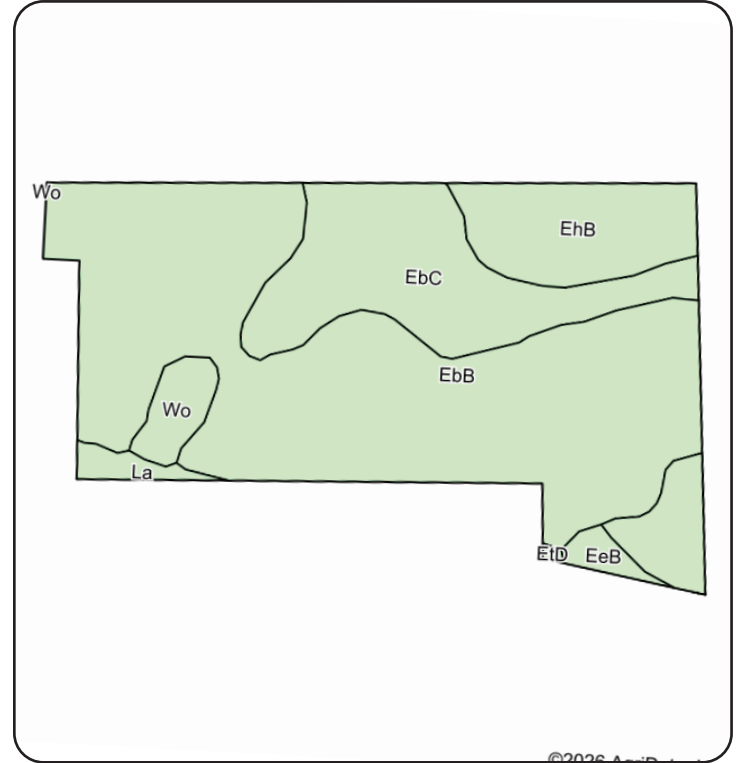
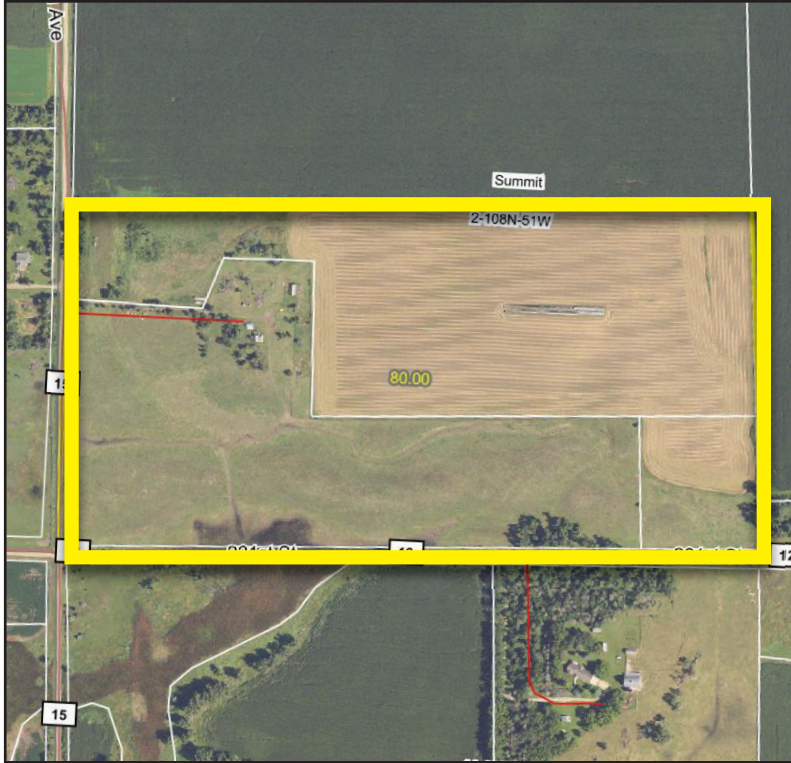
80 +/-

CROP ACRES

33 +/-

TAXES

\$1,382.00 (2025)



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EbB	Egan-Beadle complex, 2 to 6 percent slopes	20.00	60.6%	Ile	79
EbC	Egan-Beadle complex, 6 to 9 percent slopes	6.40	19.4%	IIle	72
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	4.76	14.4%	Ile	84
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.93	2.8%	Vw	30
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	0.48	1.5%	IIw	70
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.43	1.3%	Ile	85
Weighted Average					76.9



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