

MIDWEST LAND GROUP PRESENTS

240 ACRES IN

# WALWORTH COUNTY SOUTH DAKOTA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# FLYWAYS AND FEATHERS

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This 240 +/- acres are a bird hunter's dream! Being right in the middle of the central flyway in the Blue Blanket Lake area. A great stop along the way north and south each year. Many species of waterfowl make this a stop along the migration with a few that make it a stay year-round. South Dakota Game, Fish, and Parks also gets permission to come onto the property to take pictures of the waterfowl patterns as they come through the area each year.

137 +/- acres of this property are under 2 separate CRP contracts put in place in 2013, one with 4 years remaining in 60 acres receiving \$110/acre and the other with 7 years remaining with 77.6 acres receiving \$73.95/acre. Total

revenue from the CRP contracts totals \$12,338.52 each year which comes to 2.1% ROI. Taxes on this property were \$1,000.66 in 2021.

The rainfall amounts from 2019 made this area underwater after the floods. Prior to the floods, this property had crops and CRP programs put in place. When the waters are low, this property also creates great coverage for other wildlife in the area such as pheasants and whitetail deer. With the opportunity to farm the remaining outside of CRP for more revenue off this property. Buyers would receive immediate rights to hunt this property after closing.





# PROPERTY FEATURES

PRICE: **\$596,160** | COUNTY: **WALWORTH** | STATE: **SOUTH DAKOTA** | ACRES: **240**

- 2 road accesses
- Great waterfowl hunting
- Blue Blanket Lake area
- 2 CRP contracts
- 2.1% ROI
- Mineral rights intact
- Immediate possession
- Taxes - \$1,000.66





# GREAT WATERFOWL HUNTING

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# WILDLIFE COVERAGE

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240 +/- ACRES TOTAL

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# UNDERWATER ACREAGE

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The rainfall amounts from 2019 made this area underwater after the floods. Prior to the floods, this property had crops and CRP programs put in place. When the waters are low, this property also creates great coverage for other wildlife in the area such as pheasants and whitetail deer.





# AERIAL MAP



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Maps Provided By:



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Map Center: 45° 34' 8.11, -100° 9' 32.34

0ft 636ft 1272ft

**9-124N-77W**  
**Walworth County**  
**South Dakota**

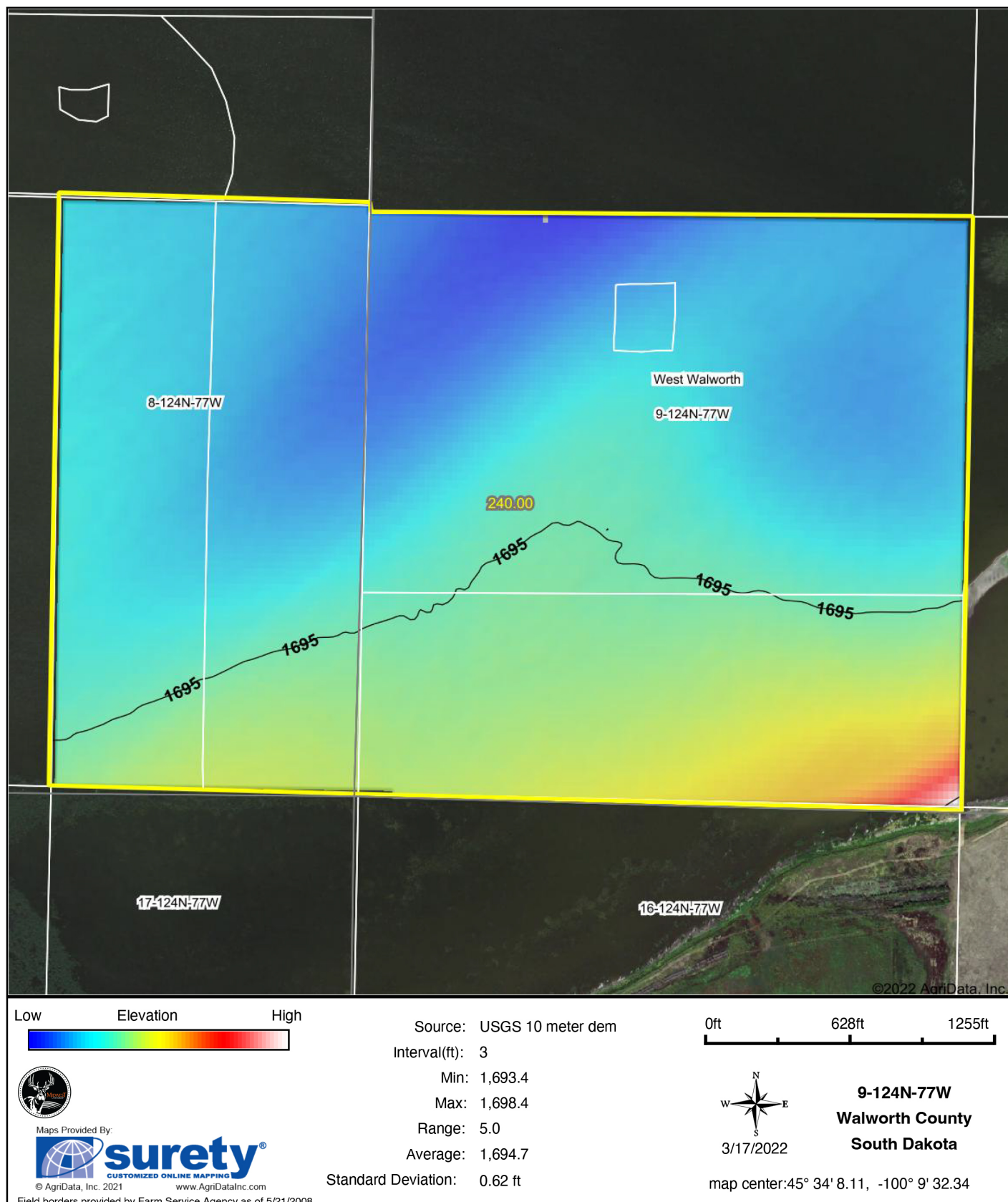


3/17/2022

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



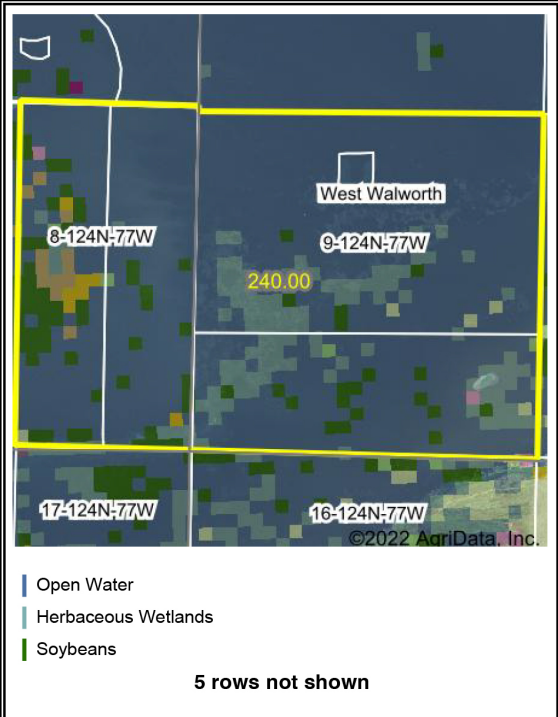
# TOPOGRAPHY MAP



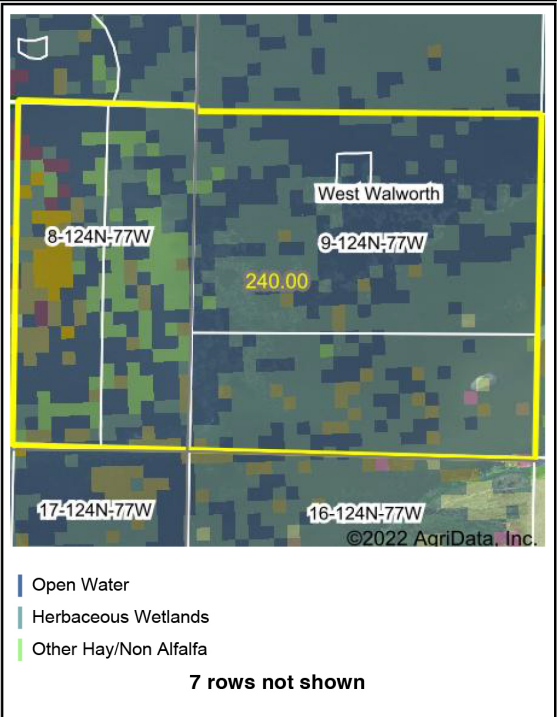


# CROP HISTORY MAP

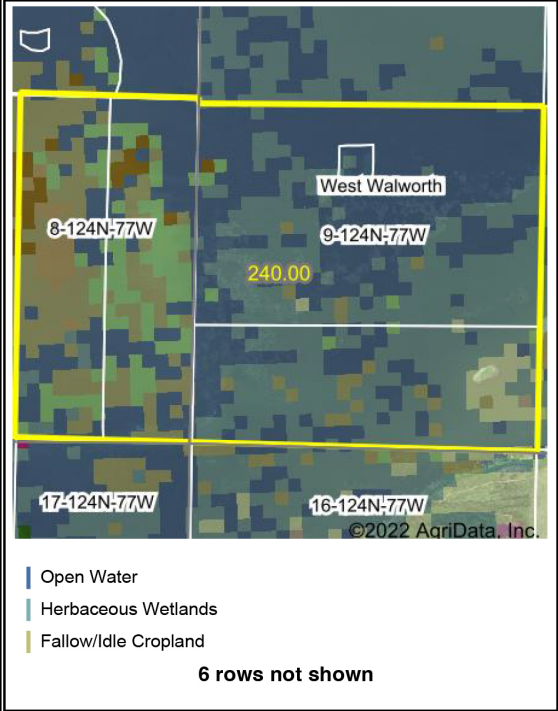
Crop Year: 2021



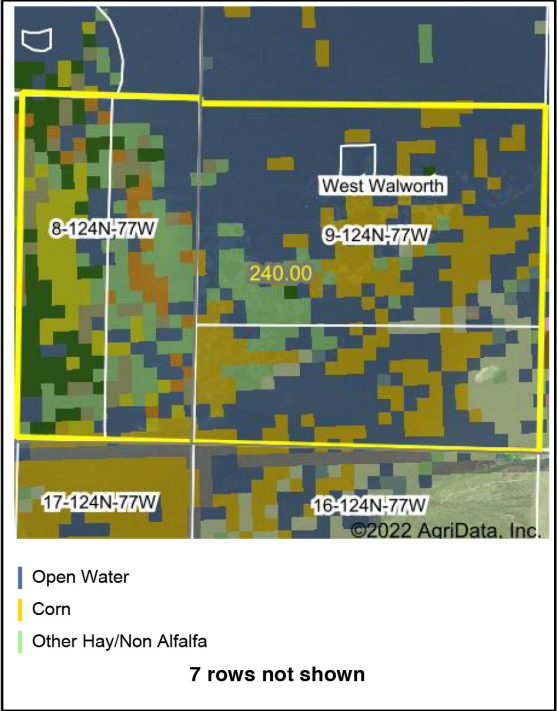
Crop Year: 2020



Crop Year: 2019



Crop Year: 2018



Map Center: 45° 34' 8.11, -100° 9' 32.34

State: SD County: Walworth

Legal: 9-124N-77W Twnshp: West Walworth

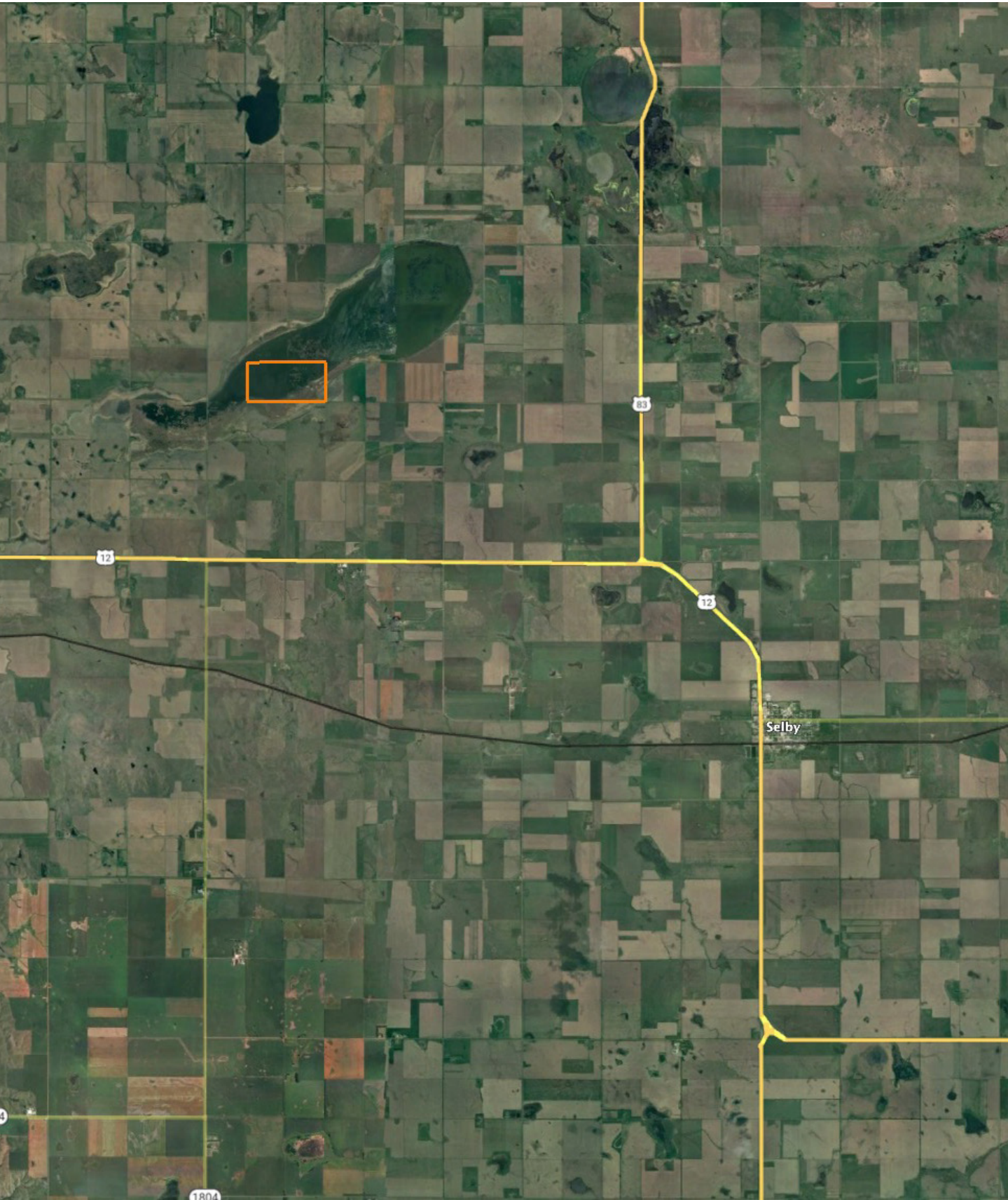
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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# OVERVIEW MAP





# AGENT CONTACT

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Lucas Schroeder is extremely driven. He's the type of agent who will set a goal and do everything in his power to ensure he obtains it. Born in Mitchell, South Dakota, Lucas went to Hanson High School in Alexandria, where he was presented the South Dakota Hero Award by the Governor for his attention and care given to classmates in need, demonstrating drive and desire to help others that exemplify his character to this day. From there, he went on to Southeast Technical school in Sioux Falls, where he earned an Associate's degree in Marketing and Business.

His background includes a variety of roles, all self-driven, from logistics to construction to agriculture, providing him with a wide array of experiences to draw from and apply to land sales. Beyond his formal career, Lucas has spent plenty of time managing the leases and cash rent agreements for his family's land and is passionate about seeing their operation and others like it continue to thrive. Lucas loves being in land real estate where his passion for the outdoors, experience in farm management, and high regard for conservation can all be utilized to help his clients achieve their goals.

Lucas is a member of Pheasants Forever and NRA. When he's not working, he enjoys hunting, fishing, golfing, smoking meat, and spending time with his wife, Amanda. If you're in the market to buy or sell, give Lucas a call. Rest assured, focusing on your best interests and goals is his priority to ensure a smooth and successful transaction.



**LUCAS SCHROEDER,**

LAND AGENT

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## MidwestLandGroup.com

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