

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

HAND COUNTY SOUTH DAKOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WELL MAINTAINED HUNTING PROPERTY WITH BUILD SITE

Located in central Hand County, 2 miles from Miller, South Dakota. This 160 +/- acre parcel is a perfect spot to create lasting hunting memories. 130 +/- acres are enrolled in a US Fish & Wildlife Conservation Grassland, Wetland easement. The 110 +/- acres were planted into a great array of native grasses for forage and bedding for wildlife such as pheasants, turkeys, and whitetail deer. The remaining acres consist of Turtle Creek and the timber that follows the creek bed.

The 130 +/- acre easement is through the US Fish & Wildlife Service. While it was put in to enhance the quality of the property for hunting, this parcel can be grazed year-round and able to hay after July 15.

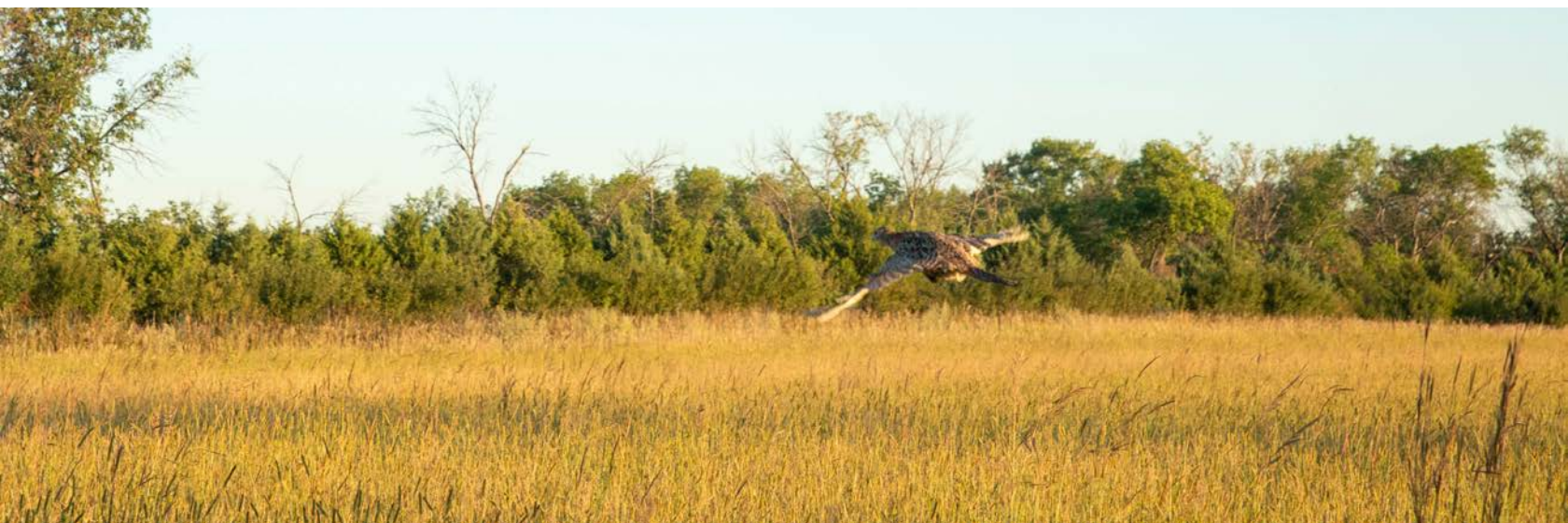
30 +/- acres were left out of the easement to build your dream house or hunting shed on this property. There are all utilities located in the southern border ditch along with the availability to create food plots to enhance

the hunting experience within your property. There are multiple areas on this parcel for a raised hunting blind or tucking a treestand back along the creek.

The 110 +/- acres of planted native grass make a great place to hunt pheasants. Tree belts protect the west and north borders of the property and house a great number of doves as well.

This property truly has everything for the upland and big game enthusiast. With a plethora of forage grasses to maintain pheasants and deer year-round, to the timber and creek for safety and water source. Add food plots to the equation and there's no reason for these animals to ever leave this sanctuary.

Why work the next 10 years getting a property the way you want when this one is ready to go and you can start hunting right away?



PROPERTY FEATURES

PRICE: **\$428,000** | COUNTY: **HAND** | STATE: **SOUTH DAKOTA** | ACRES: **160**

- 2 driveways for access
- 130 +/- acre grassland/wetland easement
- 30 +/- unencumbered acres
- Turtle Creek
- 110 +/- acres planted into native grass
- Electricity, water, fiber optic located on southern border
- Pheasant hunting
- Whitetail deer hunting



GRASSLAND/WETLAND EASEMENT

130 +/- acres are enrolled in a US Fish & Wildlife Conservation Grassland/Wetland easement. 110 +/- acres were planted into a great array of native grasses for forage and bedding for wildlife such as pheasants, turkeys, and whitetail deer. The remaining acres consist of Turtle Creek and the timber that follows the creek bed.



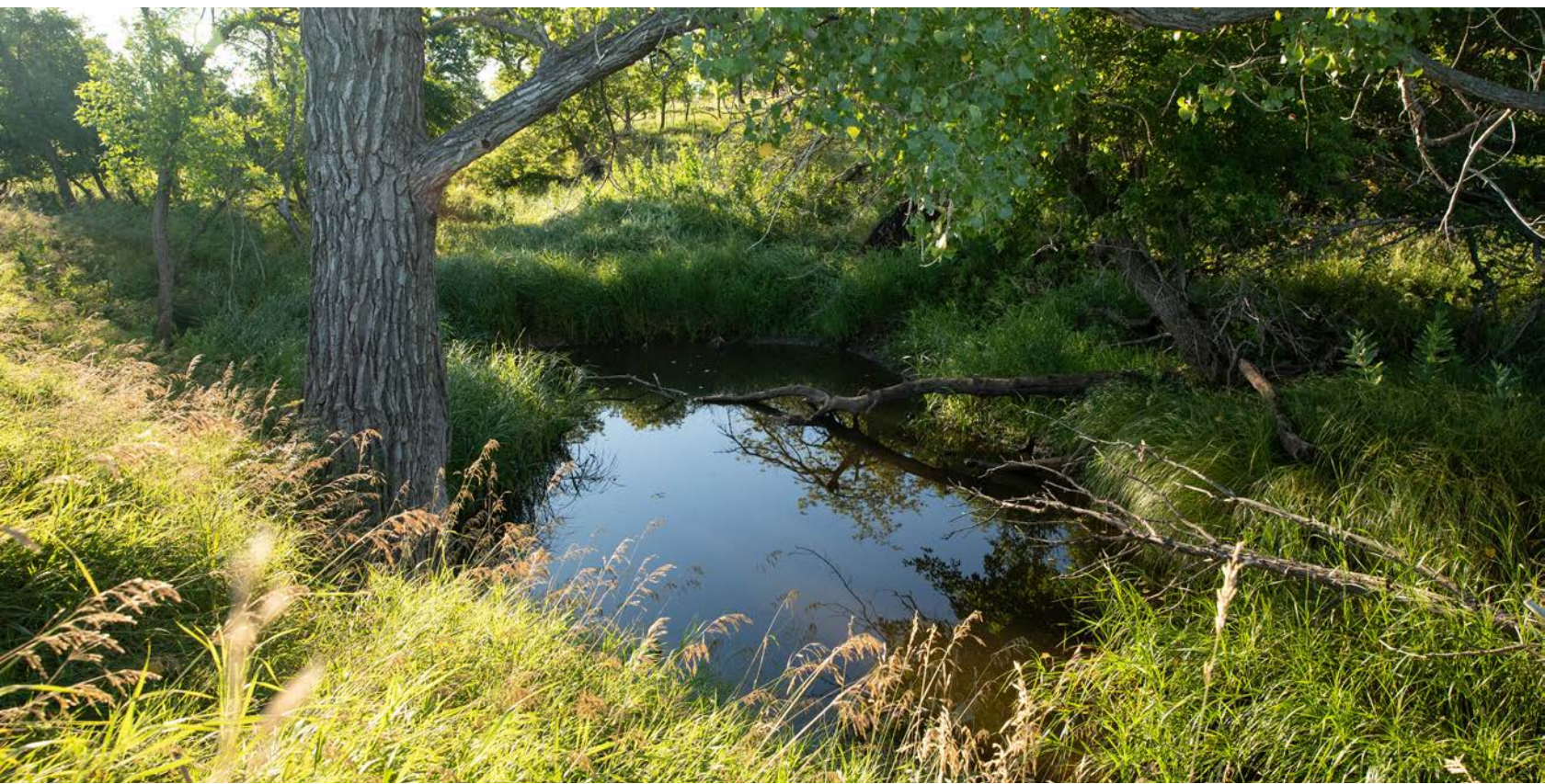
30 +/- UNENCUMBERED ACRES



110 +/- ACRES OF NATIVE GRASS



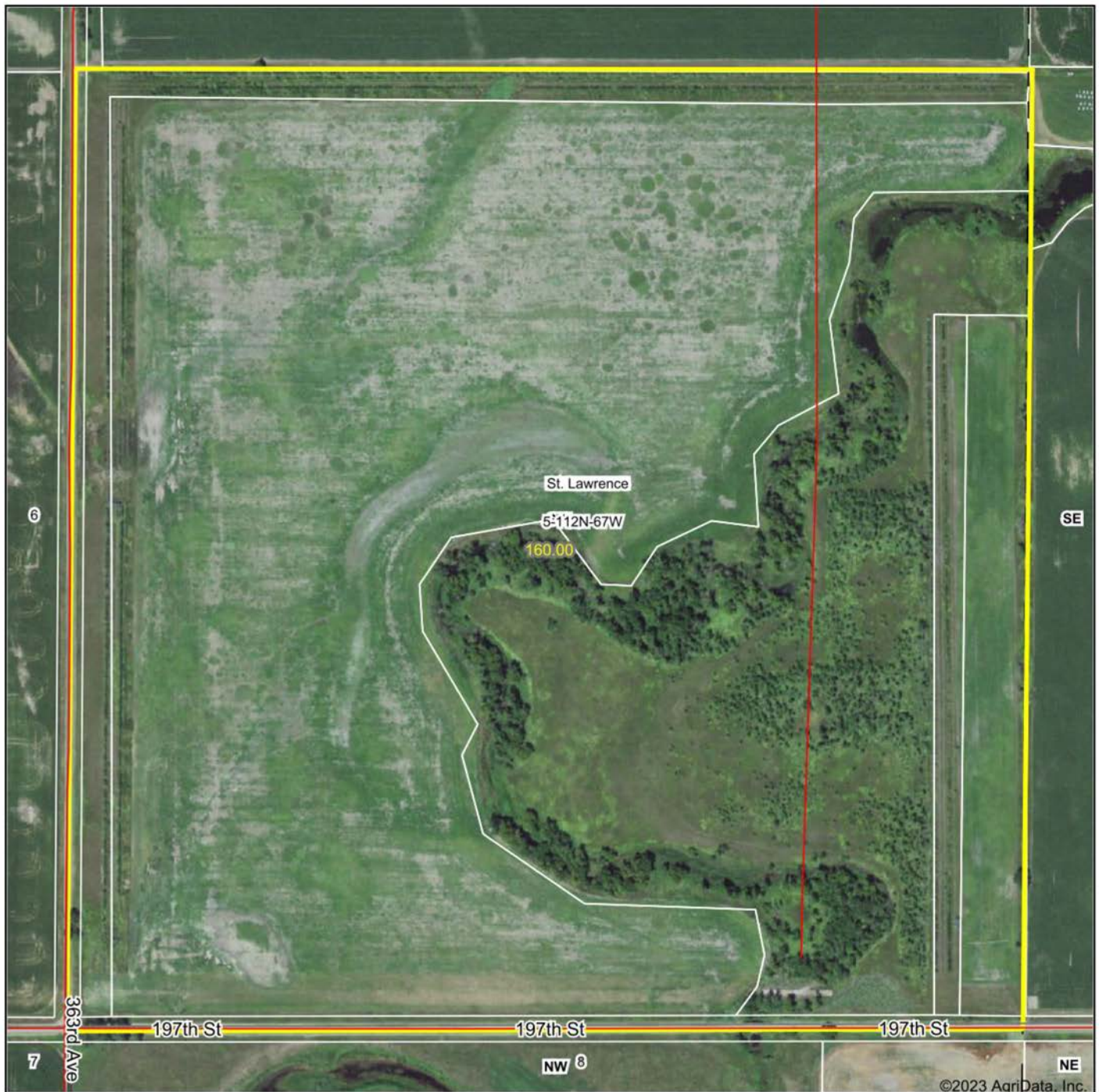
TURTLE CREEK



TRAIL CAM PHOTOS



AERIAL MAP



Maps Provided By:



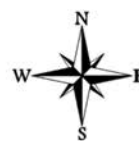
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Map Center: 44° 32' 0.29, -98° 55' 7.35

5-112N-67W
Hand County
South Dakota

0ft 428ft 856ft



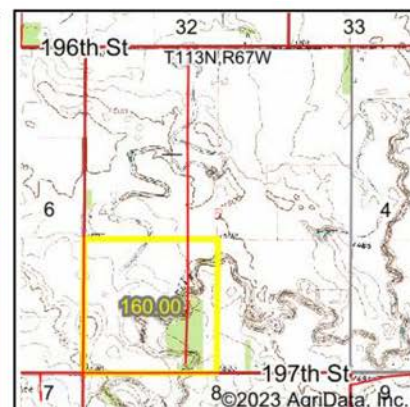
8/1/2023

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

GRASSLAND/WETLAND EASEMENT MAP



WETLANDS MAP



State: **South Dakota**
 Location: **5-112N-67W**
 County: **Hand**
 Township: **St. Lawrence**
 Date: **8/1/2023**



Maps Provided By:



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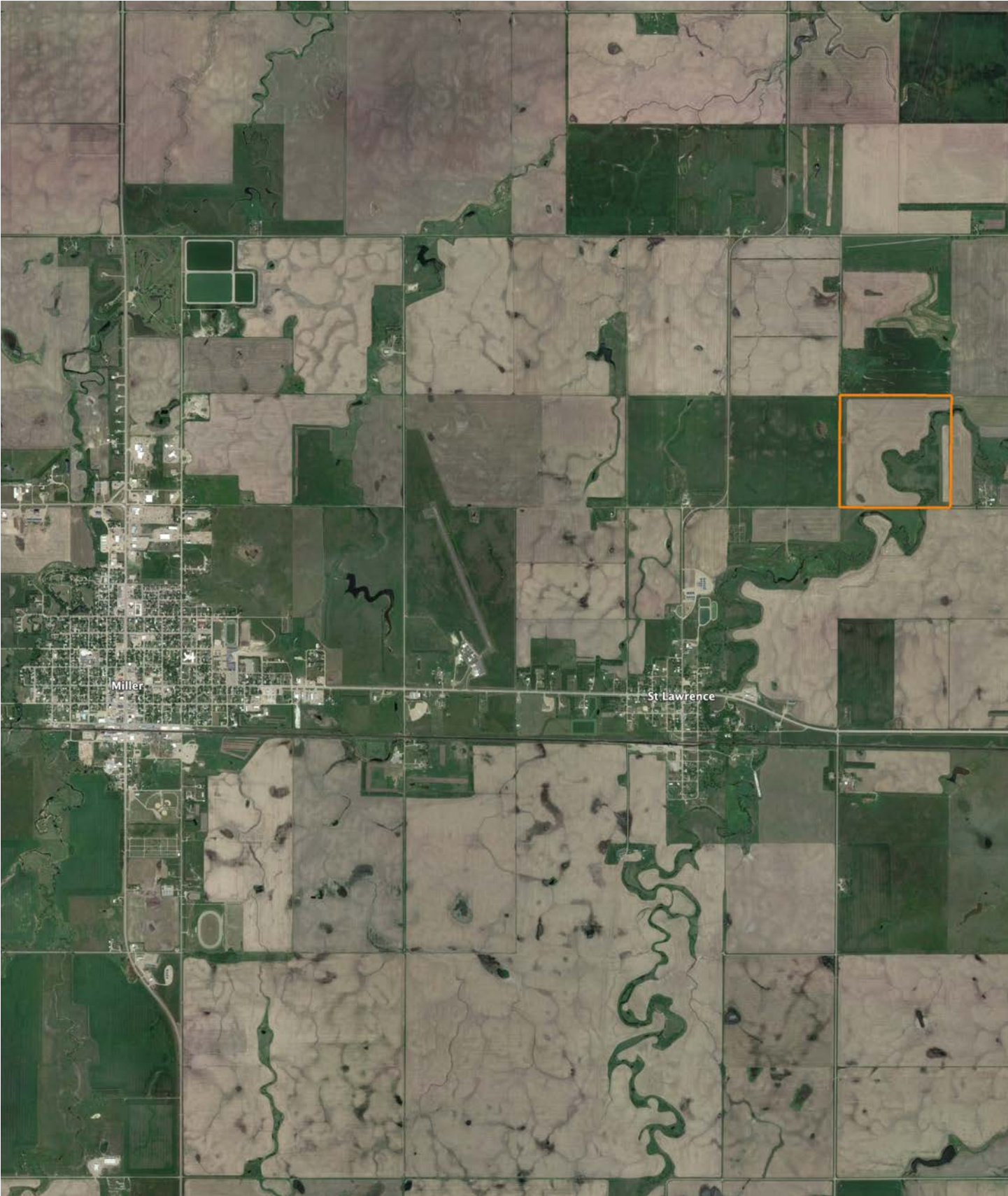


0ft 671ft 1341ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	4.01
PFOA	Freshwater Forested/Shrub Wetland	2.43
PEM1A	Freshwater Emergent Wetland	1.41
PEM1C	Freshwater Emergent Wetland	0.59
R4SBC	Riverine	0.33
PEM1Cx	Freshwater Emergent Wetland	0.20
Total Acres		8.97

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

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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