

MIDWEST LAND GROUP PRESENTS

71 ACRES IN

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# CHARLES MIX COUNTY SOUTH DAKOTA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 71 ACRES OF DEVELOPMENT PROPERTY

71 acres of developmental property for sale just outside Platte city limits. So many options can be made with this property just on the west side of Platte. Able to be rezoned

as residential or light commercial. Also able to be annexed into the city of Platte. Bring your ideas and let's take a look at this perfect property to expand the growing community!



# PROPERTY FEATURES

PRICE: **\$1,065,000** | COUNTY: **CHARLES MIX** | STATE: **SOUTH DAKOTA** | ACRES: **71**

- Able to rezone residential
- Able to rezone light commercial
- Able to annex into the city of Platte
- Rural and city water
- Immediate ownership
- 2023 taxes - \$4,941.84

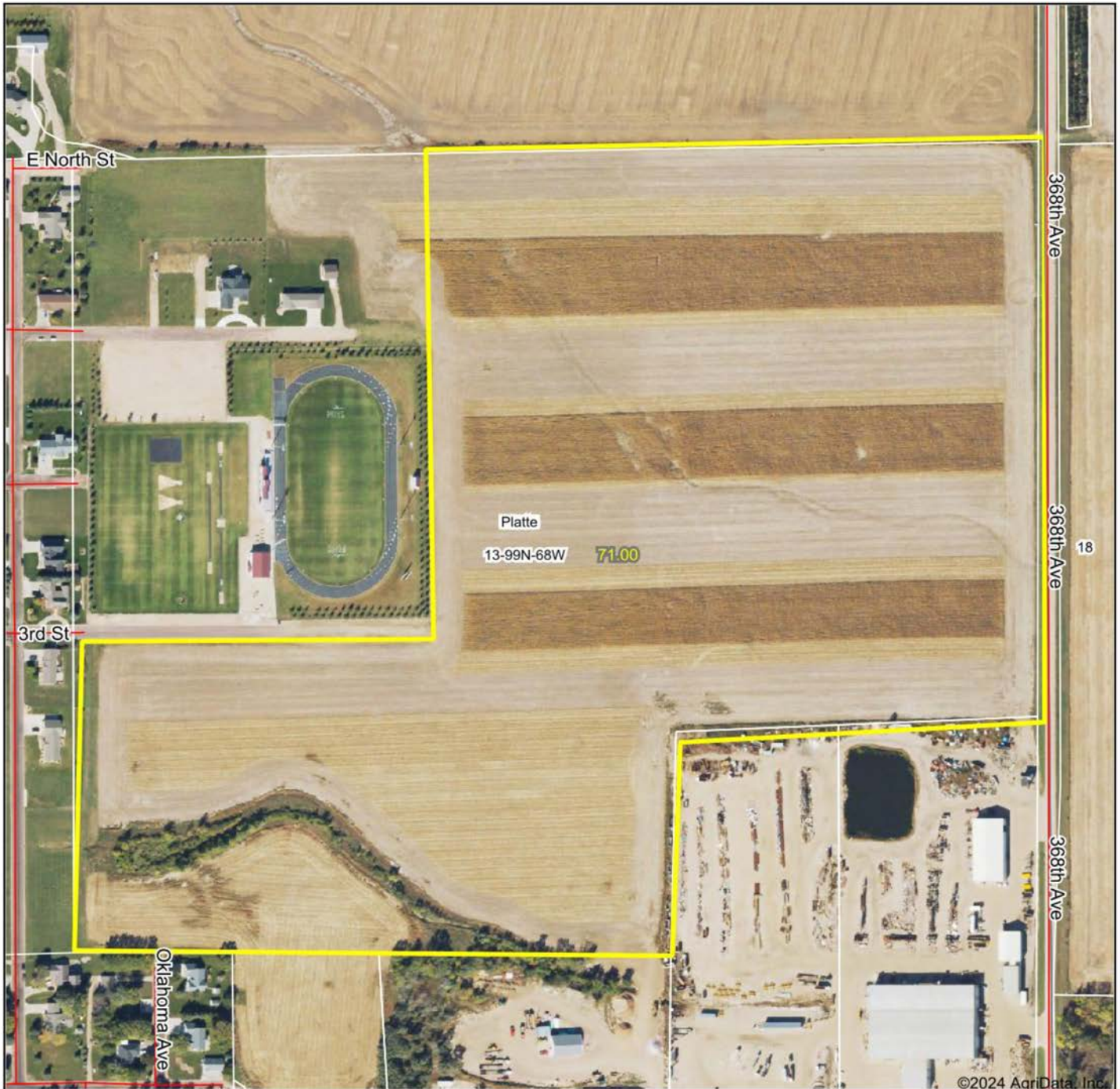


# 71 DEEDED ACRES

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# AERIAL MAP



Map Center: 43° 23' 19.61, -98° 49' 46.21

0ft 380ft 760ft



Maps Provided By:



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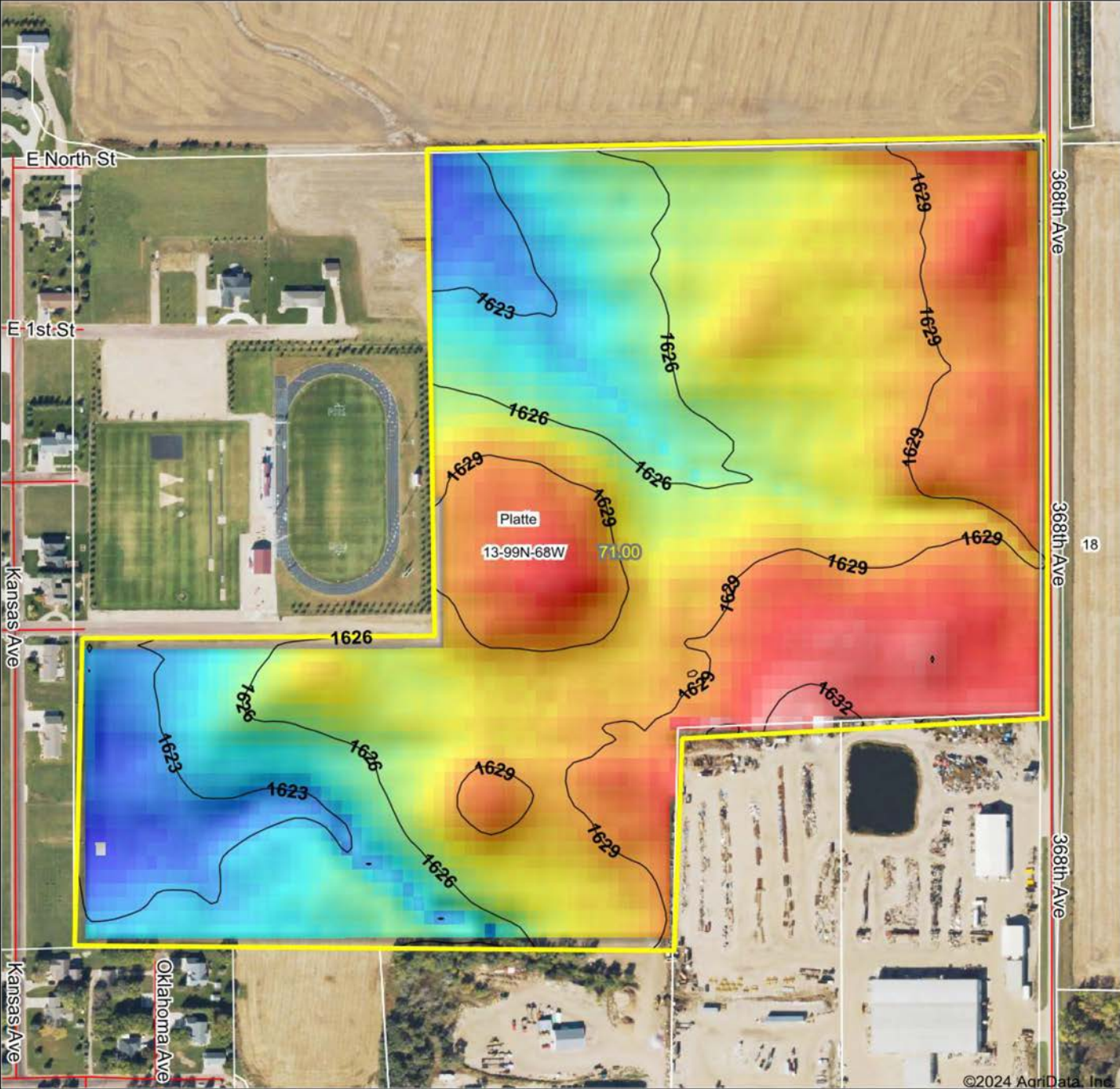
13-99N-68W  
Charles Mix County  
South Dakota



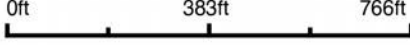
2/6/2024

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

# HILLSHADE MAP



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,620.8  
 Max: 1,634.3  
 Range: 13.5  
 Average: 1,627.3  
 Standard Deviation: 2.69 ft

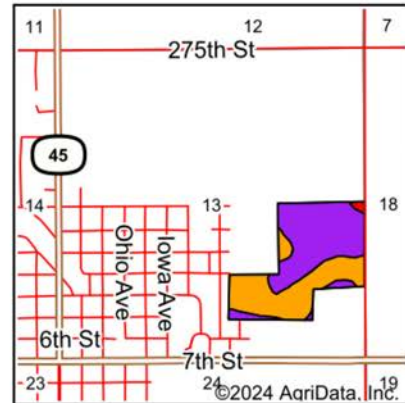
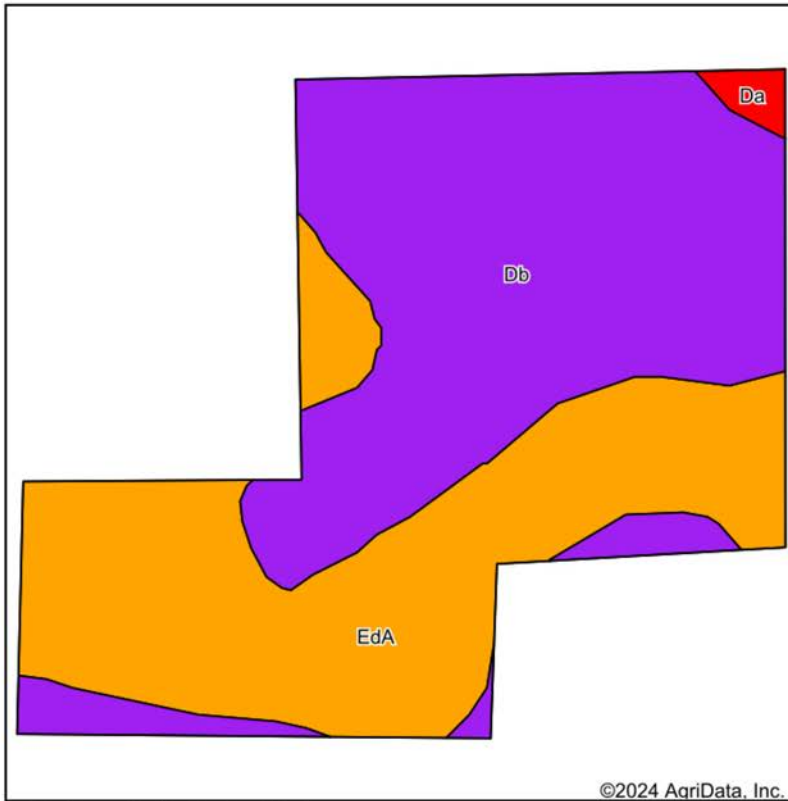


**13-99N-68W**  
**Charles Mix County**  
**South Dakota**

Boundary Center: 43° 23' 19.61, -98° 49' 46.21

Maps Provided By:  
  
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 Field borders provided by Farm Service Agency as of 5/21/2008

# SOIL MAP



State: **South Dakota**  
 County: **Charles Mix**  
 Location: **13-99N-68W**  
 Township: **Platte**  
 Acres: **71**  
 Date: **2/6/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

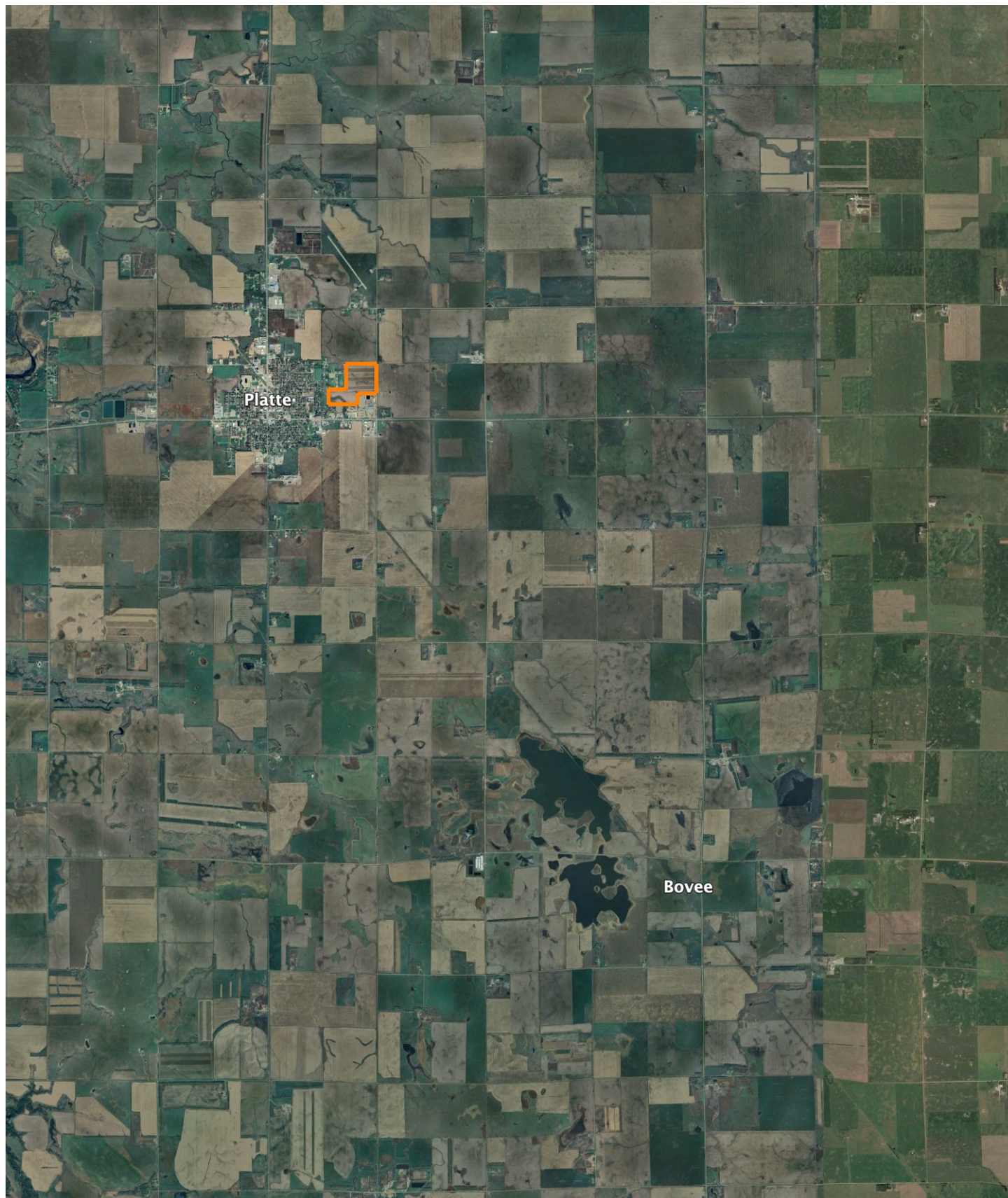
Area Symbol: SD023, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCF Small Grains	
Db	DeGrey-Walke silt loams, 0 to 2 percent slopes	39.12	55.1%		IVs	2300	56							40	21		
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	31.10	43.8%		Ile	3009	72							55	39		
Da	DeGrey-Jerauld silt loams	0.78	1.1%		IVs	2020	34	1.3	2.2	26	29	32	16	36	14		
<b>Weighted Average</b>						<b>3.12</b>	<b>2607.5</b>	<b>62.8</b>	<b>*-</b>	<b>*-</b>	<b>0.3</b>	<b>0.3</b>	<b>0.4</b>	<b>0.2</b>	<b>*n 46.5</b>	<b>*n 28.8</b>	<b>*n 42</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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# 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. 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, and spending time with his wife Amanda and daughter Raegan. 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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[LSchroeder@MidwestLandGroup.com](mailto:LSchroeder@MidwestLandGroup.com)



**MidwestLandGroup.com**

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