

MIDWEST LAND GROUP PRESENTS

233 ACRES IN

YANKTON COUNTY SOUTH DAKOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

233 +/- ACRE FARMLAND IN YANKTON COUNTY

Located in Yankton County, South Dakota just 2 miles south and 1 mile east of Lesterville lies this 233 +/- acre tillable tract. According to FSA information, this property consists of 203.08 cropland acres boasting an overall soil productivity index of 64.1 per Surety AgriData. The property is in a corn and soybean crop rotation with a lease agreement currently in place for the 2024 crop

season. Location and access are both ideal on this farm, sitting just 1 mile from an oil road and 3 miles from the nearest grain elevator. Whether you're looking for a great property to add to your investment portfolio or looking to add to your existing farm operation, this is an opportunity for you! Give Sam Vedvei a call at (605) 854-4011 if you have any questions or would like to set up a showing!



PROPERTY FEATURES

PRICE: **\$1,619,900** | COUNTY: **YANKTON** | STATE: **SOUTH DAKOTA** | ACRES: **66**

- 203.08 FSA cropland acres
- Great access
- 2 miles south, 1 west of Lesterville, SD
- 1 mile from oil road
- 9 miles west of US Highway 81
- 5 miles south of SD Highway 46
- Rented for 2024 crop year
- Soil productivity index of 64.1
- 2023 property taxes: \$4,358.98



233 +/- ACRES



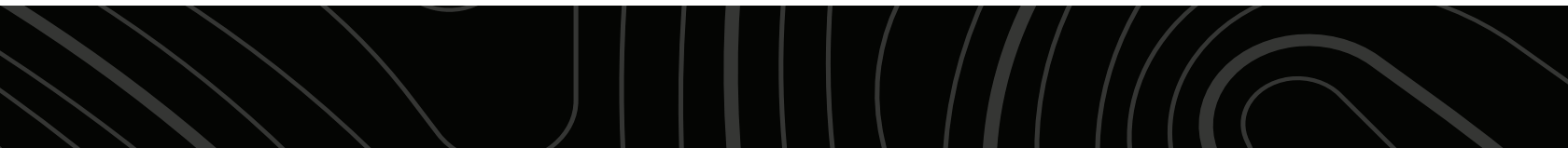
GREAT ACCESS



SOIL PRODUCTIVITY INDEX OF 64.1



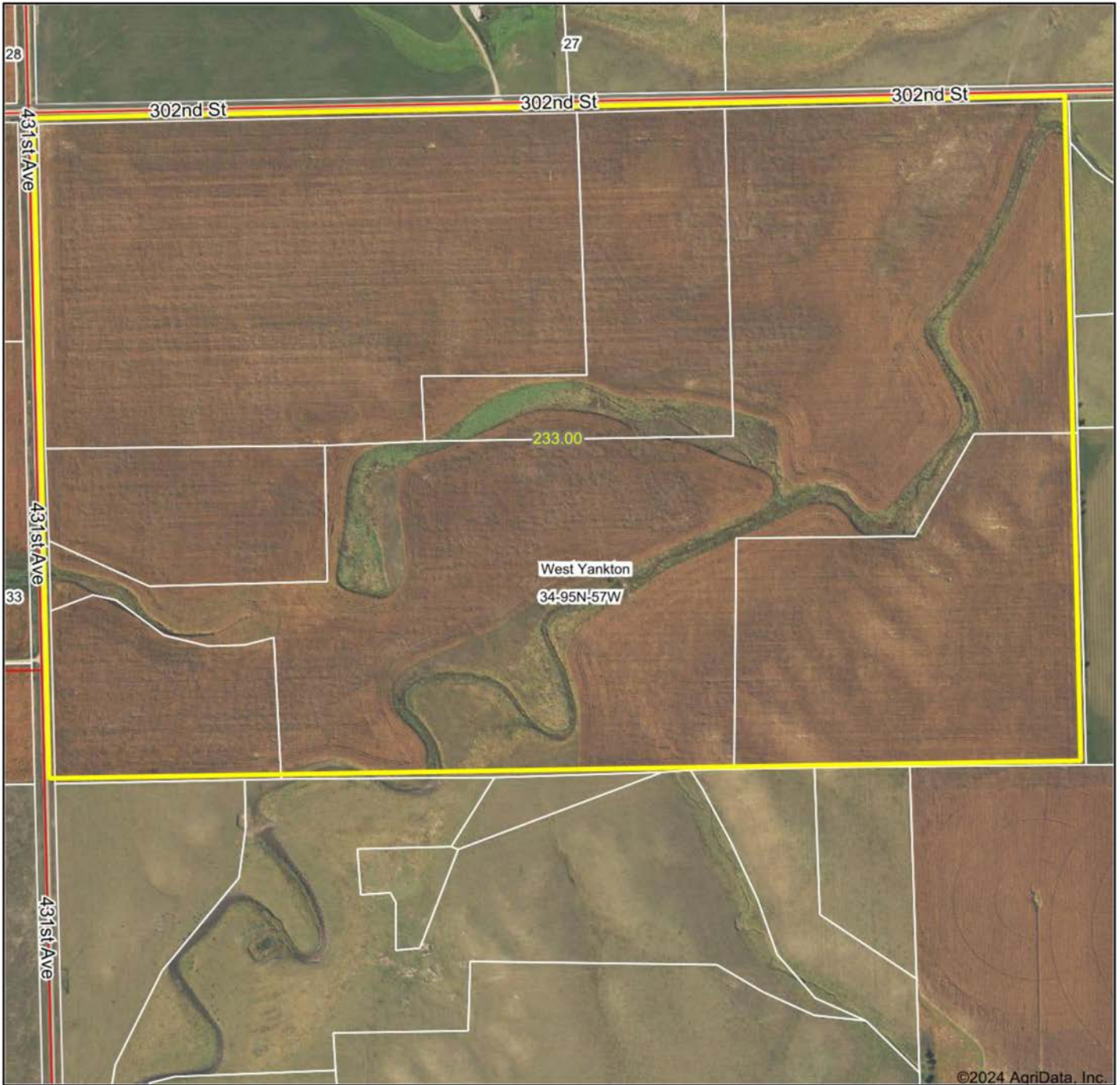
203.08 FSA CROPLAND ACRES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 43° 0' 24.14, -97° 34' 8.32



34-95N-57W
Yankton County
South Dakota



2/14/2024



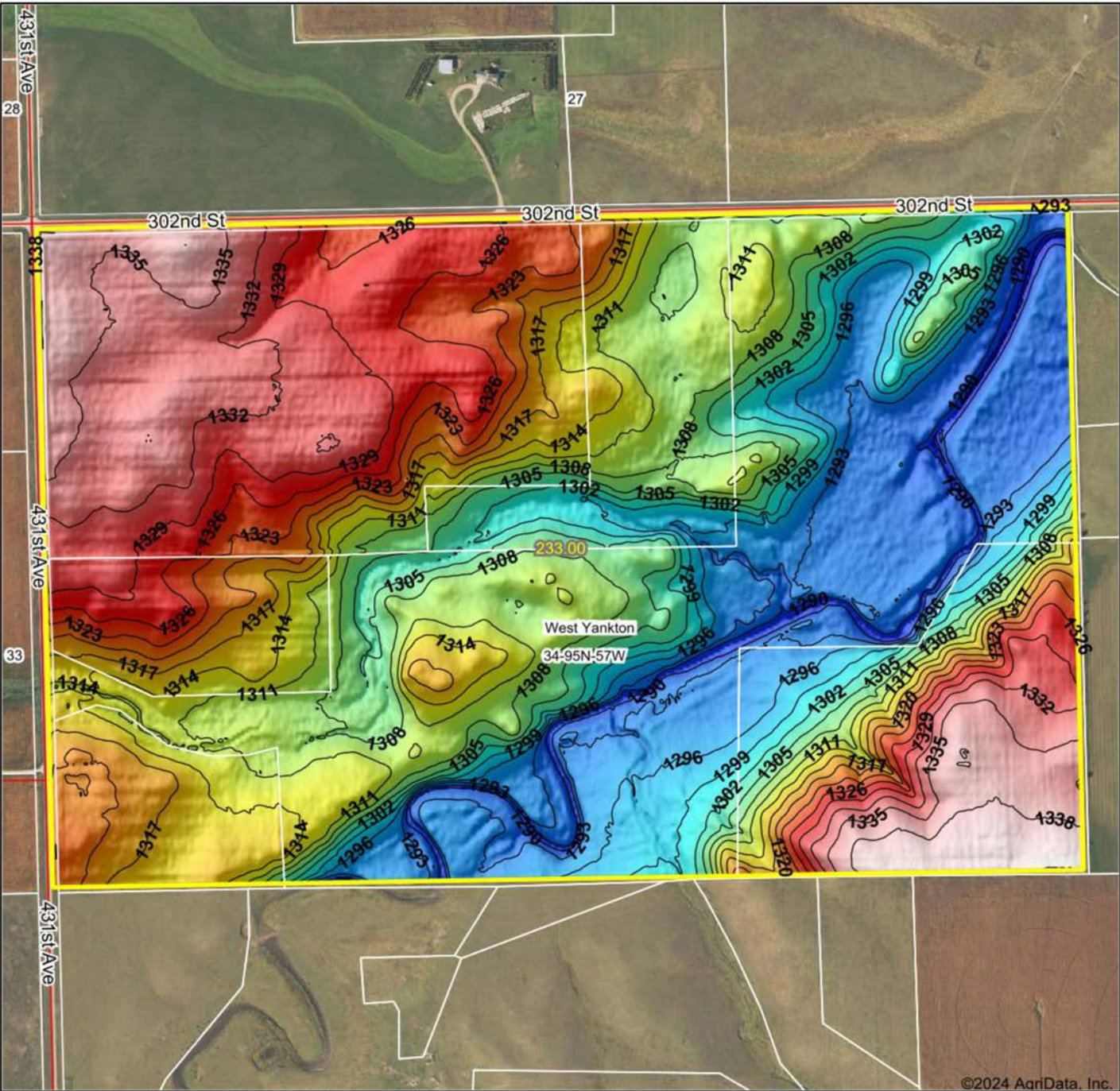
Maps Provided By:



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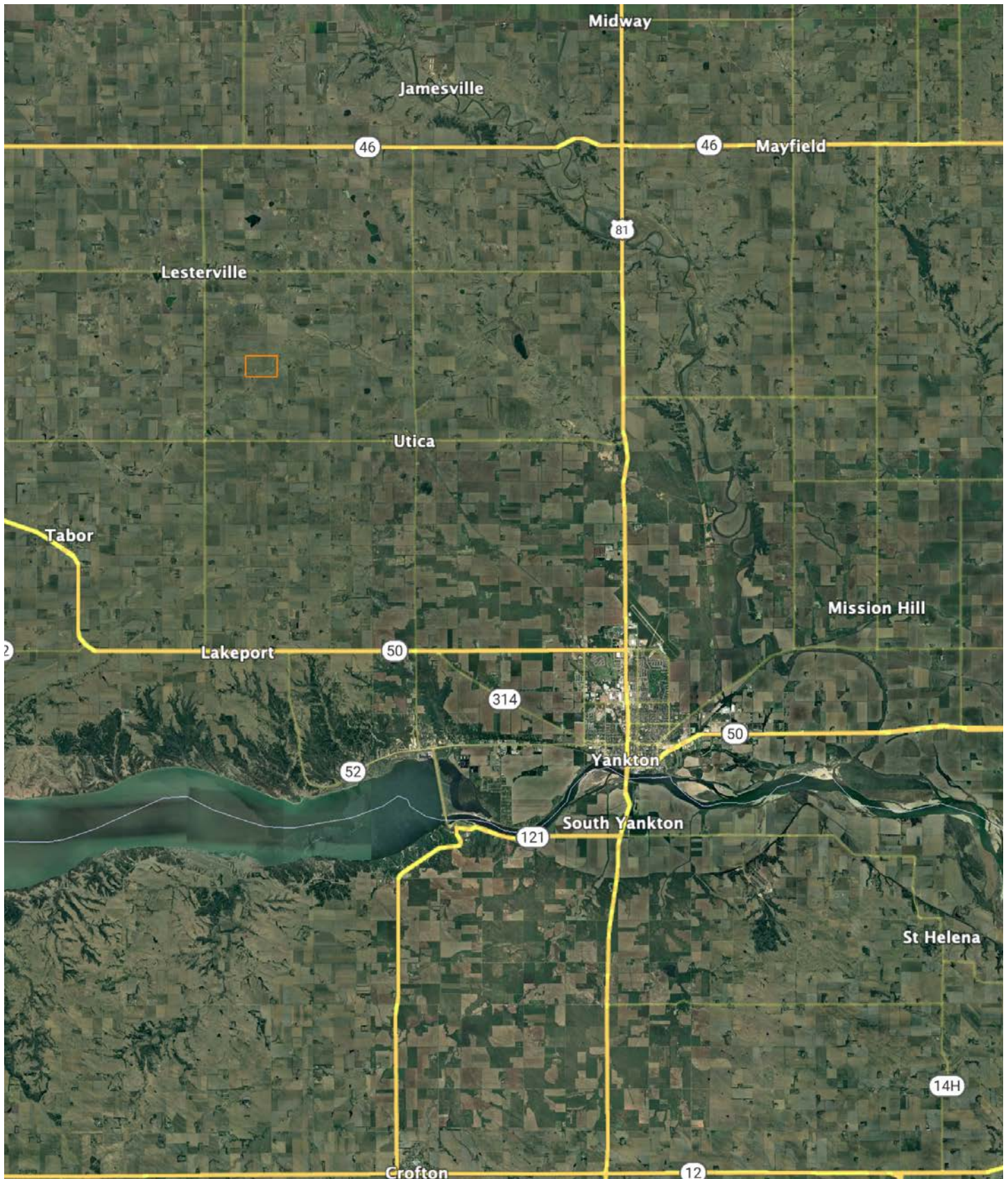
Field borders provided by Farm Service Agency as of 5/21/2008

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 3 Min: 1,286.2 Max: 1,341.0 Range: 54.8 Average: 1,312.5 Standard Deviation: 14.67 ft</p>	<p>0ft 608ft 1216ft</p>
<p>Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> <small>© AgriData, Inc. 2023 www.AgridataInc.com</small></p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008</small></p>		<p>2/14/2024</p> <p>34-95N-57W Yankton County South Dakota</p> <p>Boundary Center: 43° 0' 24.14, -97° 34' 8.32</p>

OVERVIEW MAP



AGENT CONTACT

The oldest of four, Sam Vedvei grew up on a family farm in rural South Dakota where he developed his passion for the outdoors. He's been hunting, fishing, and farming his entire life and has been involved in the many aspects of managing farmland. A graduate of Lake Preston High School and Minnesota West Community and Technical College, Sam owns and manages a small production cattle herd and is experienced in managing pasture land for cattle.

Before coming to Midwest Land Group, Sam worked for powersports manufacturer Polaris, working his way up to sales manager. This background perfectly prepared him for a career in real estate, giving him the skills and experience in sales, negotiations, and meeting the needs of clients. As a land agent, Sam is able to fulfill his dream of working with the outdoors and agriculture, helping buyers and sellers alike with their land investments.

When he's not working, you can find Sam chasing whitetails, catching walleye and perch, and calling ducks and coyotes. He enjoys hunting pheasants with his dog, Titan, and heads to Montana every spring to shed hunt. Hobbies also include helping out on the family farm, golfing, preparing food plots for hunting season, and hanging out on the lake with friends and family. Sam is a member of the Lake Region Golf Course, Ducks Unlimited, Rocky Mountain Elk Foundation, Whitetails Unlimited, and Pheasants Forever.



SAM VEDVEI, LAND AGENT
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