



MIDWEST LAND GROUP
PRESENTS

HANSON COUNTY SOUTH DAKOTA

426 ACRES



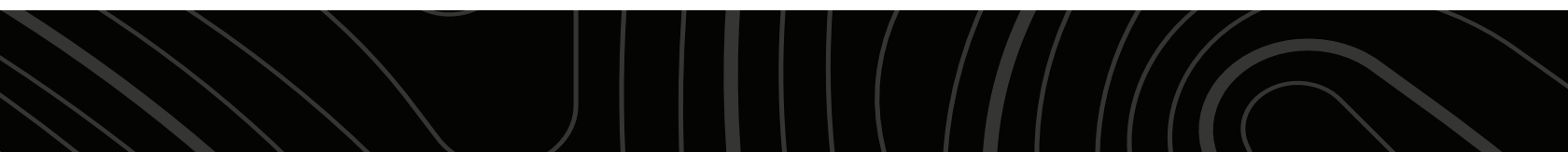
MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME-PRODUCING JAMES RIVER FARMLAND WITH GREAT HUNTING

426 +/- deeded acres nestled nicely along the James River Valley just miles from Mitchell. This property boasts income potential along with great opportunities for creating a perfect hunting haven. Located just 3 miles east of Mitchell along James River Road, this property is sure to check all the boxes if you're looking to add to your crop rotation or gain some income to make your perfect hunting spot. The river splits the property with 140 +/- acres on the north side which is approachable from the

north and 286 +/- acres located south of the river and accessible from James River Road. With the river splitting the property, it could be sold in two separate pieces.

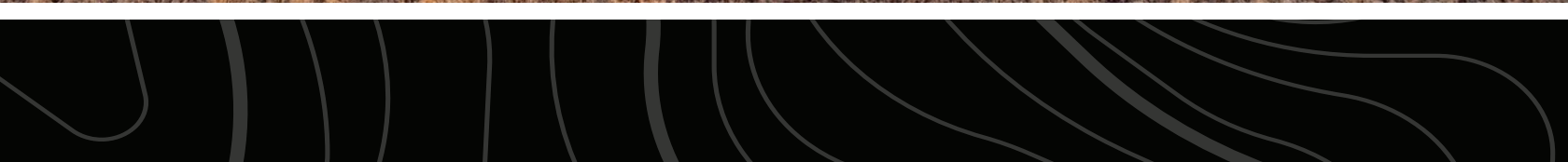
This property has 348 +/- FSA recorded farmable acres, the remainder include timber and low wetland areas with cattails that make a great home for pheasants. This property shows great signs of pheasants, turkeys, and whitetail deer sure to make a great hunting mecca.



PROPERTY FEATURES

PRICE: **\$3,237,600** | COUNTY: **HANSON** | STATE: **SOUTH DAKOTA** | ACRES: **426**

- Hanson County farmland
- 426 +/- deeded acres
- 348 +/- FSA recorded farmland acres
- \$6,257 estimated taxes
- Access off James River Road
- 3 miles from Mitchell, SD
- Income-producing farm
- Great hunting opportunities
- Potential sale of two separate tracts

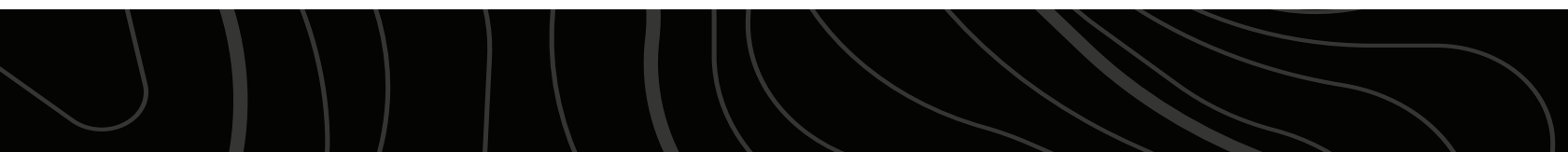


348 +/- FSA RECORDED FARMLAND ACRES

The river splits the property with 140 +/- acres on the north side which is approachable from the north and 286 +/- acres located south of the river and accessible from James River Road.



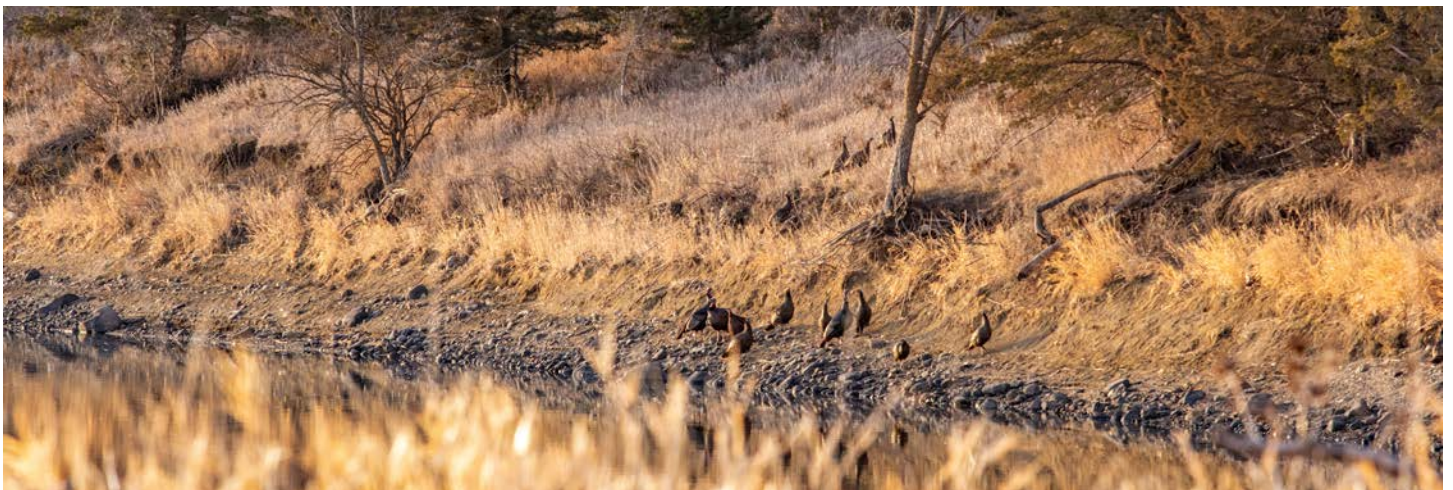
INCOME-PRODUCING FARM



JAMES RIVER



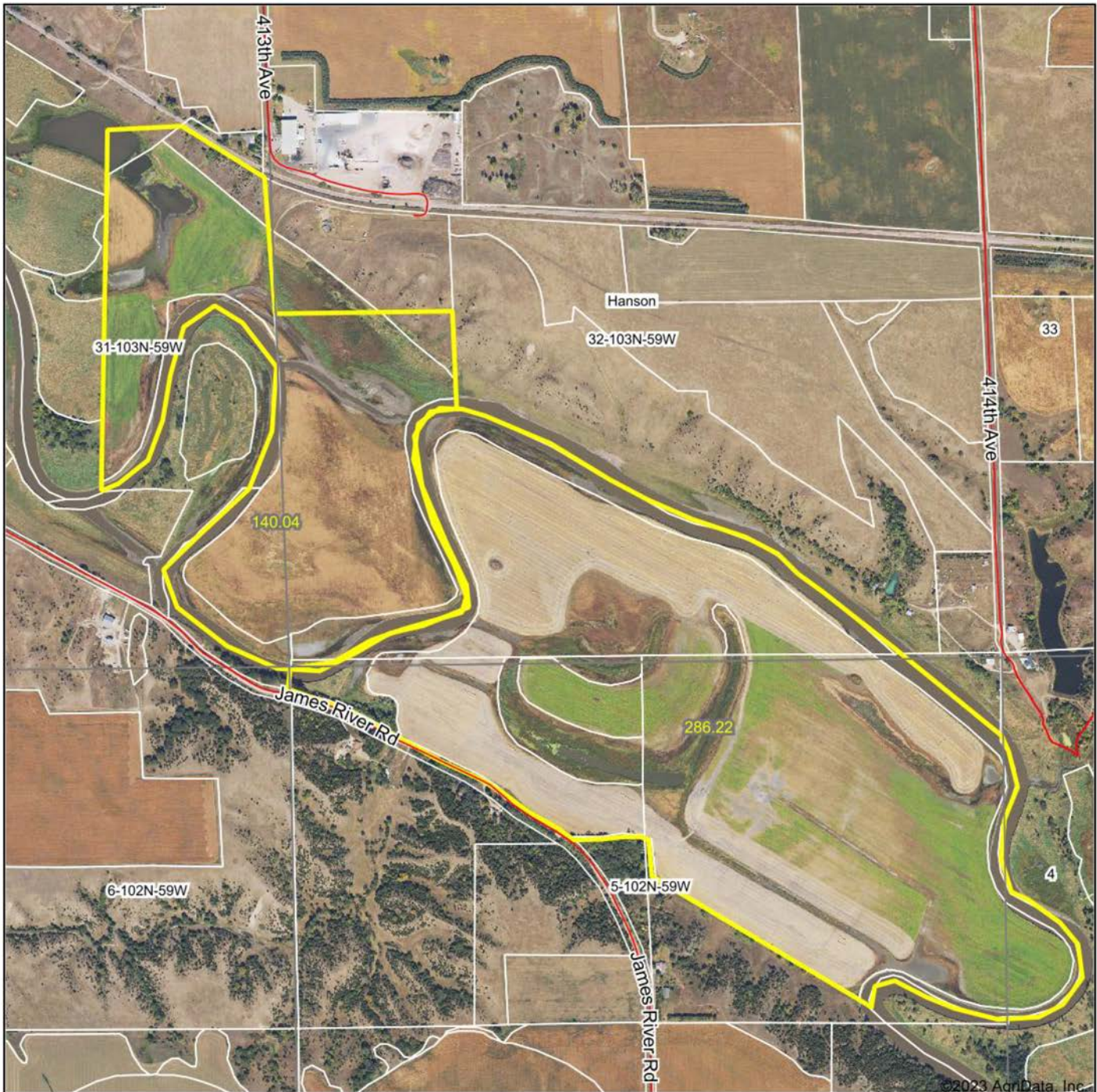
GREAT HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 43° 40' 30.97, -97° 56' 16.91

0ft 1159ft 2317ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgridataInc.com

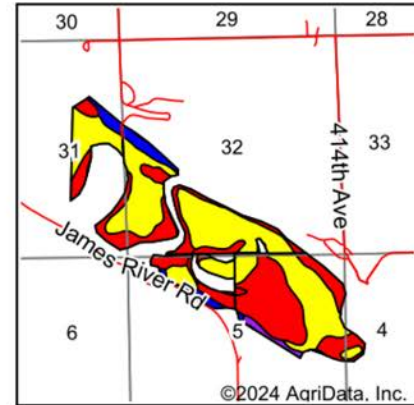
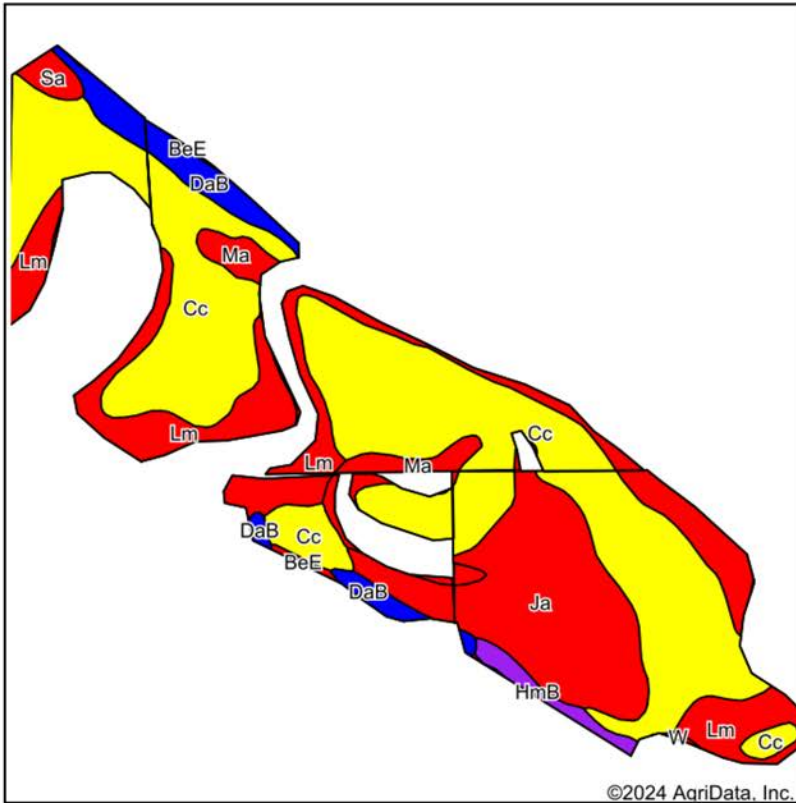
32-103N-59W
Hanson County
South Dakota



12/20/2023

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

SOIL MAP



State: **South Dakota**
 County: **Hanson**
 Location: **32-103N-59W**
 Township: **Hanson**
 Acres: **347.55**
 Date: **3/5/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



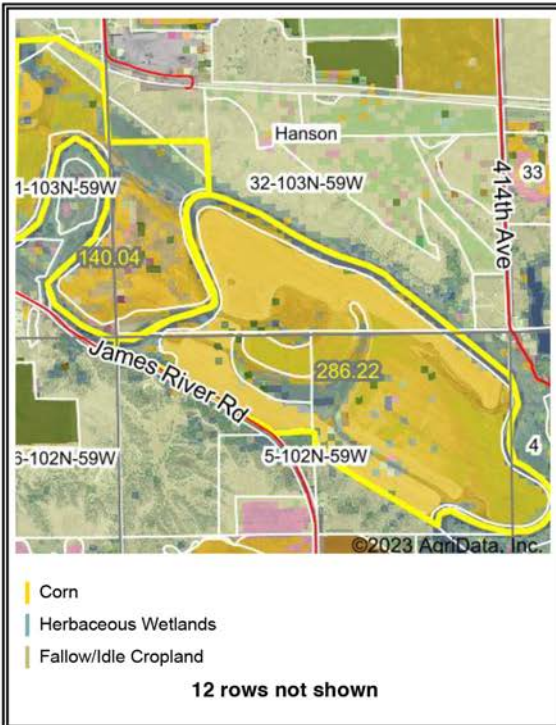
Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 25

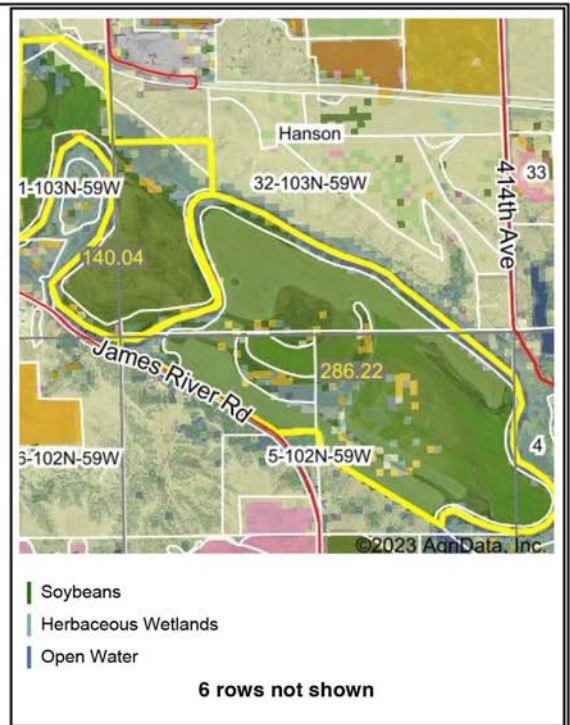
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Range Production (lbs/acre/yr)	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Cool season grasses AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	*n NCCPI Overall
Cc	Clamo silty clay loam	183.23	52.7%		IVw	4385	62	3.5	6		70		52	25	35
Lm	Lamo-Wann complex, frequently flooded	65.21	18.8%		IVw	5584	48	3.4		5	70			26	35
Ja	James silty clay	58.81	16.9%		IVw	4625	30	2.6	4.3		30	30	35		7
DaB	Davis loam, 2 to 6 percent slopes	17.09	4.9%		Ile	3897	82	3.9	6.5		85	75	83	30	57
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	12.74	3.7%		VIIIw	6895	10								8
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	4.97	1.4%		IIIe	3610	55	2.3	3.8		54	42	52	18	47
Sa	Salmo silty clay loam	3.63	1.0%		IVw	4472	32	2.6	4.3		40		47		26

CROP HISTORY MAP

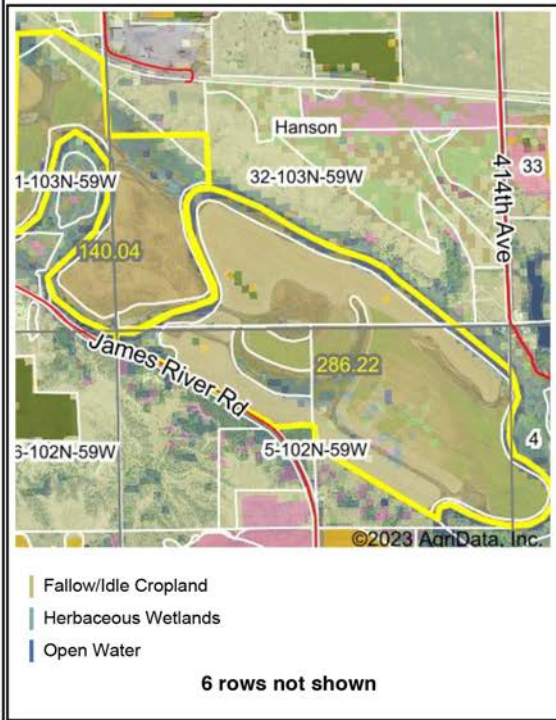
Crop Year:



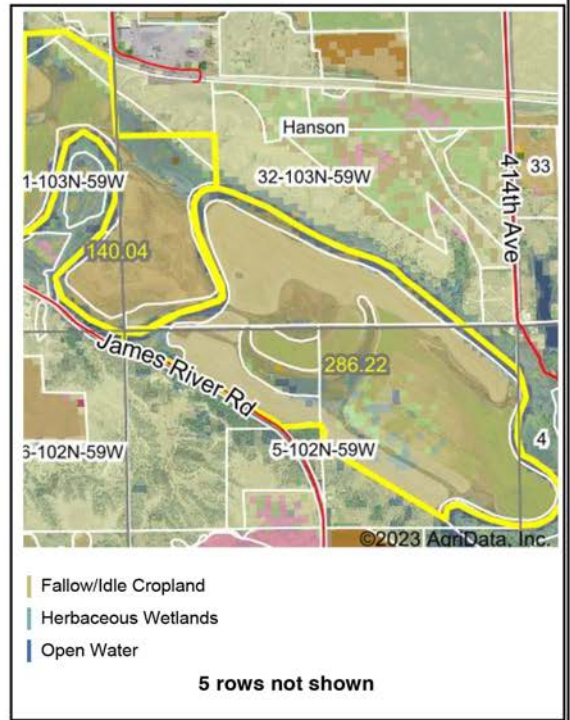
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 43° 40' 30.97, -97° 56' 16.91

State: SD County: Hanson

Legal: 32-103N-59W Twnshp: Hanson

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:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

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. 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

605.836.1151

LSchroeder@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.