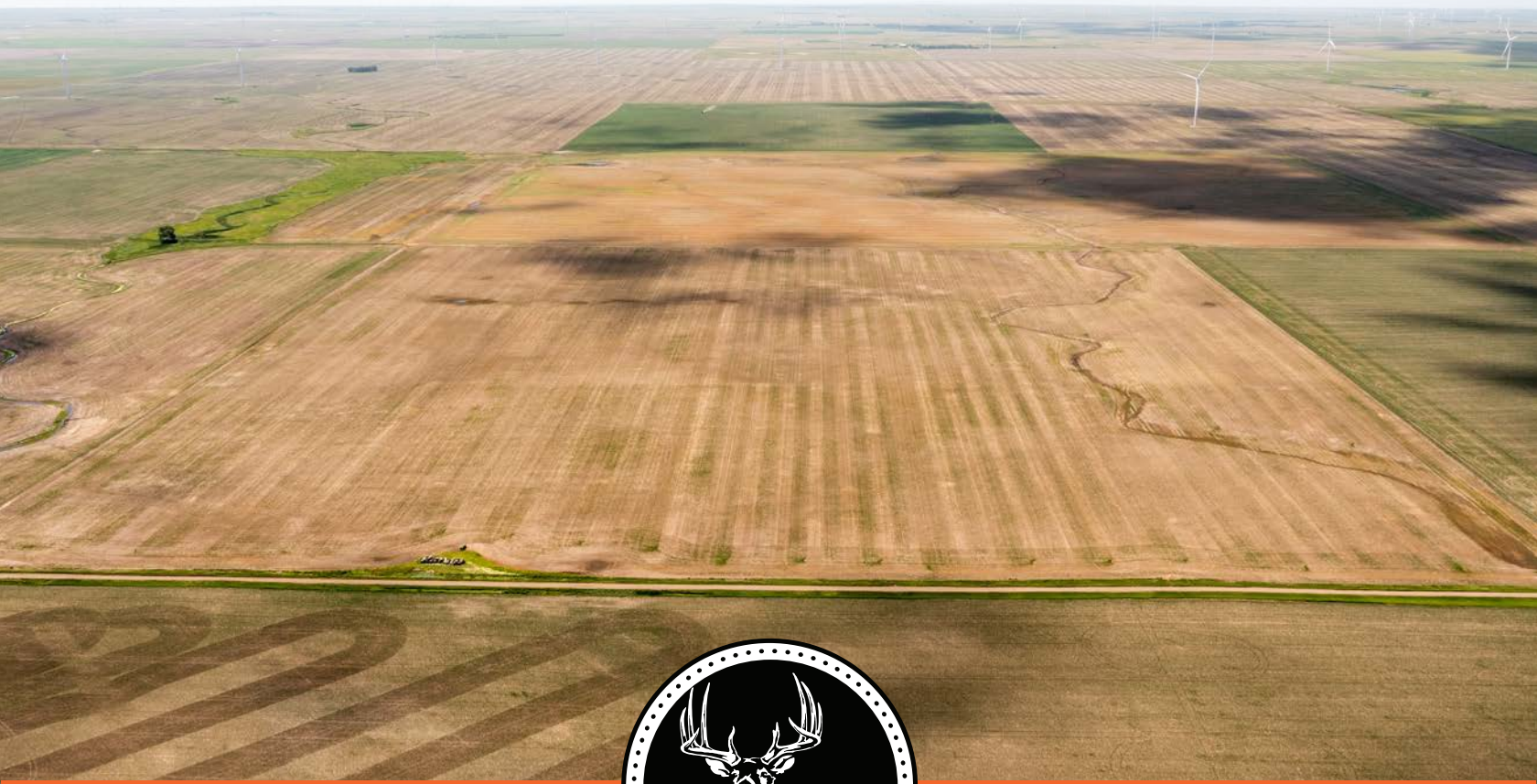


MIDWEST LAND GROUP PRESENTS

160 ACRES IN

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# HYDE COUNTY SOUTH DAKOTA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 160 +/- ACRES IN HYDE COUNTY

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160 +/- deeded acres in Hyde County just southwest of Highmore. 156.49 FSA recorded farmable acres with a productivity index of 78.8%. Easy access off 334th Avenue.

There is a long-standing lease on this property with \$70,84/acre on the tillable acres and \$25/acre on the nontillable grassland acres. The taxes on the parcel

are \$1,231.26 per year.

There is also a wind tower easement on this property. The 2024 payment was \$2,682.86 and will continue to grow 4% per year until 2067 which will only raise the ROI on the property! There is also a chance of towers being built on the property for added income at a later date.



# PROPERTY FEATURES

PRICE: **\$560,000** | COUNTY: **HYDE** | STATE: **SOUTH DAKOTA** | ACRES: **160**

- \$1,231.26 yearly taxes
- 160 +/- deeded acres
- 156.49 farmable acres
- Wind tower easement payments
- Soil index of 78.8%
- Easy access
- 2 miles off Highway 14



# 156.49 FARMABLE ACRES

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# AERIAL MAP



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Map Center: 44° 29' 39.94, -99° 32' 53.04

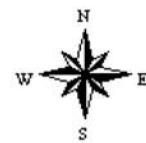


Maps Provided By:



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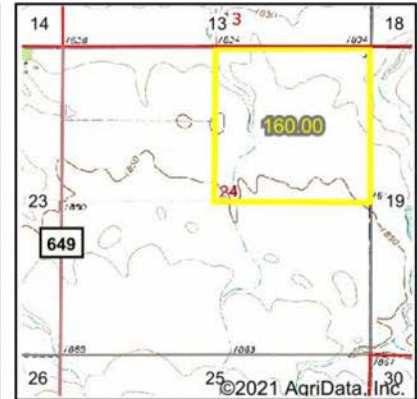
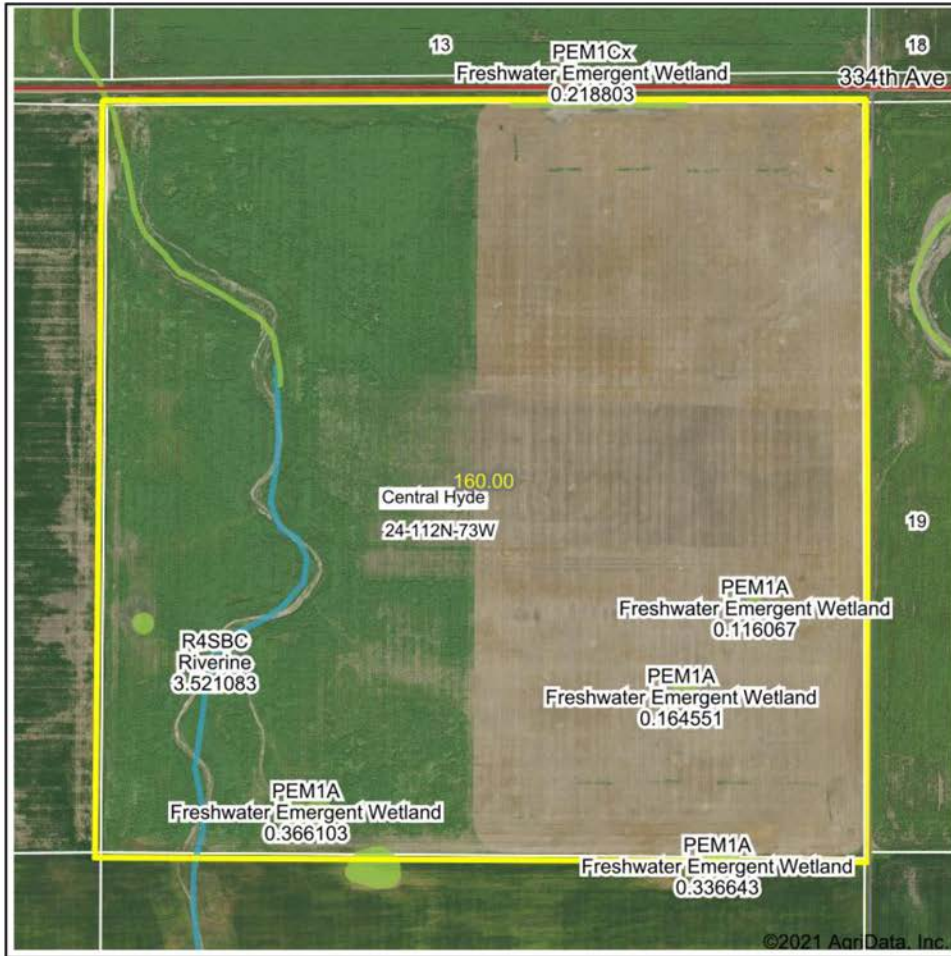
**24-112N-73W**  
**Hyde County**  
**South Dakota**



7/2/2021

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

# WETLAND MAP



State: **South Dakota**  
 Location: **24-112N-73W**  
 County: **Hyde**  
 Township: **Central Hyde**  
 Date: **7/2/2021**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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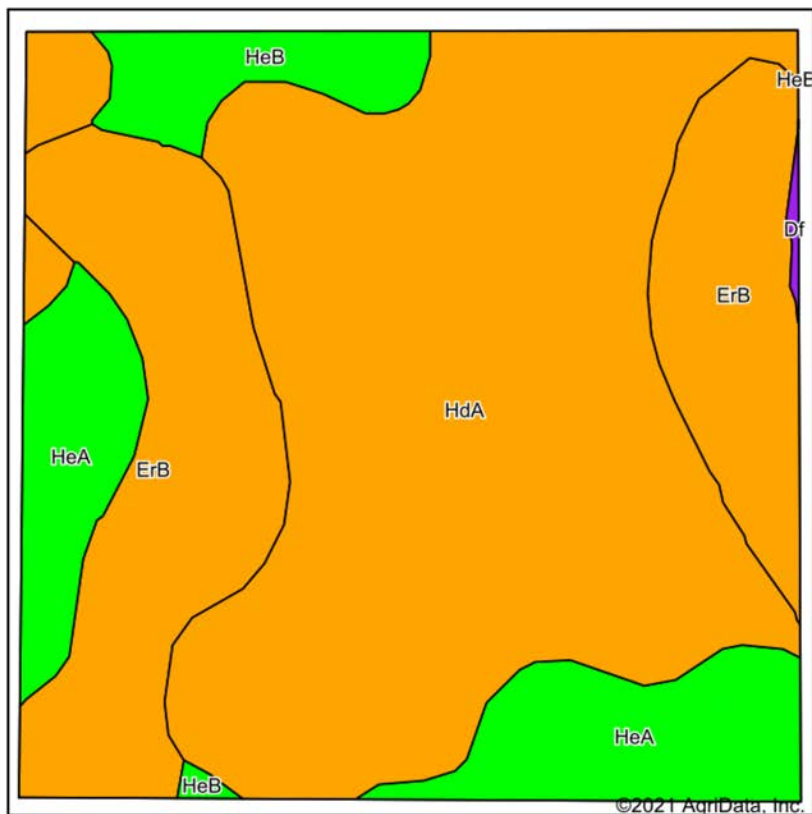


0ft 677ft 1354ft

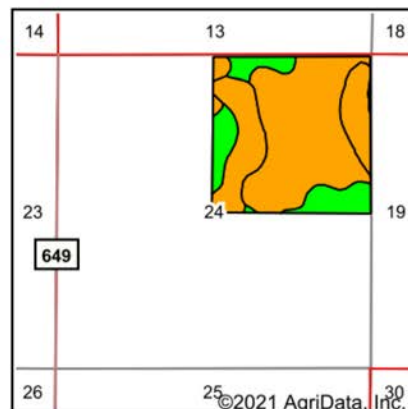
Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	1.53
R4SBC	Riverine	0.85
PEM1Cx	Freshwater Emergent Wetland	0.28
		Total Acres
		2.66

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

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hyde**  
 Location: **24-112N-73W**  
 Township: **Central Hyde**  
 Acres: **160**  
 Date: **7/2/2021**



Maps Provided By:



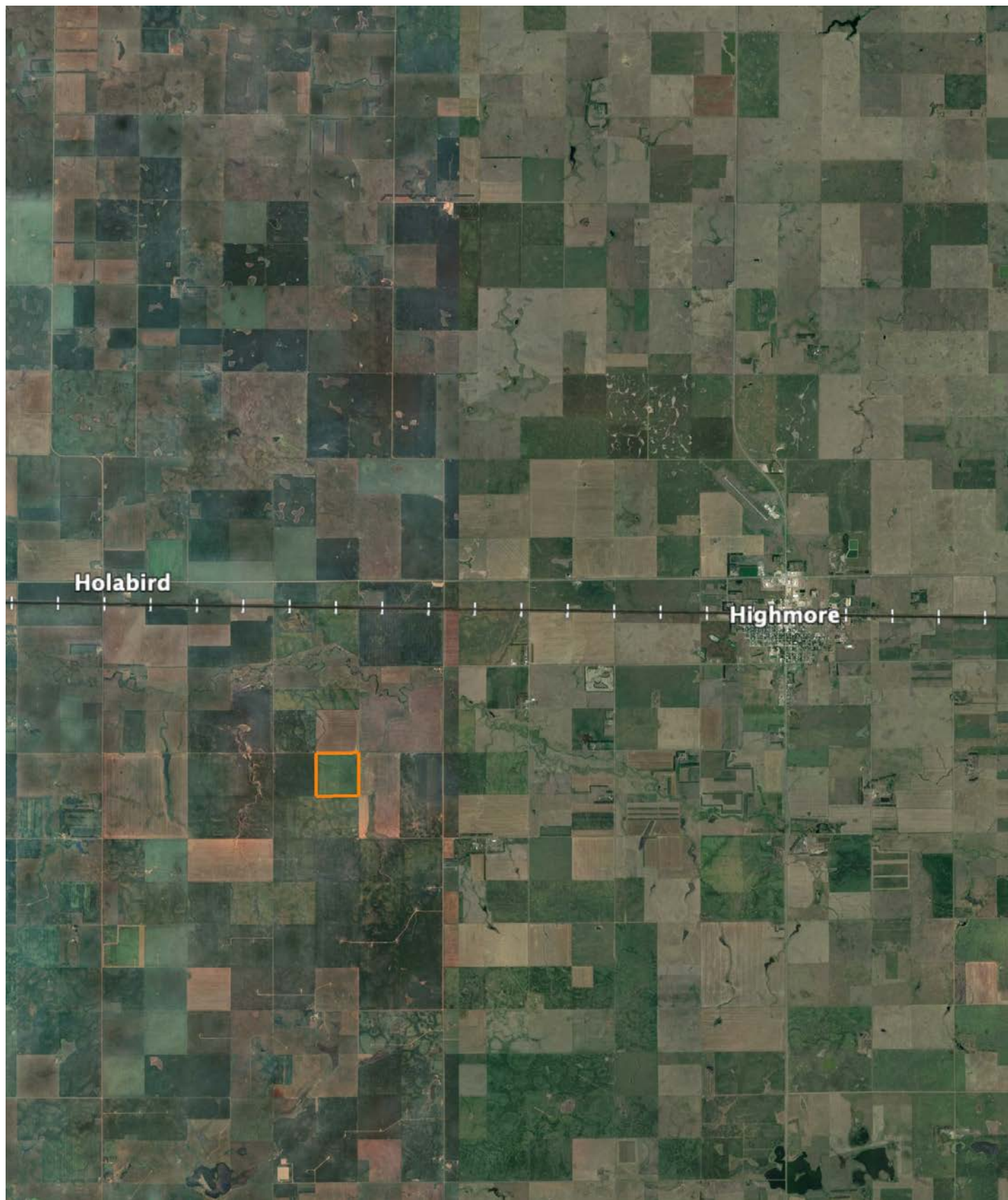
Area Symbol: SD069, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	88.45	55.3%		IIC	76
ErB	Eakin-Raber complex, 2 to 6 percent slopes	42.50	26.6%		IIE	76
HeA	Highmore silt loam, 0 to 2 percent slopes	21.44	13.4%		IIC	92
HeB	Highmore silt loam, 2 to 6 percent slopes	7.27	4.5%		IIE	91
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	0.34	0.2%		IVs	56
<b>Weighted Average</b>						<b>78.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# 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

**605.836.1151**

[LSchroeder@MidwestLandGroup.com](mailto:LSchroeder@MidwestLandGroup.com)



**MidwestLandGroup.com**

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