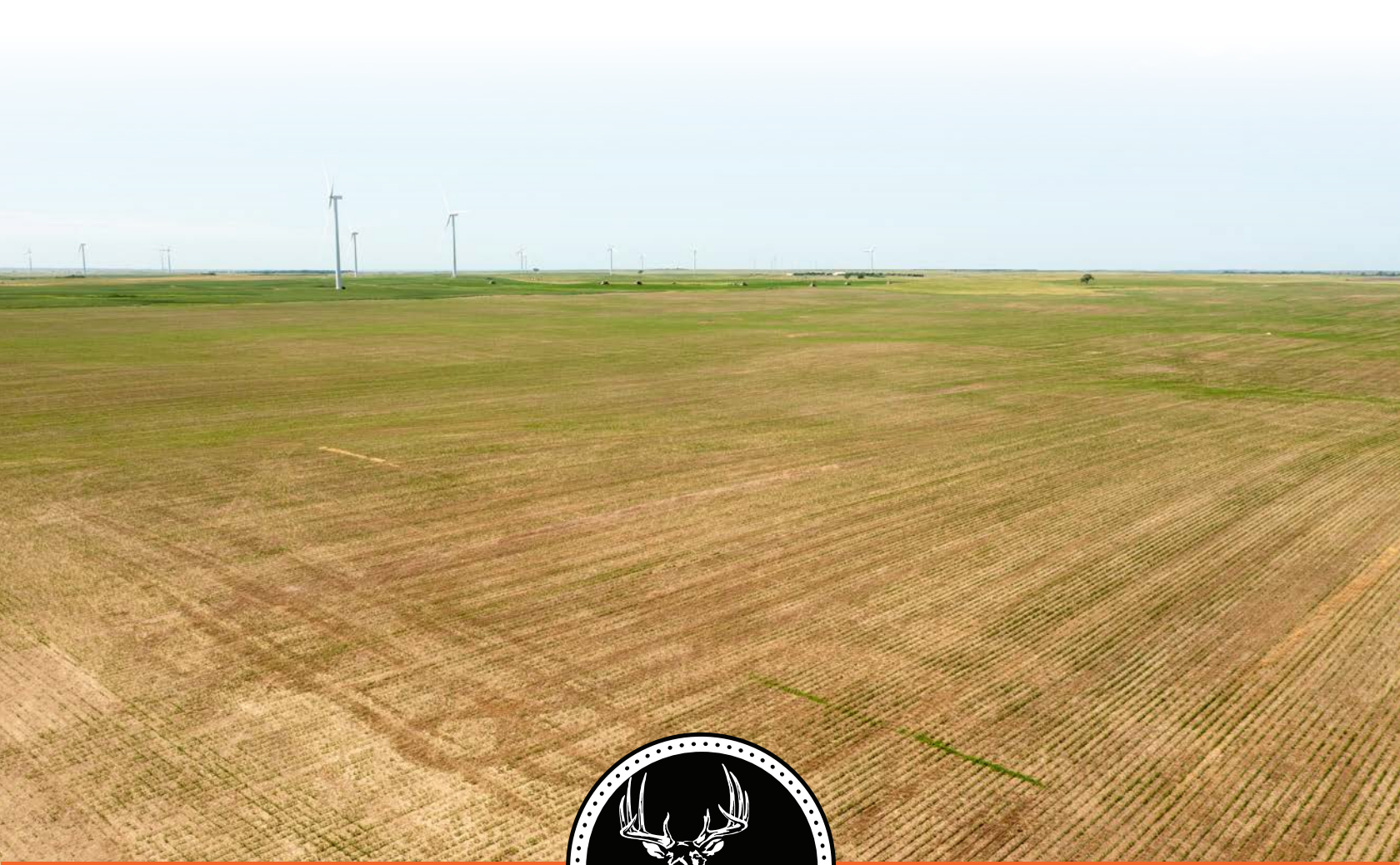


MIDWEST LAND GROUP PRESENTS

315 ACRES IN

HYDE COUNTY SOUTH DAKOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

315 HYDE COUNTY FARMLAND ACRES

315 +/- deeded acres with 281.64 FSA farmable acres, the rest in non-tillable grassland. Productive Index on this parcel is 55.9%.

The long-standing lease on the property is \$70.84/acre on the tillable ground and \$25/acre on the non-tillable grassland acres. The taxes on this parcel are \$1,971.28 yearly.

There is also a wind tower easement on this property. The 2024 payment was \$5,365.71 and will continue to grow by 4% yearly until 2090 which will only raise the ROI on the property. There is also a chance of wind towers being built on the property at a later date for additional income.



PROPERTY FEATURES

PRICE: **\$1,102,500** | COUNTY: **HYDE** | STATE: **SOUTH DAKOTA** | ACRES: **315**

- \$1,971.28 yearly taxes
- Wind tower easement payments
- Soil Index 55.9%
- Mile long farming
- 315 deeded acres
- 281.64 tillable acres
- Corn planted spring 2024



281.64 TILLABLE ACRES



AERIAL MAP



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Map Center: 44° 27' 41.36, -99° 39' 14.04

0ft 814ft 1628ft

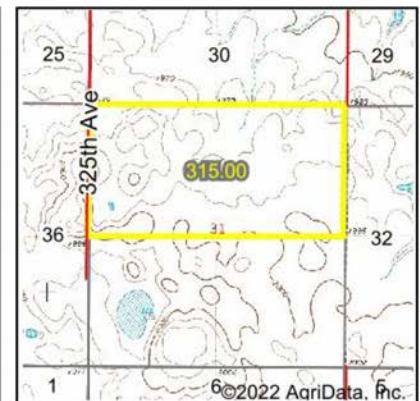
31-112N-73W
Hyde County
South Dakota



9/12/2022

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

WETLAND MAP



State: **South Dakota**
 Location: **31-112N-73W**
 County: **Hyde**
 Township: **Central Hyde**
 Date: **9/12/2022**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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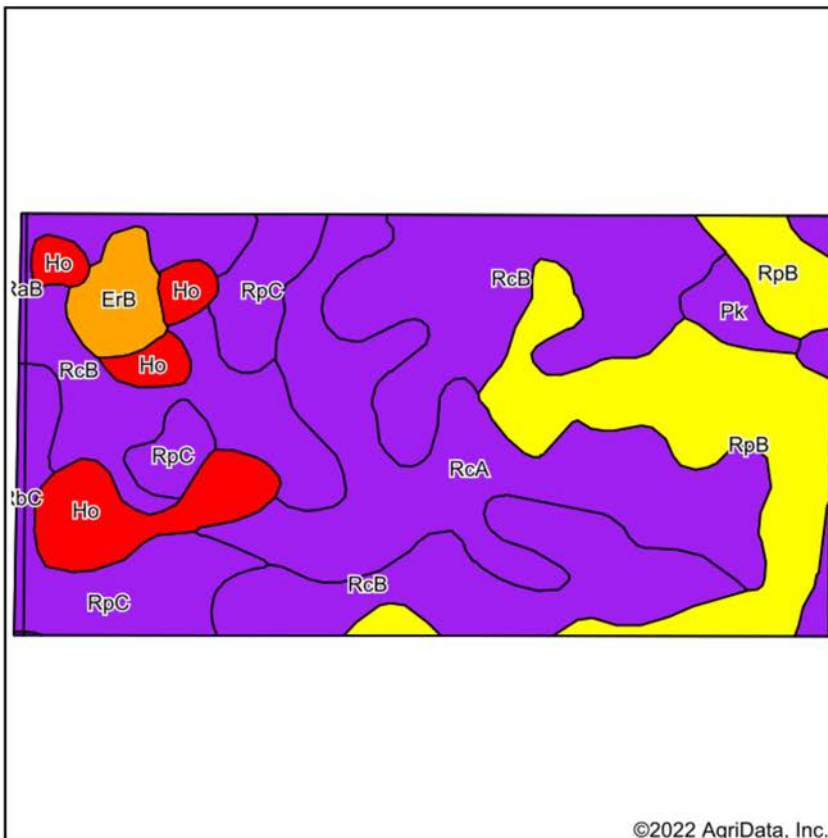


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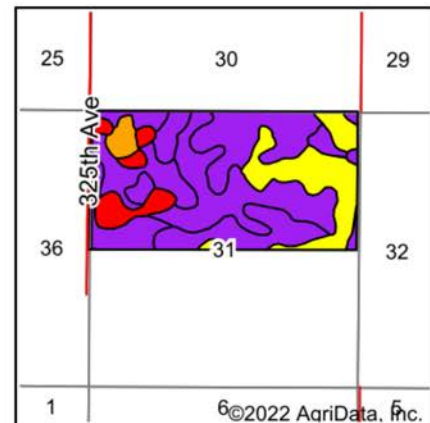
Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	9.16
PEM1A	Freshwater Emergent Wetland	7.90
PABFx	Freshwater Pond	0.37
R4SBC	Riverine	0.28
Total Acres		17.71

Data Source: National Wetlands Inventory website. U.S. DoI, 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: **31-112N-73W**
 Township: **Central Hyde**
 Acres: **315**
 Date: **9/12/2022**



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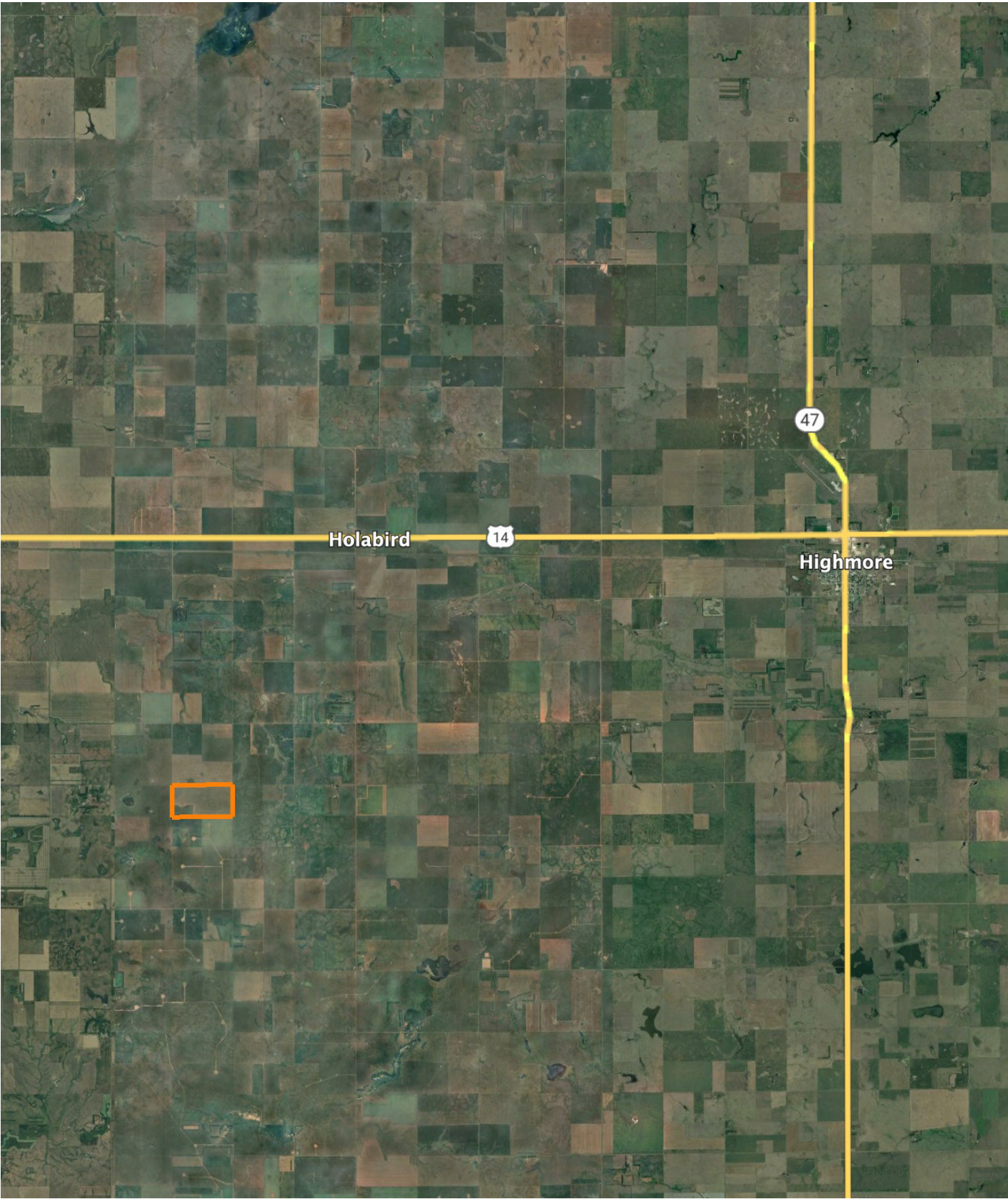


Area Symbol: SD065, Soil Area Version: 26
 Area Symbol: SD069, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Oats Bu	Spring wheat Bu	Winter wheat Bu
RcB	Raber-Cavo loams, 2 to 6 percent slopes	120.48	38.2%		Ile	57						
RcA	Raber-Cavo loams, 0 to 2 percent slopes	65.26	20.7%		Ilc	60						
RpB	Raber-Peno loams, 2 to 6 percent slopes	56.60	18.0%		Ile	65						
RpC	Raber-Peno loams, 6 to 9 percent slopes	34.09	10.8%		Ille	52						
Ho	Hoven silt loam, 0 to 1 percent slopes	22.15	7.0%		Vls	15						
ErB	Eakin-Raber complex, 2 to 6 percent slopes	8.27	2.6%		Ile	76						
Pk	Plankinton silt loam	5.20	1.7%		IVw	51	0.3	0.5	20	20	15	18
RbC	Raber-Peno loams, 6 to 9 percent slopes	2.06	0.7%		Ille	52						
RaB	Raber-Cavo loams, 2 to 6 percent slopes	0.89	0.3%		Ile	57						
Weighted Average					2.43	55.9	*-	*-	0.3	0.3	0.2	0.3

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

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

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LSchroeder@MidwestLandGroup.com



MidwestLandGroup.com

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