



MIDWEST LAND GROUP  
PRESENTS  
**BUFFALO COUNTY**  
**SOUTH DAKOTA**  
**157 ACRES**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# **BUFFALO COUNTY TILLABLE 157 ACRES**

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157 deeded acres with great access off Highway 45. 155 FSA recorded tillable acres with a soil rating of 63%. There is also access from the gravel road to the south.

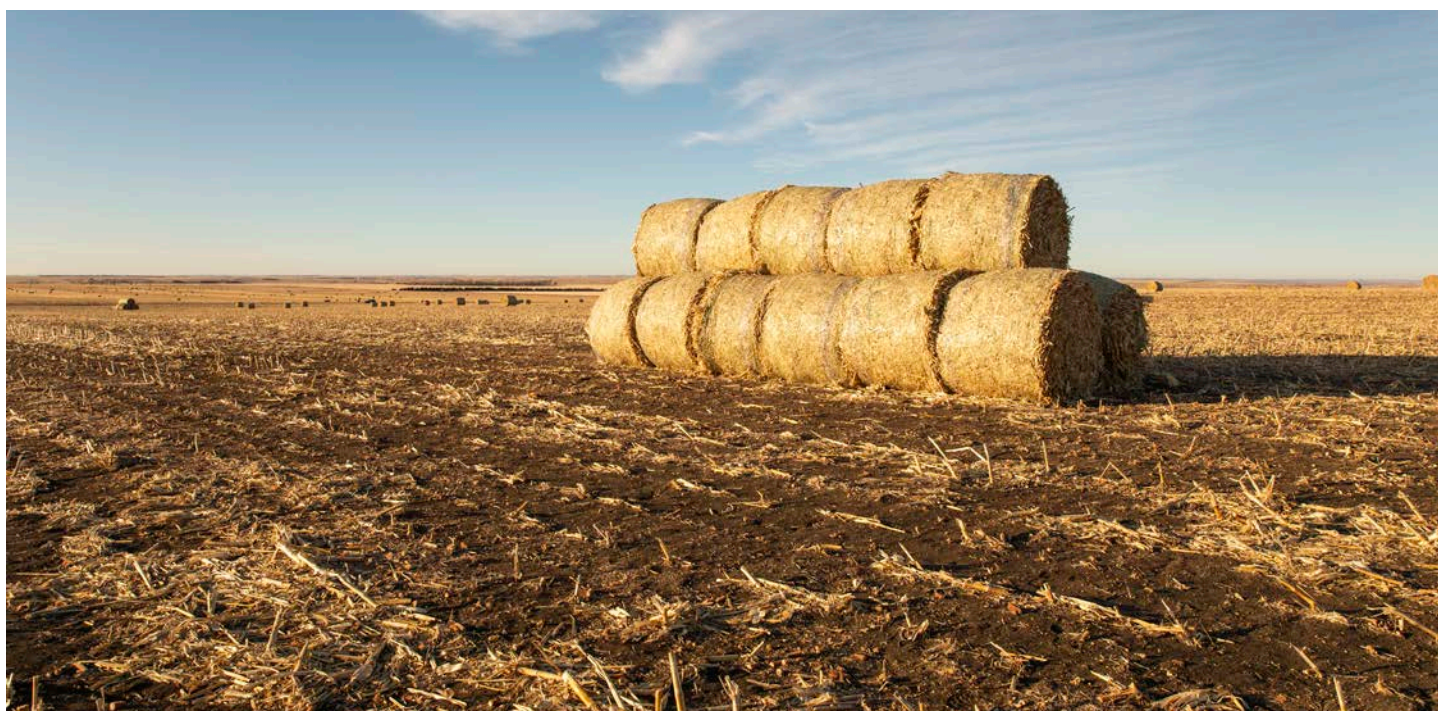
Great income potential to add to your portfolio or ready to be farmed in the spring of 2025!



# PROPERTY FEATURES

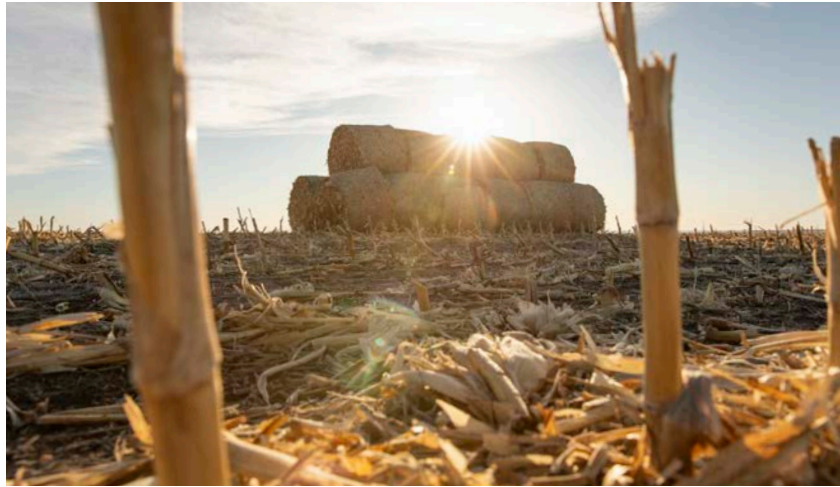
PRICE: **\$894,900** | COUNTY: **BUFFALO** | STATE: **SOUTH DAKOTA** | ACRES: **157**

- Great access
- 157 deeded acres
- 155 FSA recorded tillable
- Just south of Gann Valley
- Income Producing
- Ready to farm in the spring of 2025
- Eldorado Township

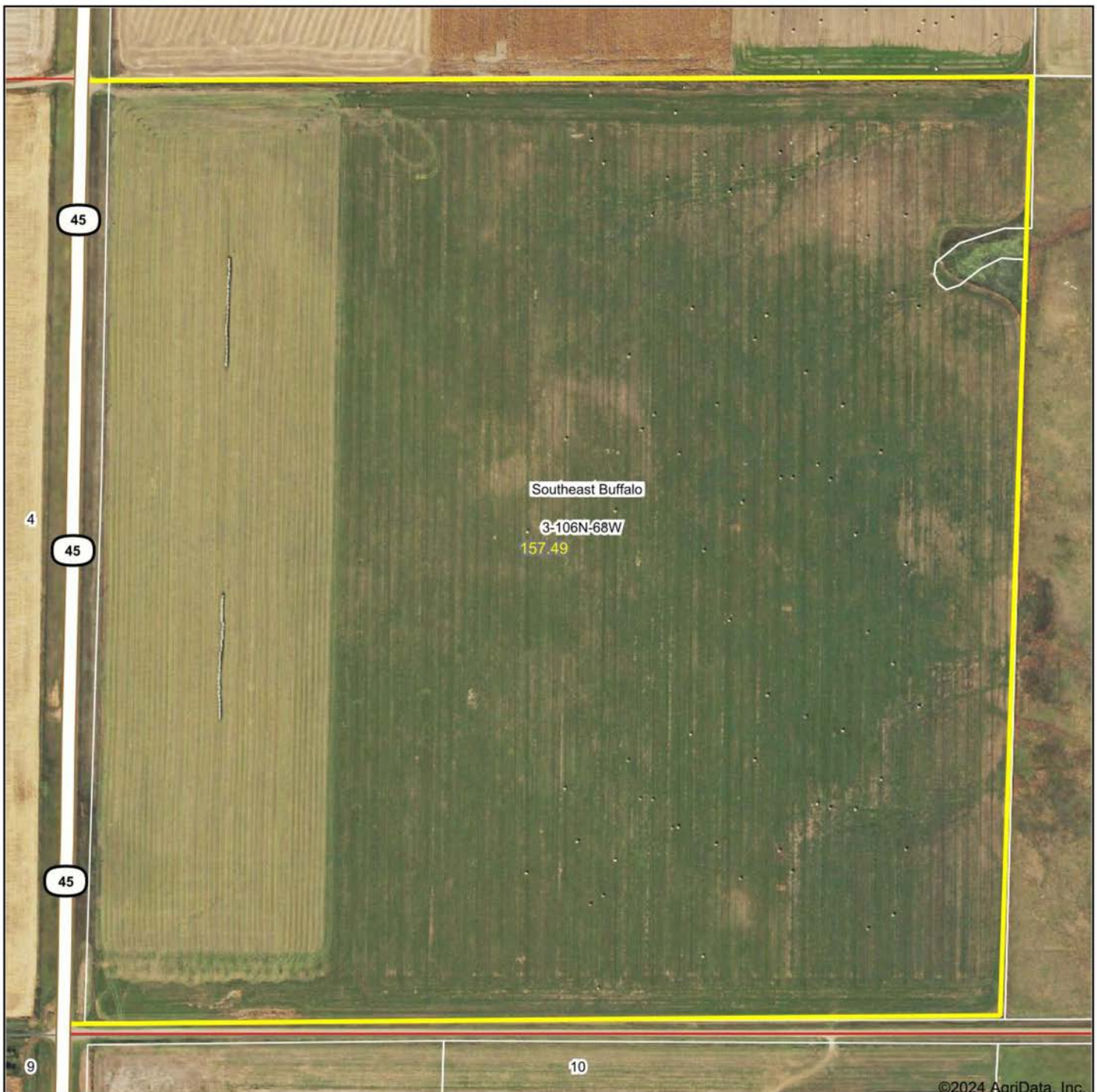


# 157 +/- ACRES WITH GREAT ACCESS

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# AERIAL MAP



Map Center: 44° 0' 38.91, -98° 58' 54.58

0ft 432ft 864ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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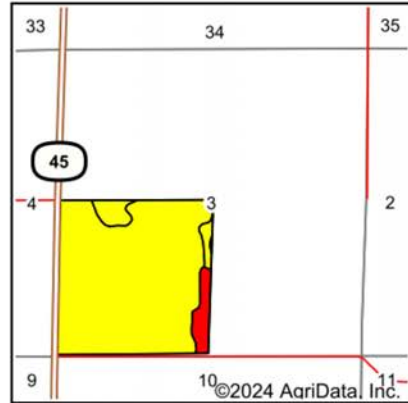
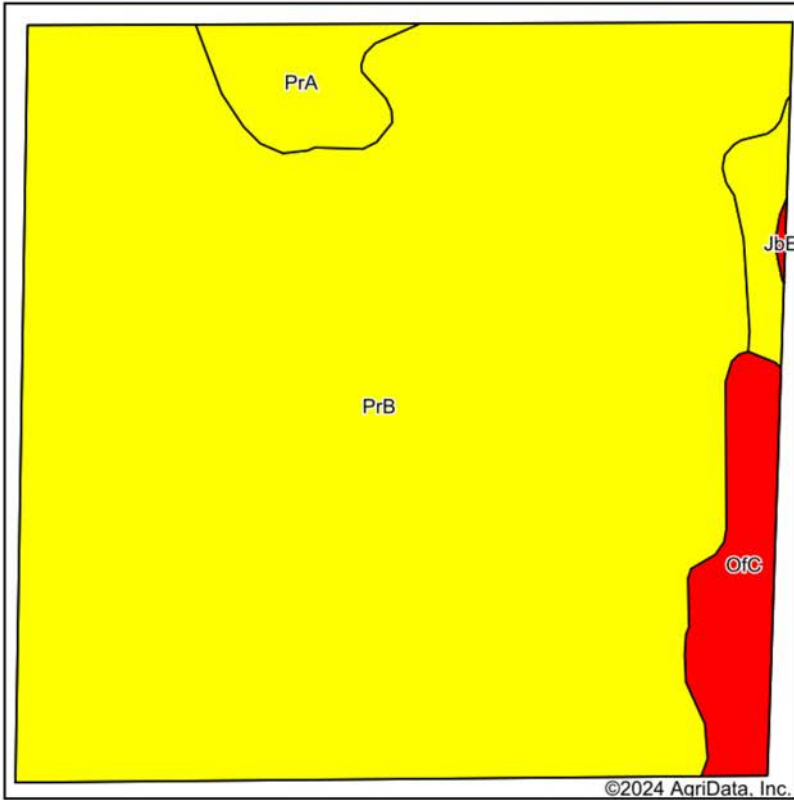
**3-106N-68W**  
**Buffalo County**  
**South Dakota**



12/11/2024

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

# SOILS MAP



State: **South Dakota**  
 County: **Buffalo**  
 Location: **3-106N-68W**  
 Township: **Southeast Buffalo**  
 Acres: **157.49**  
 Date: **12/11/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD603, Soil Area Version: 28

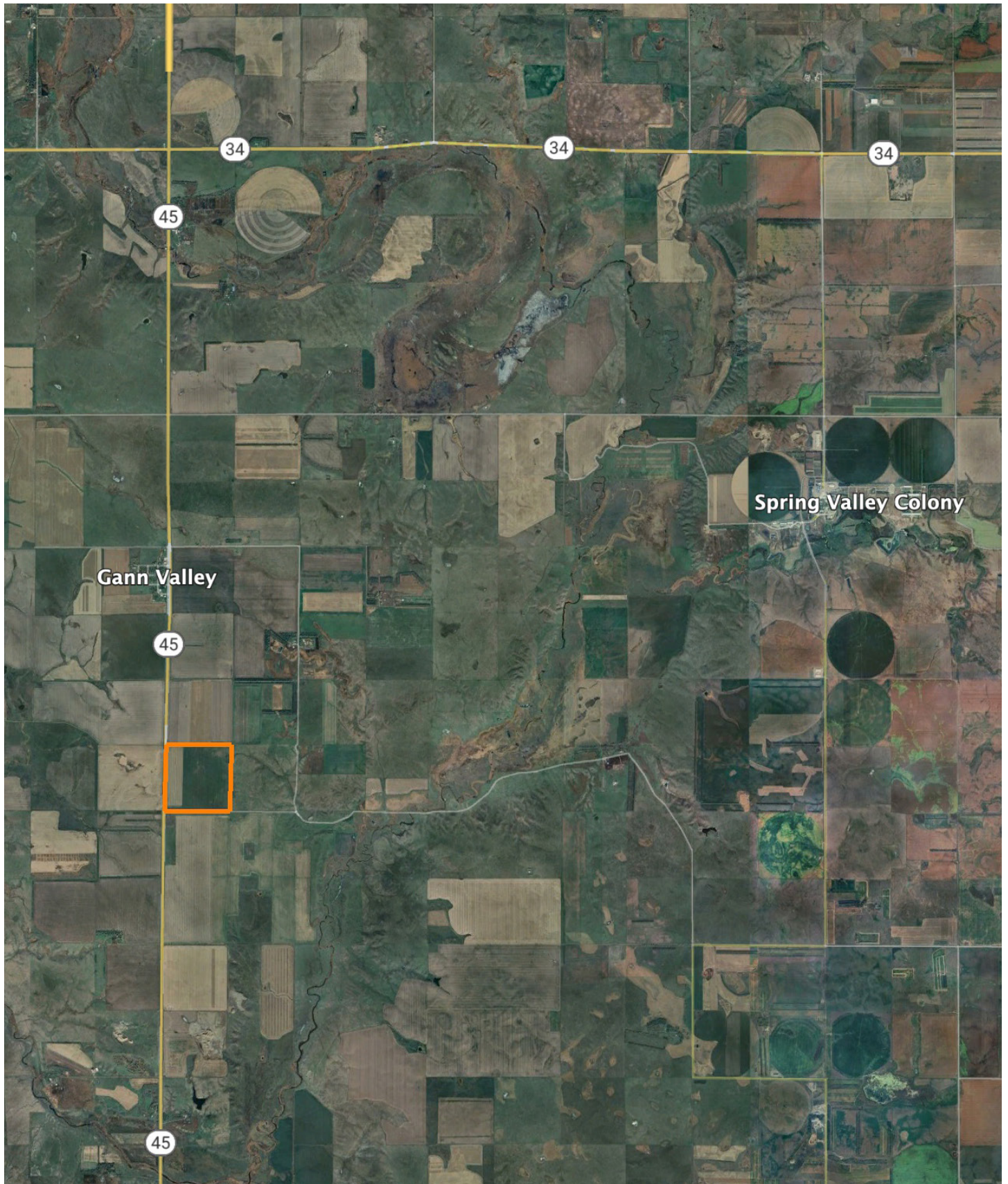
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n Sc
PrB	Promise clay, 3 to 6 percent slopes	141.74	90.0%		IIle	IIle	2448	64						25	9	25	
OfC	Opal-Promise clays, 6 to 9 percent slopes	7.54	4.8%		IVe	IVe	2320	40						27	9	27	
PrA	Promise clay, 0 to 3 percent slopes	5.39	3.4%		IIIls	IIIls	2440	68						25	9	25	
RpB	Raber-Peno loams, 2 to 6 percent slopes	2.68	1.7%		IIe		2624	65						50	28	48	
JbE	Java-Betts loams, 9 to 20 percent slopes	0.14	0.1%		VIe		2310	17	2	3	3	1	2	41	25	41	
<b>Weighted Average</b>					<b>3.03</b>	<b>*-</b>	<b>2444.5</b>	<b>63</b>	<b>*-</b>	<b>*-</b>	<b>*-</b>	<b>*-</b>	<b>*-</b>	<b>*n 25.5</b>	<b>*n 9.3</b>	<b>*n 25.5</b>	

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# OVERVIEW MAP



# 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)



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