

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

# HAND COUNTY SOUTH DAKOTA



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORTHERN HAND COUNTY PASTURE

In the northern part of Hand County, sits this great piece of pasture land. The soil productivity index is showing a great 63.6%. There is great access to the property with multiple driveways. This property has both wetland and grassland perpetual easements on it. This property also has brand new 4-strand barbed

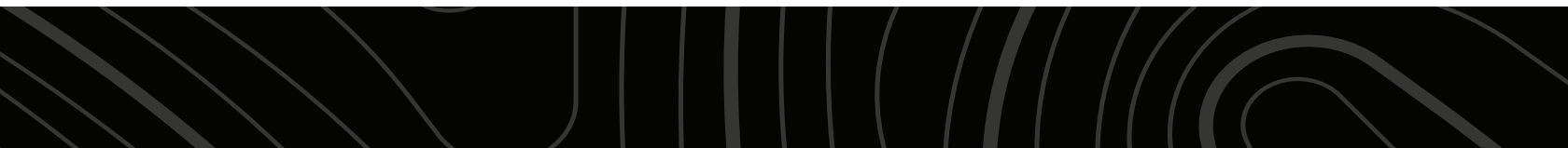
wire fence and posts surrounding most of the property as of this year. There is one stock dam with more on the occasional wet year.

This pasture is rented through 2025, and the new owner will have access beginning in 2026!

## PROPERTY FEATURES

PRICE: **\$428,000** | COUNTY: **HAND** | STATE: **SOUTH DAKOTA** | ACRES: **160**

- Great access
- 63.6% soil productivity
- One stock dam
- New 4-strand barbed wire fence
- Taxes - \$1,261.70

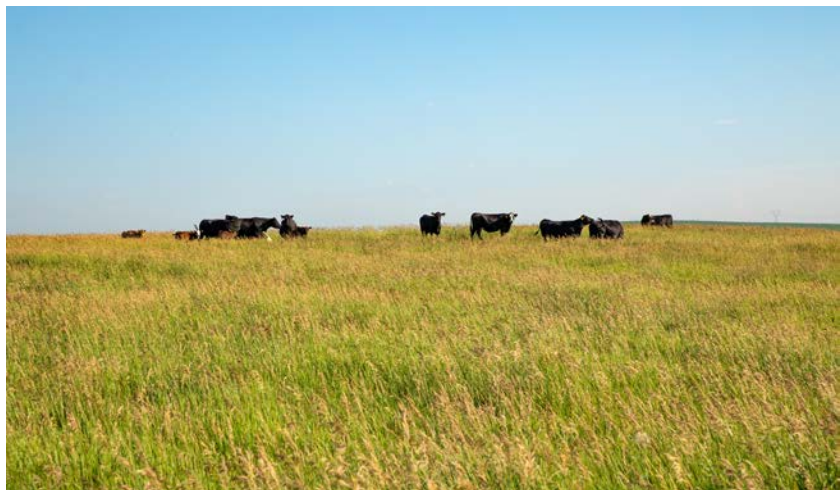




# PASTURE

---

The soil productivity index is showing a great 63.6%. There is great access to the property with multiple driveways. This property has both wetland and grassland perpetual easements on it.





# ONE STOCK DAM

---





# AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Map Center: 44° 52' 14.3, -99° 13' 35.87

**11-116N-70W**  
**Hand County**  
**South Dakota**

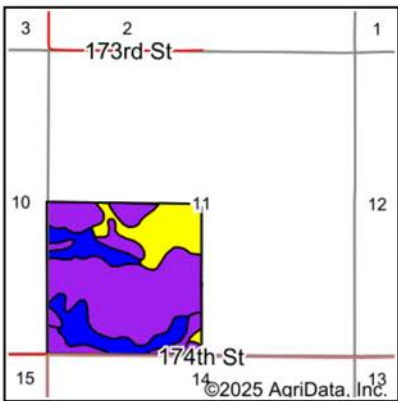
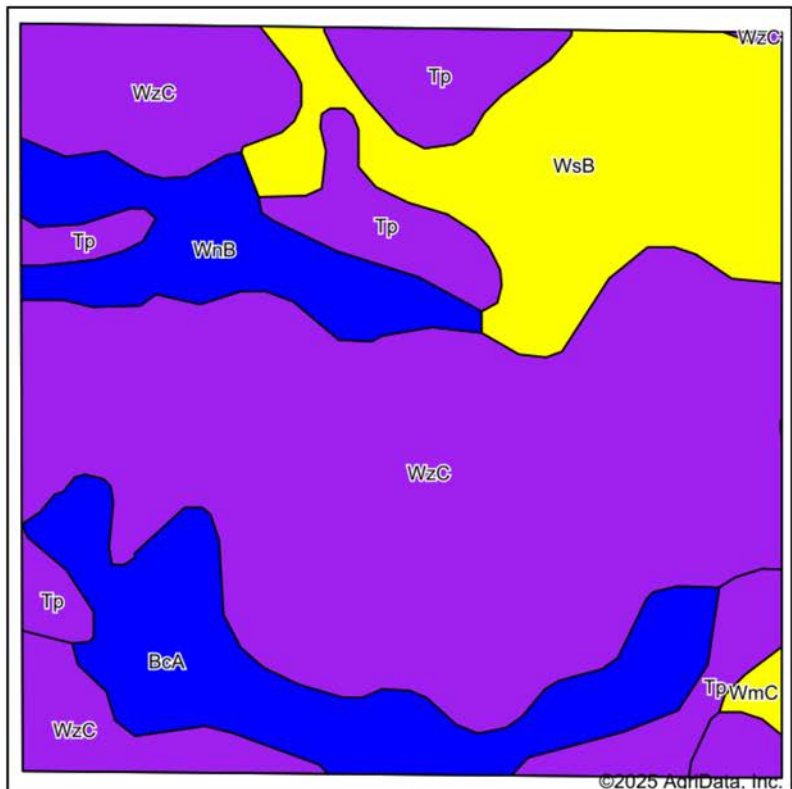
0ft 431ft 863ft



6/21/2025

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

# SOILS MAP



State: **South Dakota**  
County: **Hand**  
Location: **11-116N-70W**  
Township: **Northwest Hand**  
Acres: **160**  
Date: **6/21/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Alfalfa hay Tons	Brome grass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn
WzC	Glenham-Java loams, rolling	84.40	52.8%		IIle	2641	58	1.9	3.1	31	36	46	22	29	50	
WsB	Glenham-Jerauld complex, undulating	26.11	16.3%		Ile	2447	63	2	3.3	37	43	54	24	33	50	
BcA	Prosper-Stickney loams, nearly level	19.52	12.2%		IIc	3380	84	3	5.2	68	67	71	36		55	
Tp	Tetonka silt loam, 0 to 1 percent slopes	17.28	10.8%		IVw	4479	56								24	
WnB	Glenham-Propser loams, 1 to 6 percent slopes	11.88	7.4%		Ile	3084	82								52	
WmC	Glenham loam, rolling	0.81	0.5%		IIle	2814	64	1.9	3.1	31	36	46	22	29	53	
Weighted Average					2.75	2931.8	63.6	1.7	2.8	30.8	34.4	42	20	20.8	*n 48	*n 26

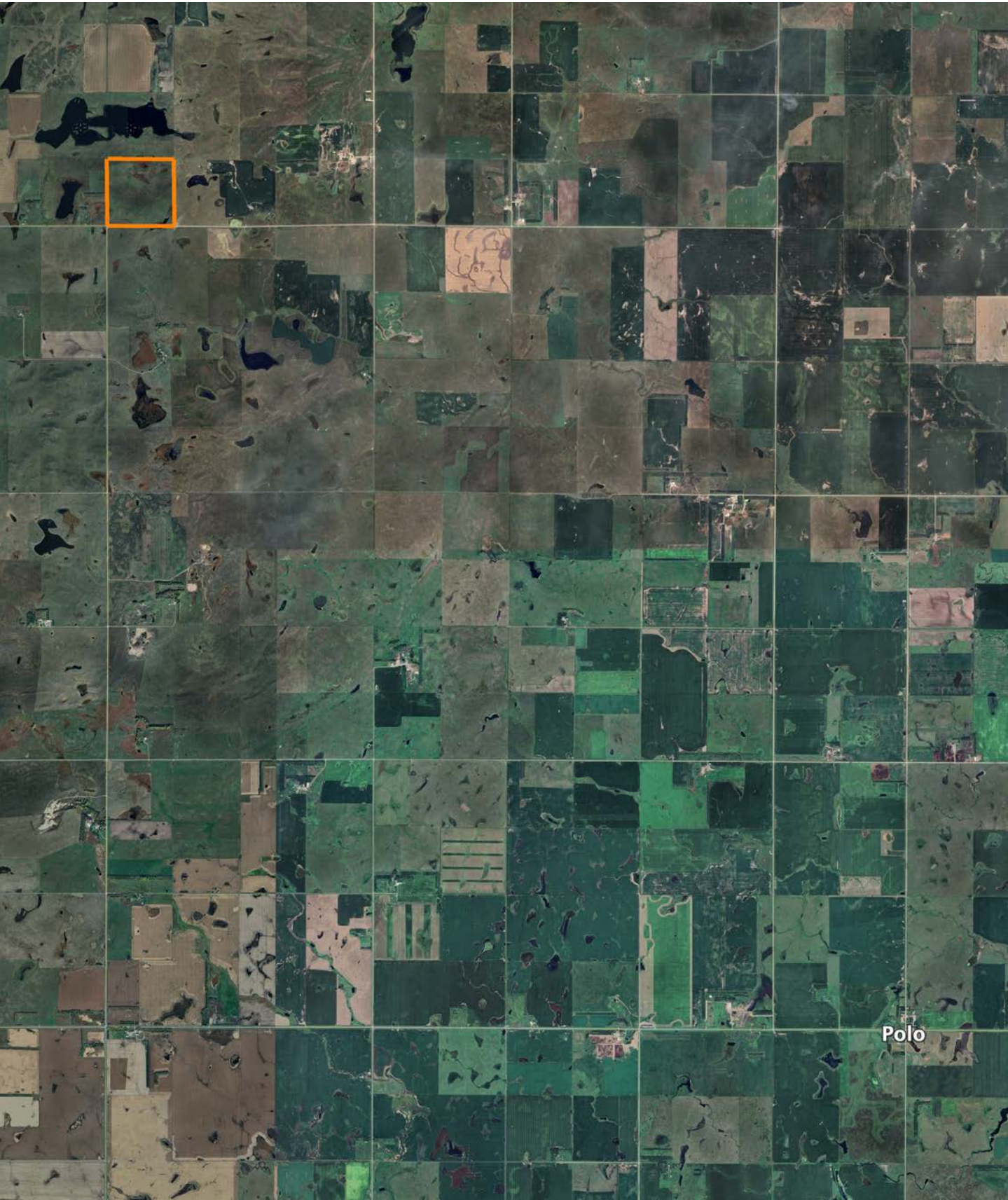
\*n: The aggregation method is "Weighted Average using all components"

\*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

**605.836.1151**

[LSchroeder@MidwestLandGroup.com](mailto: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, Tennessee, Texas, Wisconsin, and Wyoming.