

MIDWEST LAND GROUP PRESENTS

160 ACRES

HAND COUNTY, SD

00000 174TH STREET, POLO, SOUTH DAKOTA, 57467



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUARTER SECTION 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 54.4%. There is great access to the property with multiple driveways.

This property also has brand new 4-strand barbed wire fence and posts surrounding the property as of this

year. There is one stock dam and well water pump that is brought over from the neighbors, which will need to be negotiated with the neighbor for access. This property has both grassland and wetland perpetual easements.

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
- 54.4% soil productivity
- One stock dam
- New 4 strand barbed wire fence
- Taxes - \$783.64



160 +/- ACRES



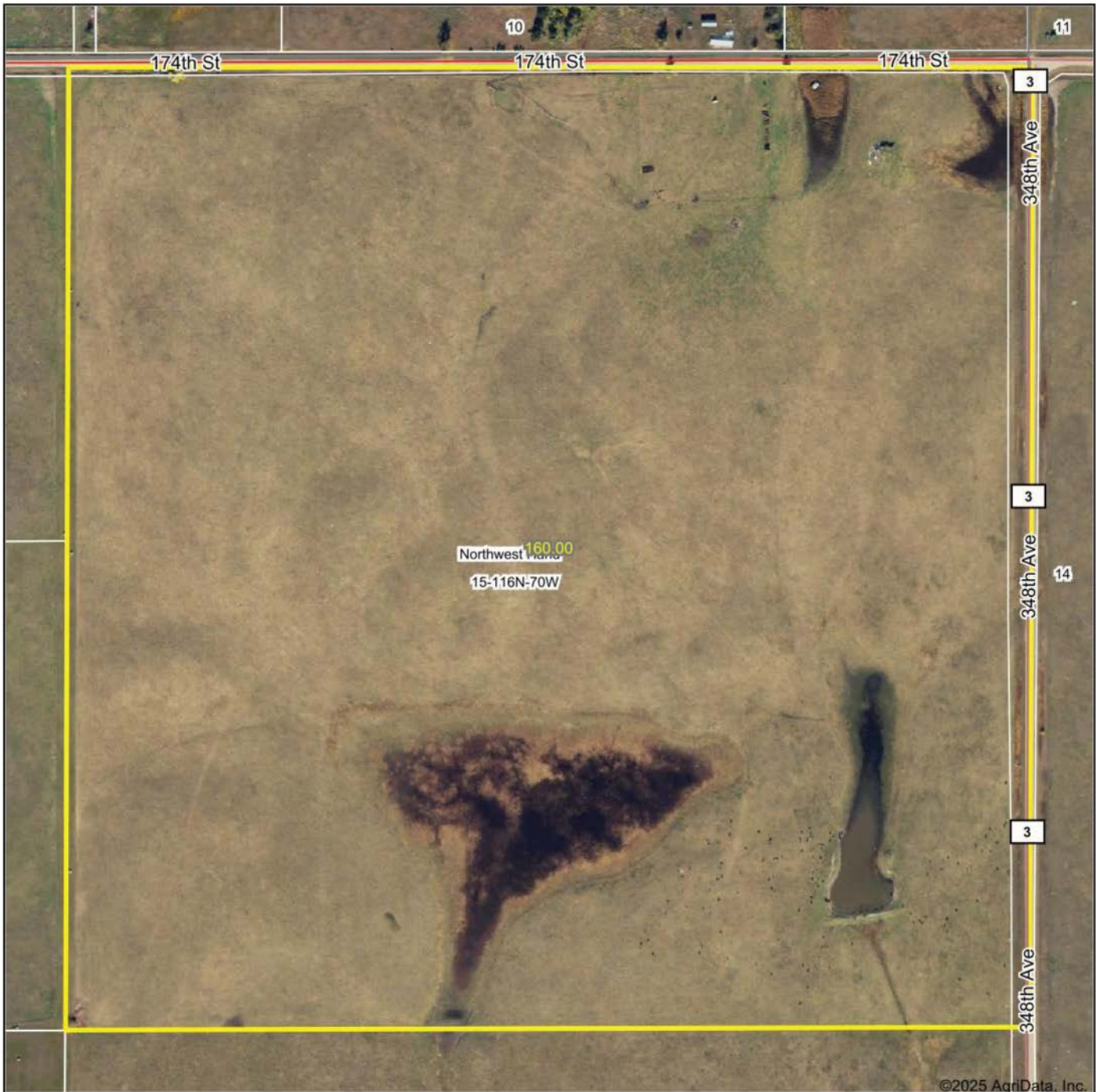
STOCK DAM



NEW FENCING



AERIAL MAP



Map Center: 44° 51' 47.97, -99° 14' 12.44

0ft 427ft 853ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

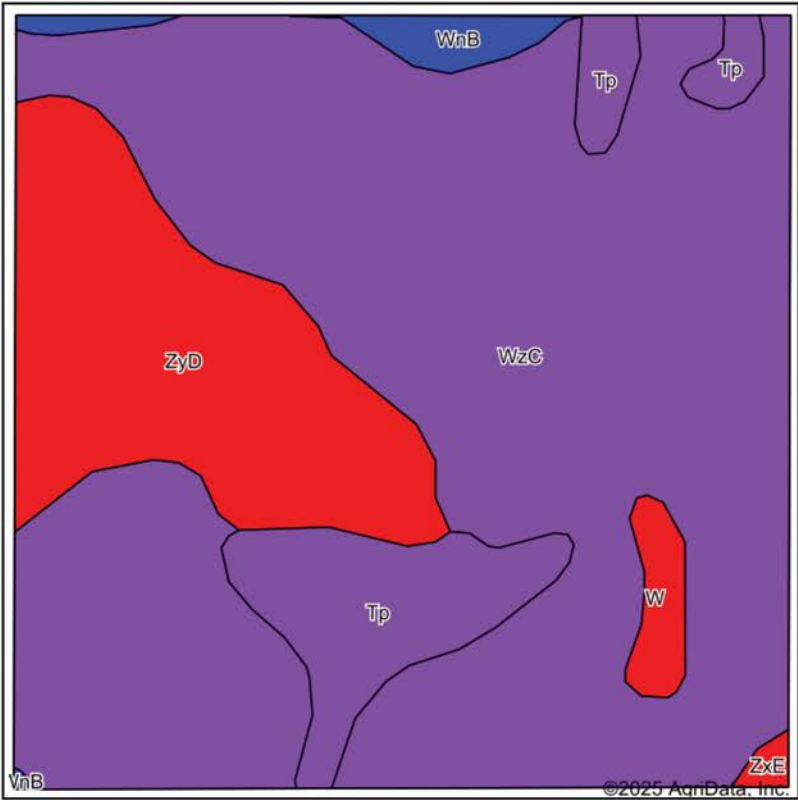
15-116N-70W
Hand County
South Dakota



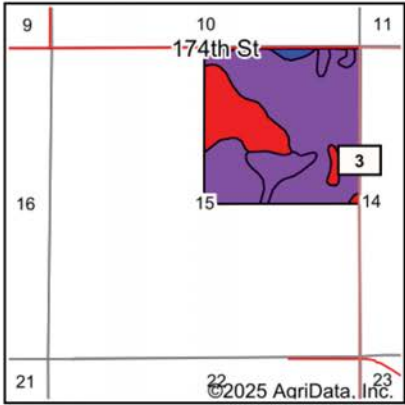
6/21/2025

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hand**
Location: **15-116N-70W**
Township: **Northwest Hand**
Acres: **160**
Date: **6/21/2025**



Maps Provided By:

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



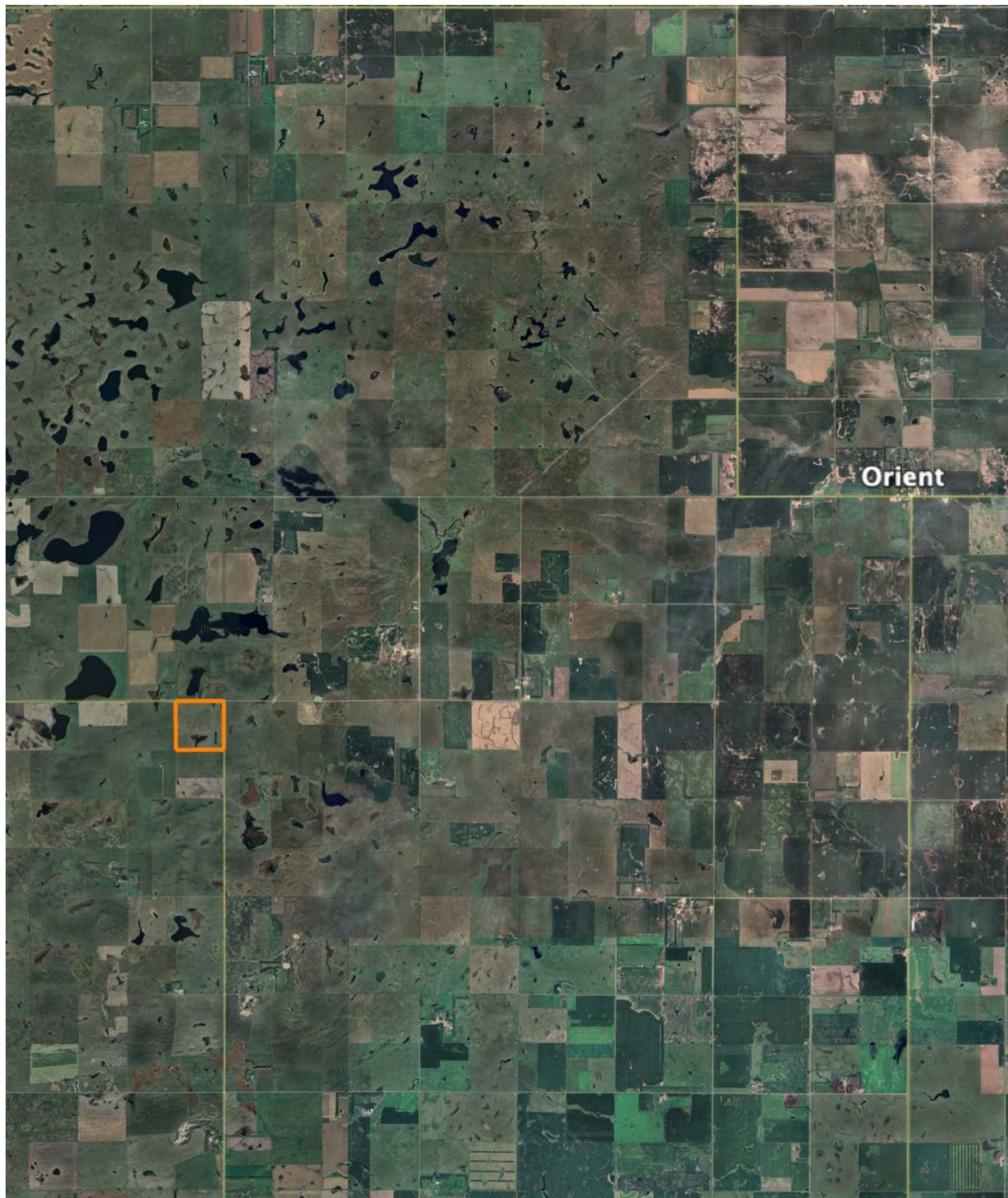
Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCF Corn
WnC	Glenham-Java loams, rolling	111.16	69.5%		IIIe	2641	58	1.9	3.1	31	36	46	22	29	50	
ZyD	Java-Glenham loams, hilly	28.74	18.0%		VIe	2560	42								49	
Tp	Tetonka silt loam, 0 to 1 percent slopes	14.19	8.9%		IVw	4479	56								24	
WnB	Glenham-Propser loams, 1 to 6 percent slopes	2.96	1.8%		Ile	3084	82								52	
W	Water	2.42	1.5%		VIII	0	0									
ZxE	Betts-Java loams, steep	0.53	0.3%		VIIe	2365	21								24	
Weighted Average					3.70	2756.8	54.4	1.3	2.2	21.5	25	32	15.3	20.1	*n 46.7	*n 2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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, Tennessee, Texas, Wisconsin, and Wyoming.