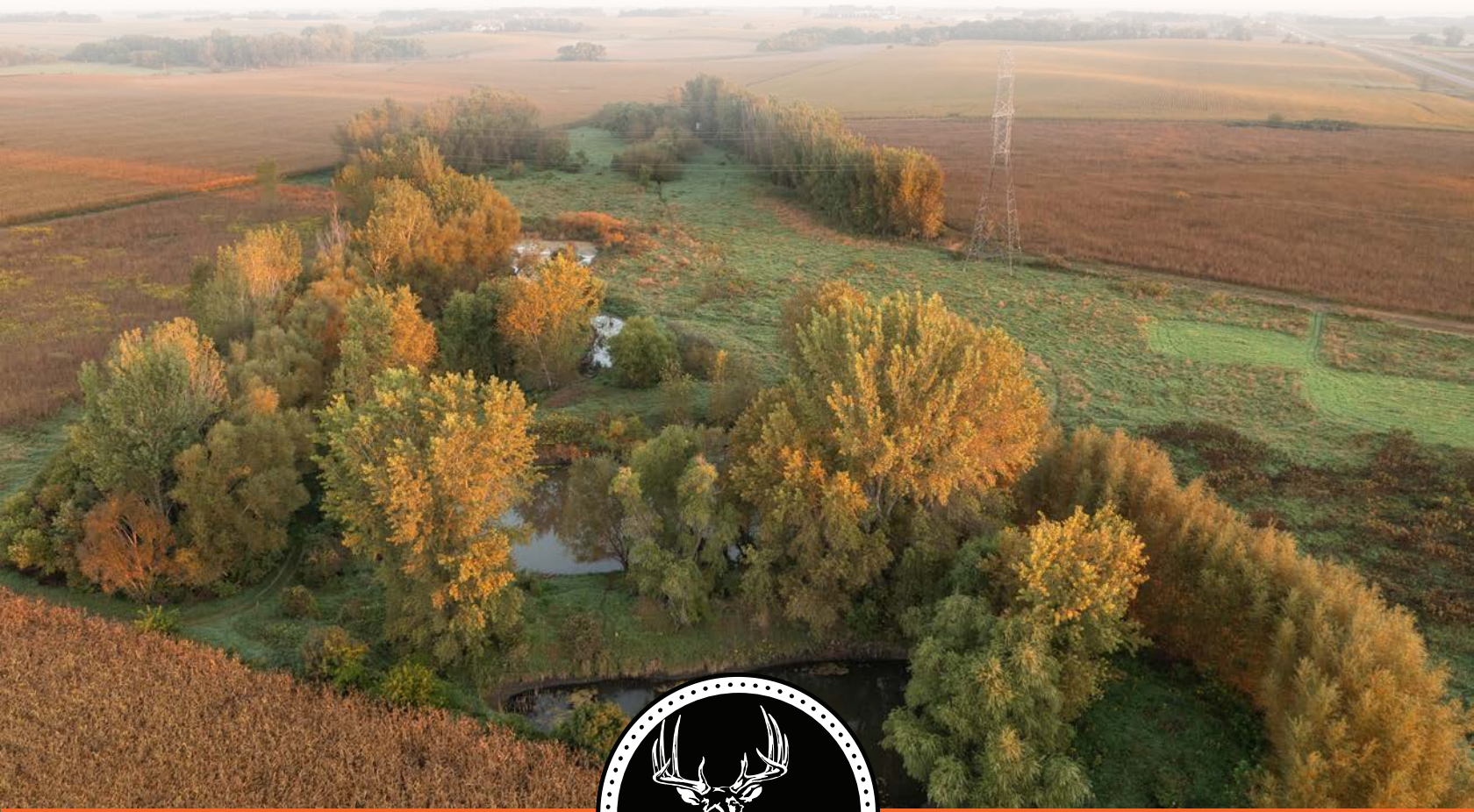


MIDWEST LAND GROUP PRESENTS

36 ACRES IN

MINNEHAHA COUNTY SOUTH DAKOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME HUNTING PROPERTY MINUTES FROM SIOUX FALLS

Nestled just outside of Crooks, sits this perfect 36 +/- acre haven made for any outdoorsman. With established trees and food plots for your deer hunting needs. CRP grass with food plots to fulfill your pheasant hunting itch. Along with multiple maintained ponds to throw a line in before or after a day of hunting.

The tree belts were made with deer hunting in mind, as they wind back and forth to give the deer assurance of a barrier. Foodplots, water, and cover in every direction give a great trail system with multiple scrap and rub signs along every shelterbelt.

29 +/- acres of the property are encumbered in annual income-producing easements. There are 3 different easements, all lasting 10 years and producing

\$4,867 yearly income from the property. All the easements were renewed within the last 5 years. The three different easements are SAFE (SD Habitat For Pheasants), WRP (Marginal Pasture land), and CP4D. All done in the interest of preserving the wildlife in the area. There is also a maintenance easement through the power company for any maintenance on the lines through the property

Another great asset to the property is that it does have a building eligibility (#90572). With that, you could build a house or hunting shed on the property. It would make a great building site with a 25-foot private driveway leading back to the property.

Tours by appointment and with a licensed real estate agent.

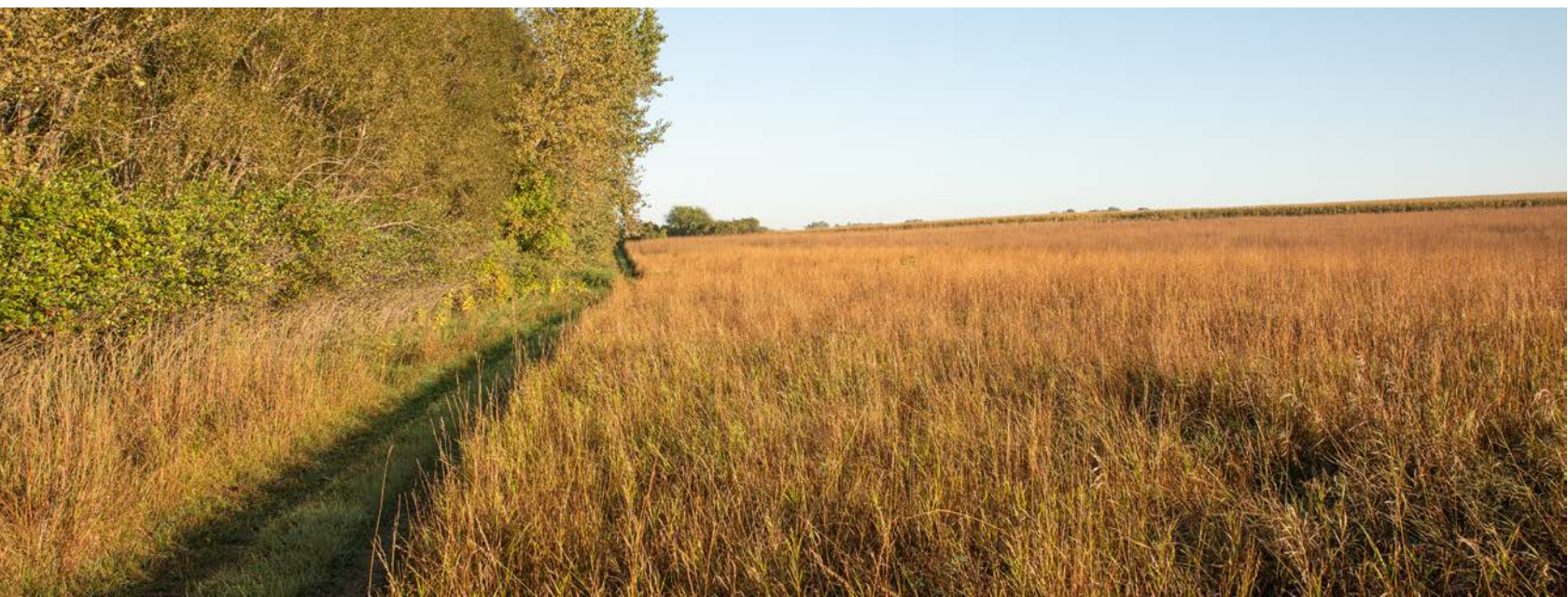
PROPERTY FEATURES

PRICE: **\$400,000** | COUNTY: **MINNEHAHA** | STATE: **SOUTH DAKOTA** | ACRES: **36**

- Minutes from Sioux Falls
- Multiple ponds
- Numerous tree belts
- Food plots
- CRP
- Income-producing
- Building eligibility



INCOME-PRODUCING



FOOD PLOTS



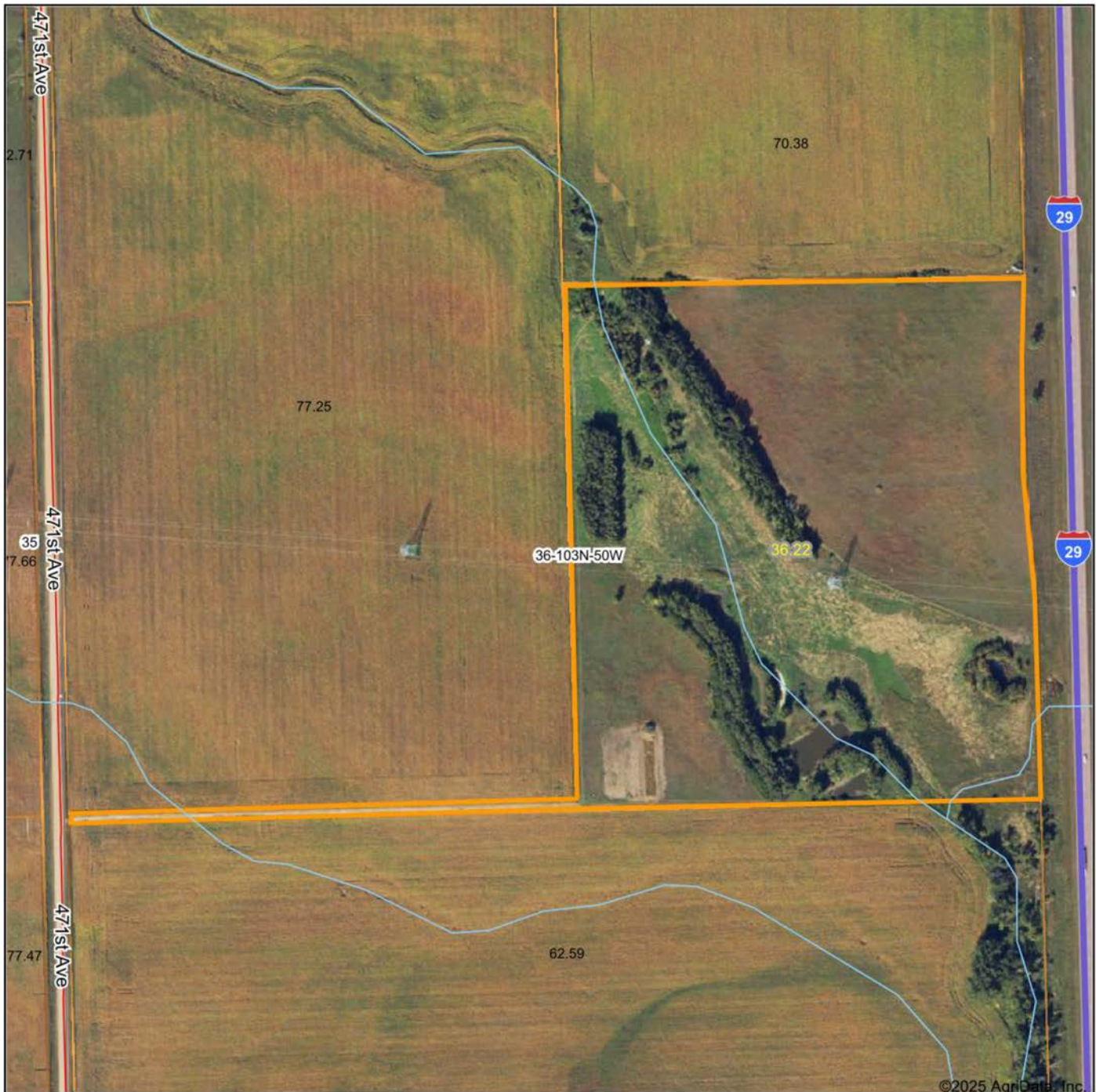
NUMEROUS TREE BELTS



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Map Center: 43° 40' 46.84, -96° 47' 11.79

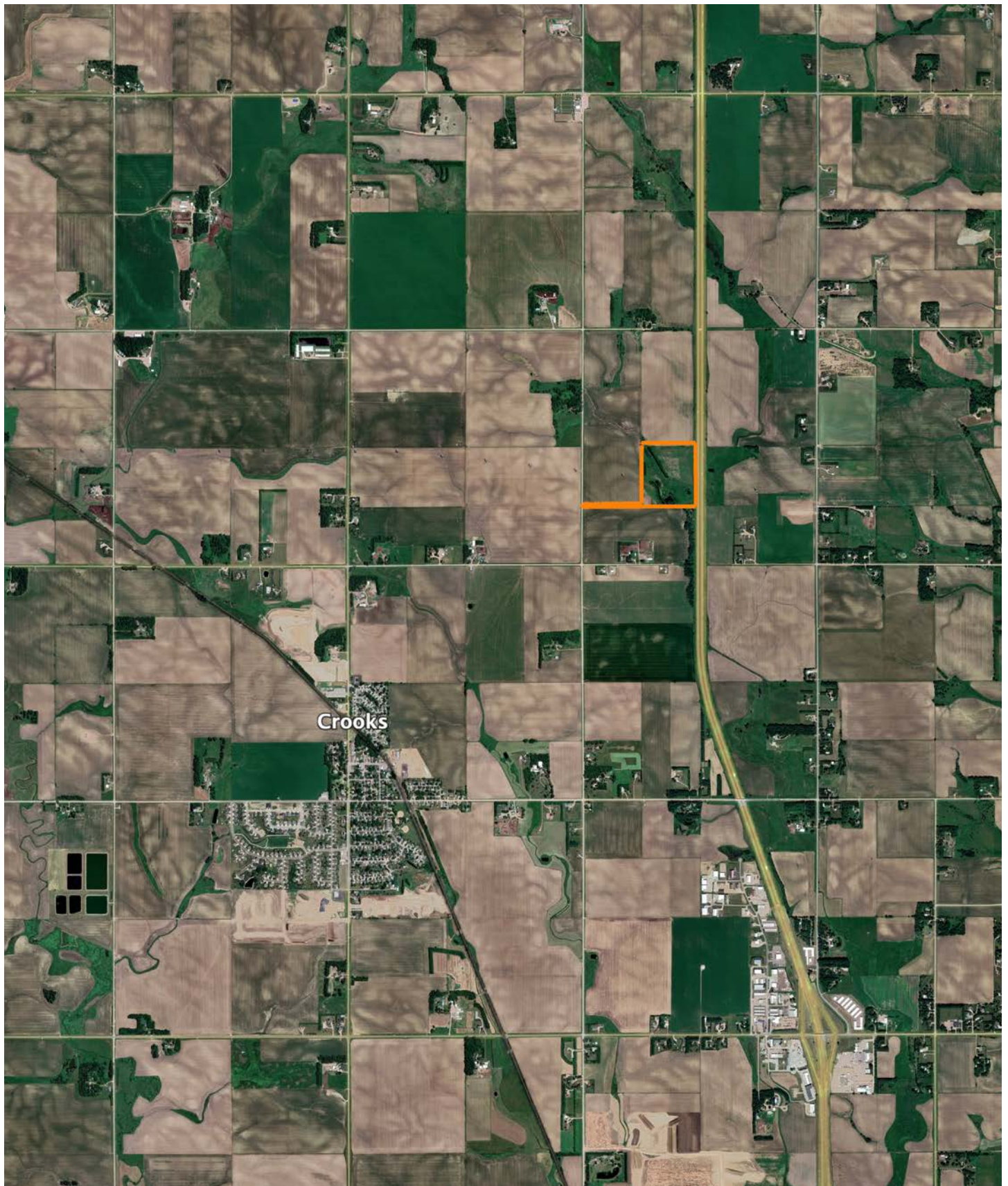
36-103N-50W
Minnehaha County
South Dakota

0ft 395ft 790ft



9/9/2025

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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MidwestLandGroup.com

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