



# THORPE REALTY & AUCTION

## LAND FOR SALE

### PASTURE LAND - HUNTING

#### 599.45 Taxable Acres \* Marshall County \* South Dakota

599.45 Taxable Acres. Contiguous parcels provide excellent pasture land. Large water tanks supplied by BDM rural water service, several dugout/ponds and creek water. Sellers do not guarantee that existing fences lie on the true and correct boundary. There is gravel road access on two sides with section line trail access on one side. The property has a deep coulee with trees providing excellent deer habit. Also an excellent area for pheasants & waterfowl.

List Price is \$1,738,405 (\$2,900 per acre)

Legal Description: NE1/4, SE1/4 and SW1/4 of Sec. 22-T126N-R57W of the 5th P.M. Except Lot 1 of Flieh's Addition located in the SW1/4, Marshall County, SD and W1/2NW1/4 and NE1/4NW1/4 of Sec. 23-T126N-R57W of the 5<sup>th</sup> P.M., Marshall County, SD Subject to easements, reservations and restrictions, if any.

2023 Real Estate Taxes: \$5,794.28

Location - From Britton, SD (intersection of SD Hwy 27 & SD Hwy 10): 5 miles south on SD Hwy 27 (423<sup>rd</sup> Ave.) and 4 ½ miles east on Marshall County Hwy 12 (115<sup>th</sup> St.) From Langford, SD: 3 ½ miles east on SD Hwy 27 follow curve north for 7 miles then turn right on to 116<sup>th</sup> St for 4 miles (SW corner of the property).

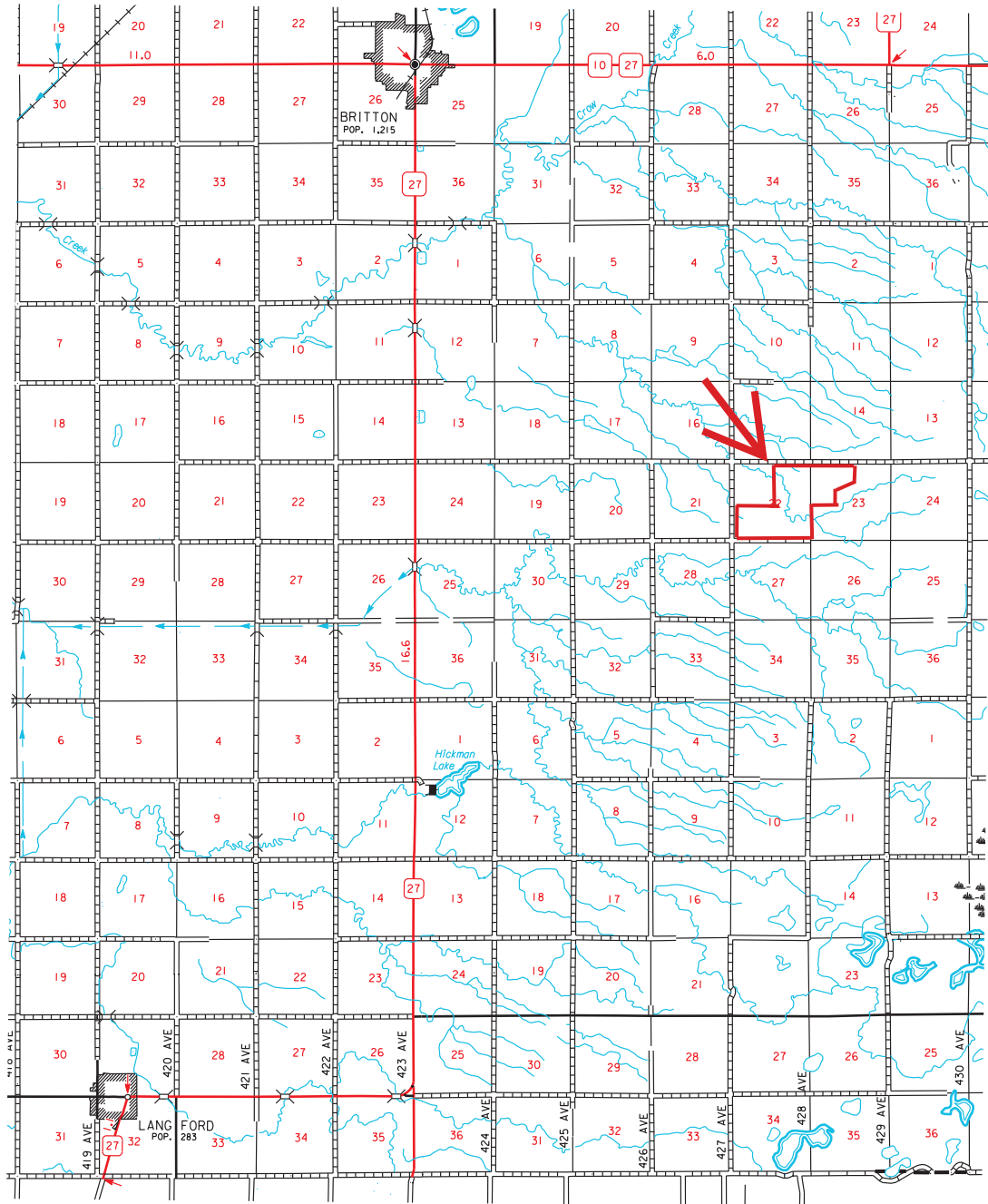


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Thorpe Realty &  
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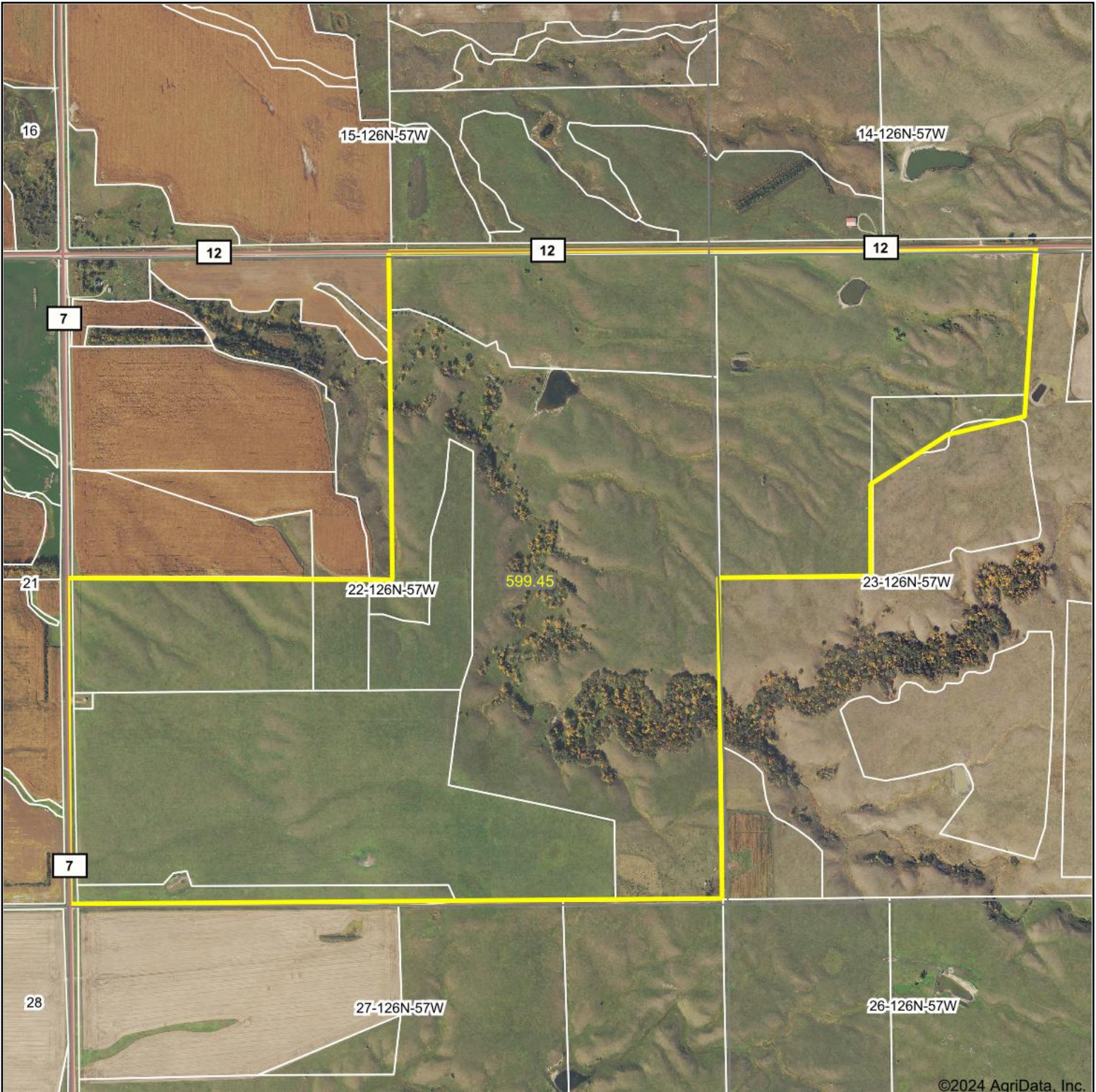
Office: 605-225-7776 [www.ThorpeRealtyAuction.com](http://www.ThorpeRealtyAuction.com)



115th

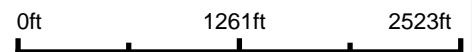
116th

# Aerial Map



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Boundary Center: 45° 42' 39.63, -97° 39' 11.55



**THORPE REALTY  
& AUCTION**

**22-126N-57W  
Marshall County  
South Dakota**

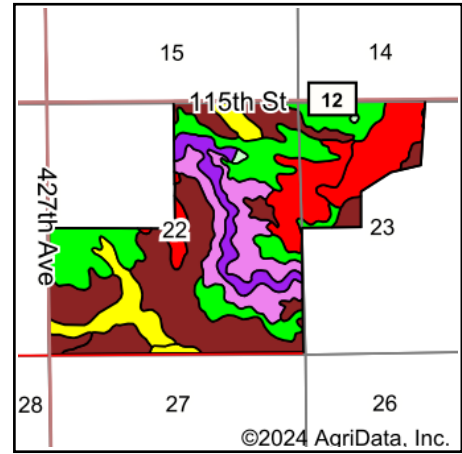
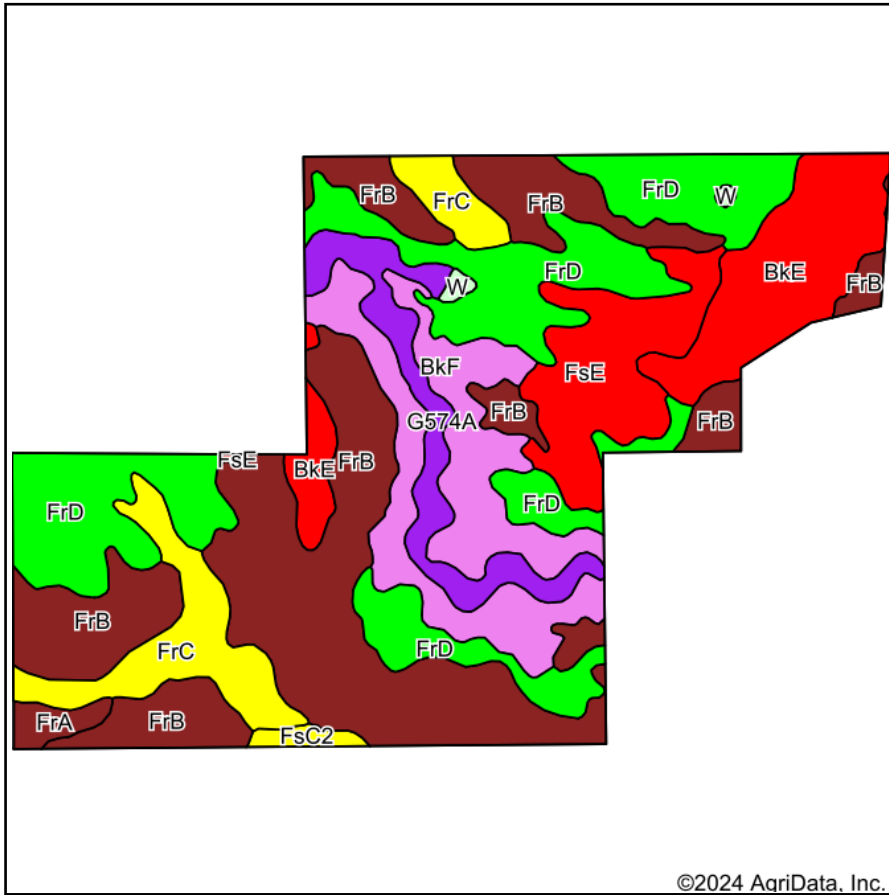


Maps Provided By:  
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8/28/2024

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

# Soils Map



State: **South Dakota**  
 County: **Marshall**  
 Location: **22-126N-57W**  
 Township: **Waverly**  
 Acres: **599.45**  
 Date: **8/28/2024**

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Soils data provided by USDA and NRCS.

Area Symbol: SD091, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	*n NCCPI Soybeans
FrB	Forman-Aastad loams, 2 to 6 percent slopes	194.09	32.3%		Ile	81	2.5	51	2.6	67	39	54
FrD	Forman-Aastad loams, 9 to 15 percent slopes	137.05	22.9%		Ive	53	2.1	39	2.2	49	28	50
BkF	Buse-Forman loams, 21 to 40 percent slopes	75.20	12.5%		Vlle	19	0.5	6	0.6	5	3	16
BkE	Buse-Forman loams, 9 to 21 percent slopes	58.51	9.8%		Vle	27	1.2	17	1.3	17	10	42
FsE	Forman-Buse loams, 15 to 25 percent slopes	47.36	7.9%		Vle	24	1.2	18	1.3	19	11	39
FrC	Forman-Aastad loams, 6 to 9 percent slopes	44.13	7.4%		Ille	67	2.3	45	2.4	58	34	54
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	31.68	5.3%		Vlw	33						20
FrA	Forman-Aastad loams, 0 to 2 percent slopes	5.83	1.0%		Is	86	2.6	54	2.7	72	42	55

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	*n NCCPI Soybeans
FsC2	Forman-Buse loams, 6 to 9 percent slopes, eroded	3.66	0.6%		IIIe	61	2	40	2.1	49	29	46
W	Water	1.94	0.3%		VIII	0						
<b>Weighted Average</b>					<b>4.09</b>	<b>53.1</b>	<b>1.8</b>	<b>33.3</b>	<b>1.9</b>	<b>42</b>	<b>24.3</b>	<b>*n 44</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method