

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

160± Acres, Day County, South Dakota

OFFERED AT
\$6,500
PER ACRE

Highlights:

- Income-Producing CRP/CREP Property
- 142+/- Acres of Future Farming Potential
- Prime Hunting, Water Features & Build Site Opportunities



For additional information, please contact:

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Property Information

Directions to Property:

Four miles south on Highway 25 of Eden SD, turn east for one mile, then turn south for one mile and property is on the west side of the road.

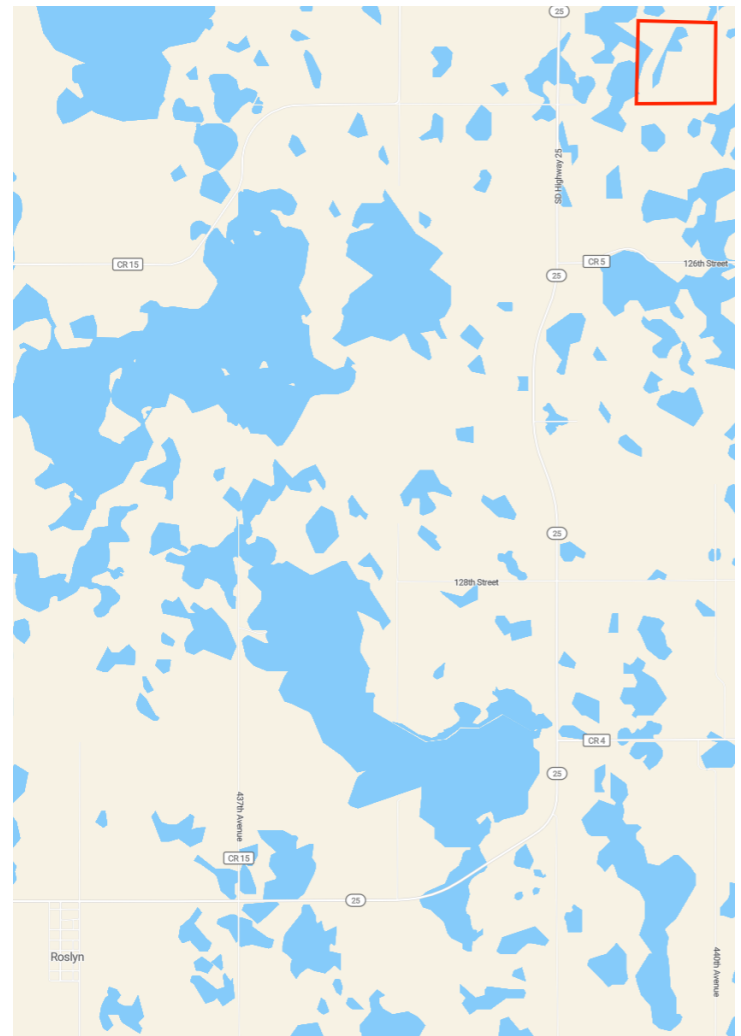
Legal Description:

SE1/4 of Section 3, T124 R55 Nutley Township.

Property Description: Located near Roslyn, South Dakota, this diverse 160± acre property offers an excellent blend of income, recreation, and future agricultural opportunity. Currently enrolled in CRP/ CREP, the property provides conservation income while maintaining outstanding wildlife habitat. Featuring approximately 142± acres of potential tillable farmland, this tract offers strong long-term value for investors, farmers, and outdoor enthusiasts alike. Multiple water features enhance the property's appeal, attracting waterfowl, deer, and other wildlife, making it an excellent hunting property. With rural water and electricity nearby and convenient access from a state highway, this property also presents potential for a future homesite, hunting lodge, or recreational retreat. Whether you're seeking an investment property, hunting land, or future farmland, this versatile Day County acreage is an opportunity worth exploring.

Taxes: \$1,119.52 **Price:** \$6,500 per acre

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	RsB	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	35.7%	57.5	4s	--	33.75
●	FoB	Forman-Buse-Aastad loams, 1 to 6 percent slopes	16.3%	26.3	2e	--	77.81
●	SrD	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	13.2%	21.3	6s	--	21.58
●	Oh	Oldham silty clay loam	12.7%	20.4	5w	--	29.67
●	Z17...	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	5.4%	8.7	4e	--	27.95
●	FoC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	4.8%	7.7	4e	--	73.98
●	BnD	Buse-Barnes loams, 9 to 20 percent slopes	4.5%	7.3	6e	--	40.05
●	Hb	Hamerly-Parnell complex	3.2%	5.1	2s	--	51.57
●	MaB	Maddock-Egeland sandy loams, 2 to 6 percent slopes	2.8%	4.5	3e	--	43.58
●	BrE	Buse-Langhei complex, 15 to 40 percent slopes	1.4%	2.3	7e	--	18.24

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