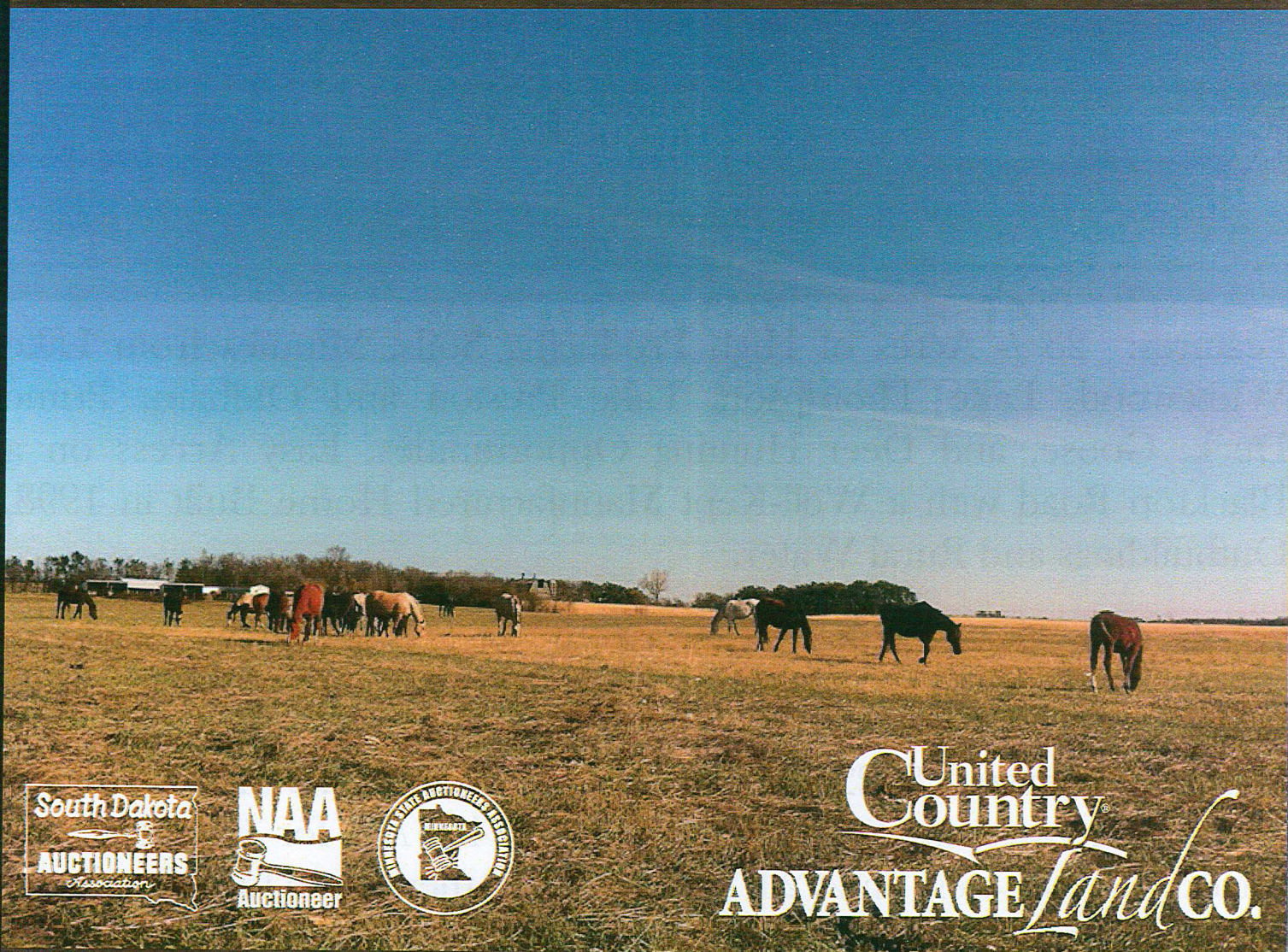




23+/- ACRE ACREAGE IN KINGSBURY COUNTY

FOR SALE

Visit: AdvantageLandco.com



United
Country
ADVANTAGE *Land* CO.

605.692.2525 - AdvantageLandCo.com

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

23.3 +/- ACRES IN KINGSBURY CO.



Features: 23+/- Acres of High Producing Soils, Minutes from Lake Whitewood, Lake Thompson, Lake Preston and Oldham, Prime Duck, Goose, and Deer Hunting Opportunities, Easy Access on a Blacktop Road with a Well-Kept Manufactured Home Built in 1998, Outbuildings and Rural Water.

Legal: The E630' of the S1612' of the NE1/4 of Section 28-T11N-R54W of the 5th PM in Kingsbury County, S.D.

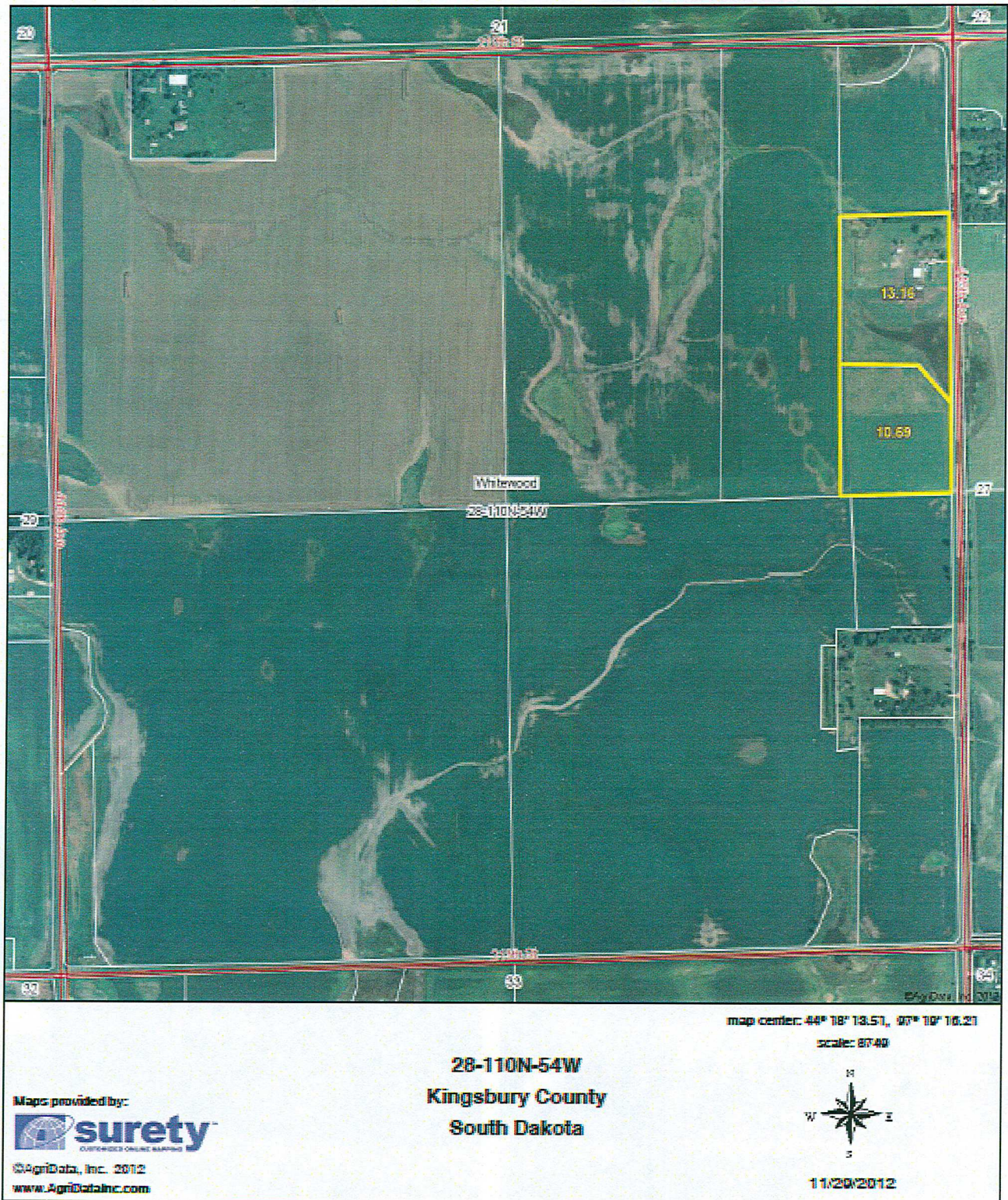
Location/Address: 21225 445th Ave Lake Preston S.D.; From Arlington: 4 miles west on Hwy 14, then south on 449 Ave for 3.5 miles (blacktop), then west on 212th St for 4 miles, then south for 1/4 mile on 445 Ave (blacktop) and property is on west side of road.

Total Taxes: \$634.30 (2011 due in 2012)

List Price: \$185,000

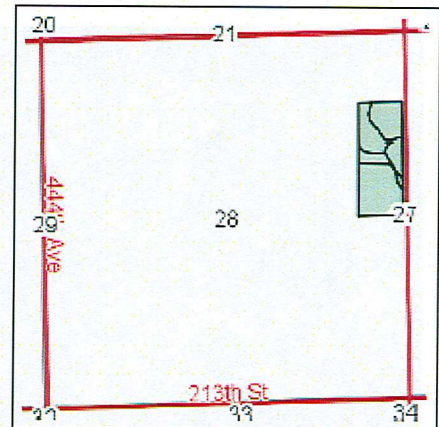
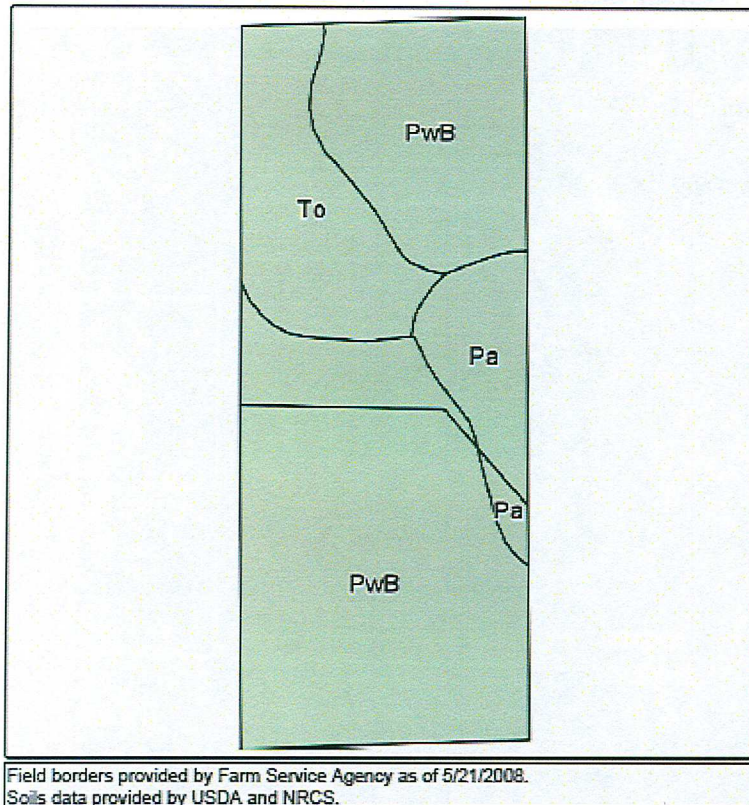
23.3 +/- ACRES IN KINGSBURY CO.

Aerial Map



23.3 +/- ACRES IN KINGSBURY CO.

Soils Map



State: South Dakota
County: Kingsbury
Location: 28-110N-54W
Township: Whitewood
Acres: 23.9
Date: 11/29/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	17.3	72.5%	Ile	89	87	34
To	Tonka silty clay loam	4.2	17.6%	IVw	58	55	21
Pa	Parnell silty clay loam	2.4	9.9%	Vw	34	28	11
Weighted Average					78.1	75.5	29.4



23.3 +/- ACRES IN KINGSBURY CO.

South Dakota
Kingsbury
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 5118
Prepared: 12/4/12 10:17 AM
Crop Year: 2013
Page: 1 of 1

Operator Name
GREGORY HAGEL

Farm Identifier
DIVIDED F#1399

Recon Number

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
23.9	10.7	10.7	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	10.7	0.0	0.0			N	

Tract Number: 4322 Description: E 630' OF THE S1612' OF ENE 28-110-54

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
23.9	10.7	10.7	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	10.7	0.0	0.0		

Owners: GREGORY HAGEL

Other Producers: None



23.3 +/- ACRES IN KINGSBURY CO.

BROKERS NOTE:

Located 11 miles southwest of Arlington, this 23.3+/- acre acreage has a variety of features including 17.3+/- acres of high quality soils with a rating of .89, a well kept manufactured home built in 1998, rural water, a 46'x40' barn/shop built in 2005, easy access on a blacktop road with excellent hunting and fishing opportunities nearby.

The home is 16'x80' and offers a master bedroom and bath with a garden/soaking tub, two additional bedrooms and another full bathroom. The kitchen and living room are spacious with oak cabinets, a pantry and new laminate wood flooring in the living room and hallway. The home has a laundry area, 40 gallon high efficiency 2012 water heater, propane furnace, large vinyl Phillips windows, 18" R47 ceiling insulation, 6" R36 wall insulation, and 30 year shingles put on in 2012.

The balance of this acreage consists of a 46'x40' barn/shop with the leanto measuring 10'x40'. The barn is equipped with overhead doors and 6" reinforced concrete in the 12' alley, the 12'x16' tack room/entry and 8'x24' slab in front of the barn. There are several different pastures and three hydrants (two working), along with two 16'x32' wind break sheds built in 2004 with three Bower heated waterers located on the acreage.

The land is currently used as pasture for livestock but also has the potential to be high producing tillable land. This acreage has productive soils predominately comprised of Poinsett-Waubay silty clay loams with a soil rating of .89 and 1-6% slope, according to Surety Agridata.

This property is suitable for a variety of different buyers including those looking for a turn-key hobby farm, those looking for a home in the country with hunting opportunities, and those looking for a property with investment value in potential farmland. Considering the variety of attributes including the access on blacktop, productive land, a well-kept manufactured home, outbuildings and hunting opportunities, this acreage appeals to a variety of buyers. **See for yourself and call today for your own private showing!**



23.3 +/- ACRES IN KINGSBURY CO.

Personal Property Included:

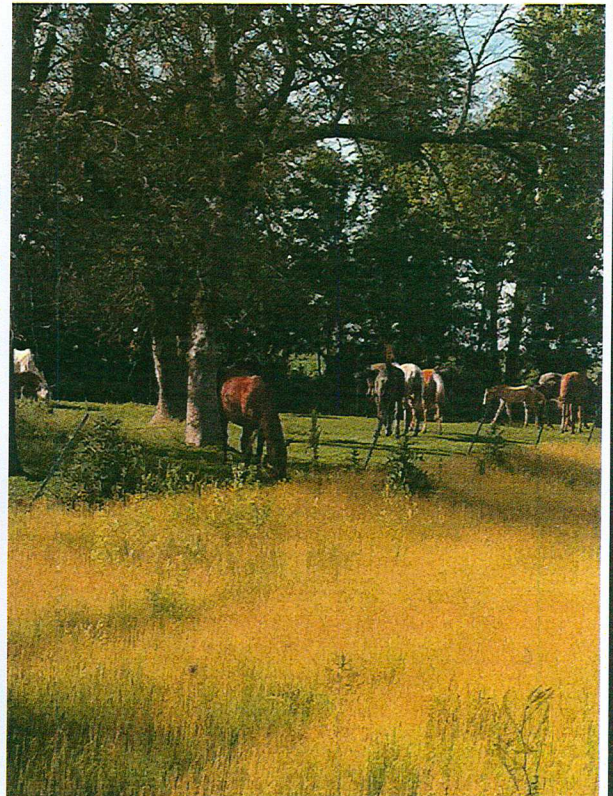
All window coverings & pull-down blinds (except master bedroom and bath curtains)
Dishwasher
Refrigerator
Microwave (can stay if wanted)
Shelf in living room
Wall cabinet in 2nd bath
Metal shelf in barn

Personal Property for Purchase/Negotiable

Tractors
Ford F150
Gasoline Tanks with Stand

Not Included:

Portable loafing shed (in north pasture)
Flatbed trailer
2 white enclosed trailers, small green trailer & horse trailer
2 gasoline tanks and stands (in south pasture)
Washer & dryer
Any items between barn and white trailer (posts, well pipe, etc.)
Welcome horse sign, bird bath, stepping stones & stepping stone bricks, 3 large rocks in front
Portable red stud pen
All panels & all drive thru gates not hung & walk through gates on free standing pens.
Small green and beige garden shed
Stall mats
Feeders and buckets, and all tack in the barn
Stall fronts
Bale feeders & balers
Dog kennel & dog house



23.3 +/- ACRES IN KINGSBURY CO.

HOME FINISHED SF: 1,100+/- SF

Master Bedroom: 11'8"x14'6" (172.28sf)

Master Bath: 6'x14'6" (87.6sf)

Master Walk-in Closet: 3'8"x6'3" (23.94sf)

Laundry: 5'x6'2" (31sf)

Kitchen & Pantry: 13'4"x14'6" (195.64sf)

Living Room: 16'2"x14'6" (236.52sf)

Bedroom #1: 9'x11'4" (102.60sf)

Walk-in Closet: 3'5"x4'3" (15.05sf)

Bedroom #2: 8'9"x10'9" (97.01sf)

Walk-in Closet: 3'5"x4'2" (14.70sf)

Bathroom #2: 5'x7'6" (38sf)

Hall: 2'9"x14'6" (42.34sf)



BARN/SHOP:

Main Barn: 36'x40'

Leanto: 10'x40'

Cement in Alley: 12'x40'

Cement in Entry: 12'x16'

Cement in Front: 8'x24'



WIND BREAK SHED #1:

16'x32'

WIND BREAK SHED #2:

16'x32'





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