



2 ACREAGES IN MOODY COUNTY! BOTH SUITED FOR CATTLE INDUSTRY

10.57+/- and 10+/- Acre Acreages!



United
Country®
ADVANTAGE *Land* CO.

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Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

20.57 +/- ACRES IN MOODY CO.



Features: Two Tracts with Approximately 10 Acres Each, Income Producing, 7+/- Miles Southwest of Elkton, Easy Access & Close Proximity, Newly Remodeled Home Built in 1965, Turnkey Cattle/ Dairy Operation, Paddocks, Outbuildings, and MORE!

South Acreage List Price: \$315,000 Legal: Tract 1 of Bickford's Subdivision of the NE1/4 and the N1/4 of the SE1/4 of Section 30-T108N-R47W of the 5th PM Moody County, S.D. (10.57+/- acres)

North Acreage List Price: \$115,000 Legal: Tract 1 of Van Hill Addition in the SW1/4 of Section 20-T108N-R47W of the 5th PM Moody County, S.D. (10+/- acres)

Location/Address South Acreage: 22443 485th Ave Ward S.D.; From Elkton: 5 miles south on blacktop 486 Ave, then 1 mile west on blacktop 223st, then 1.5 miles south on 485th Ave, on west side of road.

Location/Address North Acreage: 22382 485th Ave Ward S.D.; From Elkton: From Elkton: 5 miles south on blacktop 486 Ave, then 1 mile west on blacktop 223st, then .5 miles south on 485th Ave, property is on east side of road.

Taxes South Acreage: \$1,462.24 (2012 due in 2013)

Taxes North Acreage: \$1,385.48 (2012 due in 2013)

Owners: Steve & Michele VanDyke

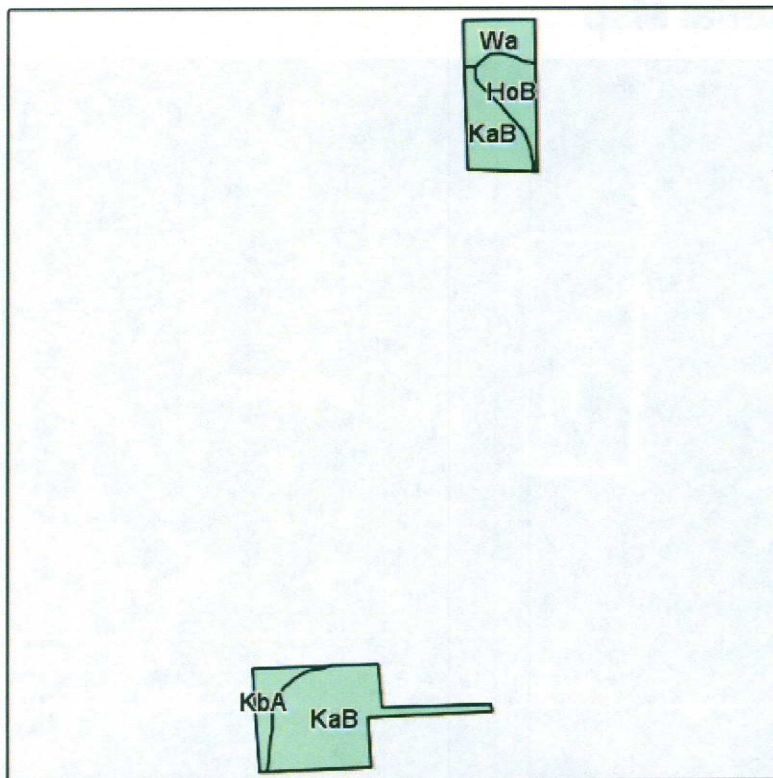
20.57+/- +/- ACRES IN MOODY CO.

Aerial Map

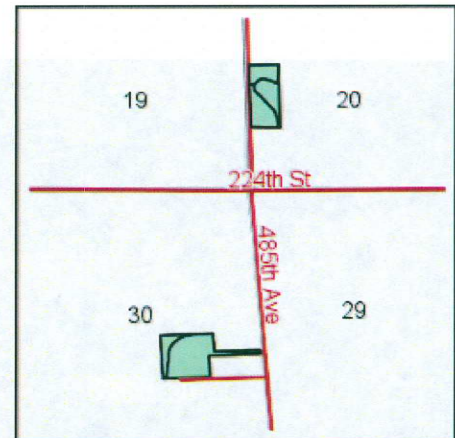


23.3 +/- ACRES IN MOODY CO.

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: South Dakota
County: Moody
Location: 30-108N-47W
Township: Ward
Acres: 20
Date: 3/1/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	Winter wheat
KaB	Kranzburg silty clay loam, 2 to 6 percent slopes	12.8	64.2%	Ile	87	94	34	40
HoB	Houdek clay loam, 2 to 6 percent slopes	2.9	14.5%	Ile	82	84	30	37
Wa	Wakonda-Chancellor silty clay loams	2.4	11.9%	Ilw	82	91	29	32
KbA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	1.9	9.4%	I	93	104	37	44
Weighted Average					86.2	93.1	33.1	39



10.57 +/- ACRES - 22443 485TH AVE

BROKERS NOTE: South Acreage

Located 7.5 miles southwest of Elkton, this 10.57+/- acre acreage has a variety of features including good access 1.5 miles from a blacktop road, a newly remodeled ranch style home, attached heated garage, 3 bedrooms, 1.5 bathrooms and 1322+/- finished square feet. The basement is equipped with a cozy fireplace, family room, office/bar, and laundry/storage area. The home is furnished with new windows, new vinyl siding, new metal roof, rural water, epoxy flooring in the basement, and more!

The balance of this acreage consists of a 30'x40' heated shop built in 2003, a 12'x16' shed built in 2009, a cattle shed with 6,040sf built in 2011, a second cattle shed built in 2008 measuring 26'x192' and another shed with 768sf built in 2009. There are several different cement pads, paddocks and heated waterers located throughout the acreage.

This property is suitable for a variety of different buyers including those looking for a turn-key cattle/dairy operation and those looking for a home in the country with income potential. **See for yourself and call today for your own private showing!**



10 +/- ACRES - 22382 485TH AVE

BROKERS NOTE: North Acreage

Located 7+/- miles southwest of Elkton, just .5 miles from a blacktop road, this 10+/- acre acreage has tremendous potential if you are looking to build a home in the country or if you are looking for an acreage with an outdoor feedlot/paddocks for livestock.

The property has two pole sheds built in the 1960's, measuring 40'x75' and 32'x60'. The property offers a variety of feedlots/paddocks with sturdy fences built with railroad ties, waterers, an alley/bunk line, mature trees and more!

Considering the variety of attributes including easy access with two driveways, outbuildings, and well kept paddocks, this acreage appeals to a variety of buyers. **See for yourself and call today for your own private showing!**



20.57 +/- ACRES IN MOODY CO.

HOME FINISHED SF: 1,322+/- SF

Main Floor:

Master Bedroom: 11'5"x11' (126.50sf)

Closet: 6'8"x2'1" (14.28sf)

Bath: 5'7"x9'9" (56.43sf)

Kitchen & Dining: 9'8"x23'10" (226.38sf)

Living Room: 11'6"x20'2" (234.32sf)

Bedroom #1: 9'8"x12'9" (126.42sf)

Walk-in Closet: 3'2"x6' (19.20sf)

Bedroom #2: 9'x11'5" (103.50sf)

Closet: 2'2"x4'8" (10.56sf)

Hall & Linen Closet: 3'1"x20'7" (64.17sf)

Attached Garage: 13'4"x24'6" (329.64sf)

Lower Level:

Office/Family Room: 11'x31' (341sf)

Laundry/Bathroom/Storage: 13'3"x42'8" (569.24sf)

Storage: 11'1"x11'5" (127.65sf)

Tract 1 Outbuildings:

2003 Heated Shop: 30'x40'

2008 Loafing Shed: 26'x192'

2009 Equipment Shed: 768sf

2009 Feed Shed: 12'x16'

2011 Loafing Shed: 6,040sf

Tract 2 Outbuildings:

1960's Pole Shed: 40'x75'

1960's Pole Shed: 32'x60'





Serving South Dakota and Minnesota Land Owners.



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