



## FARM LAND FOR SALE

**CROP - HUNTING - INVESTMENT**

### **720 Taxable Acres - McPherson County - South Dakota**

720 Taxable acres w/ 583.38 FSA Cropland acres (includes 195.36 new breaking acres added in 2022) with the balance Non-Cropland (grass, trees & wetlands) & road right of way. Excellent opportunity to purchase contiguous acres. The property is in an excellent area for pheasants, waterfowl and deer! Purchaser shall receive full possession for 2023 crop year.

**List Price is \$2,376,000 (\$3,300 per taxable acre)**

SW1/4 of Section 3-T128N-R72W of the 5th P.M., McPherson County, SD (160 taxable acres); S1/2 of the SE1/4; W1/2 of the SW1/4; the SE1/4 of the SW1/4, all located in Section 4-T128N-R72W of the 5th P.M., McPherson County, SD (200 taxable acres); SE1/4 of Section 5-T128N-R72W of the 5th P.M., McPherson County, SD (160 taxable acres); SW1/4 of Section 5-T128N-R72W of the 5th P.M., McPherson County, SD (160 taxable acres); and, NE1/4 of the NE1/4 of Section 7-T128N-R72W of the 5th P.M., McPherson County, SD (40 taxable acres). Subject to easements, reservations and restrictions, if any.

2021 Real Estate Taxes: \$6,239.70

Location: From Eureka, SD - 10 miles north on SD Hwy 47 (328<sup>th</sup> Ave), 2 miles east on 102<sup>nd</sup> St and 1 mile north on 330<sup>th</sup> Ave.

For a Property Info Flyer (aerial, soils & etc.) visit **ThorpeRealtyAuction.com** or call Jim at (605) 216-7776 or Peggy at (605) 216-1309.

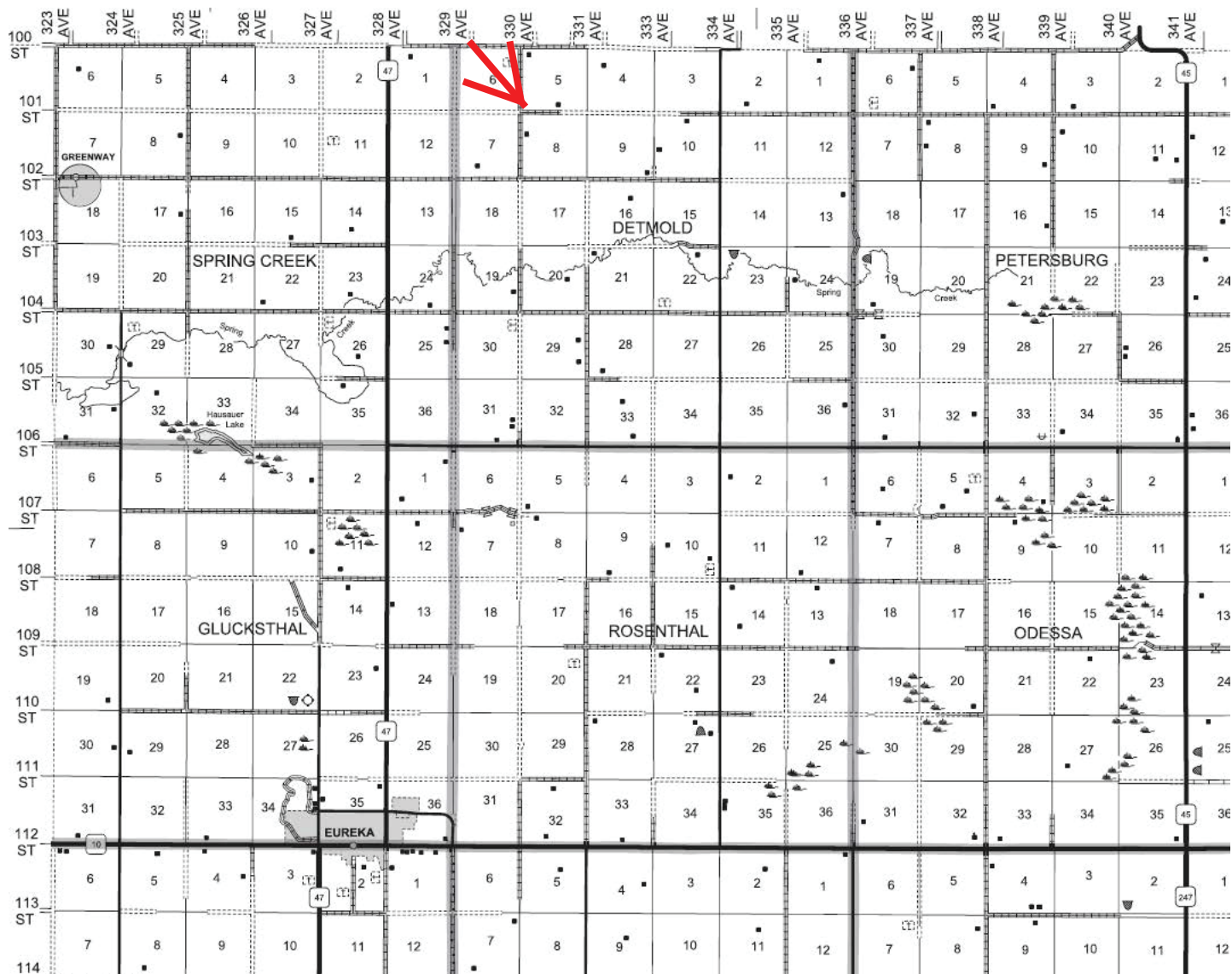


**Jim Thorpe**  
Broker  
605-216-7776

**Peggy Thorpe**  
Broker  
605-216-1309

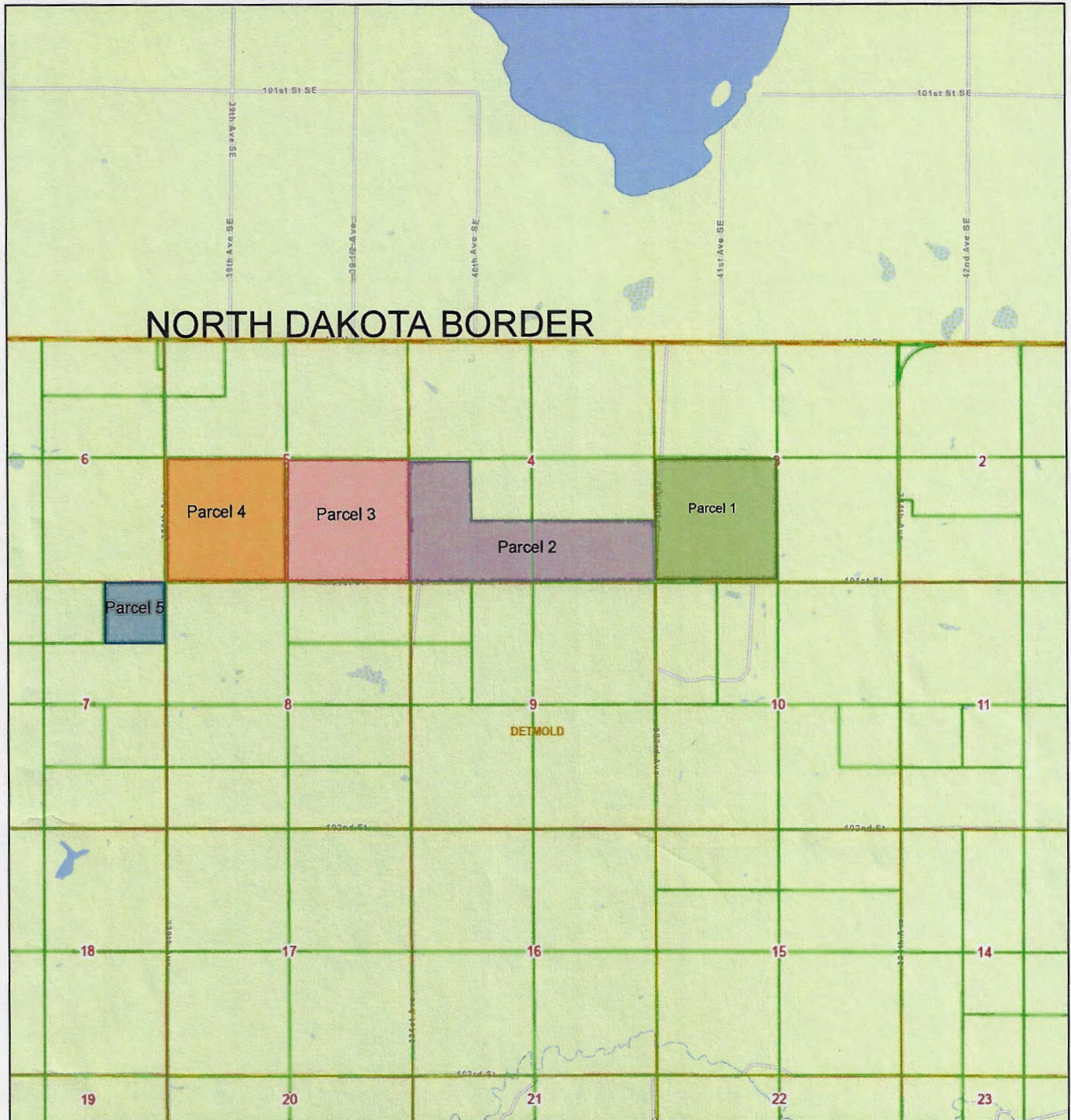
**Thorpe Realty &  
Auction**  
1002 S Lawson St  
Aberdeen, SD 57401

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





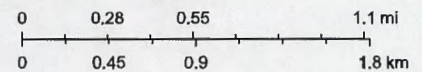
# MCPHERSON COUNTY WEB VIEWER



10/28/2021, 3:54:19 PM

- TOWNSHIPS
- SECTIONS
- PARCELS

1:36,112



South Dakota Game Fish and Parks, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





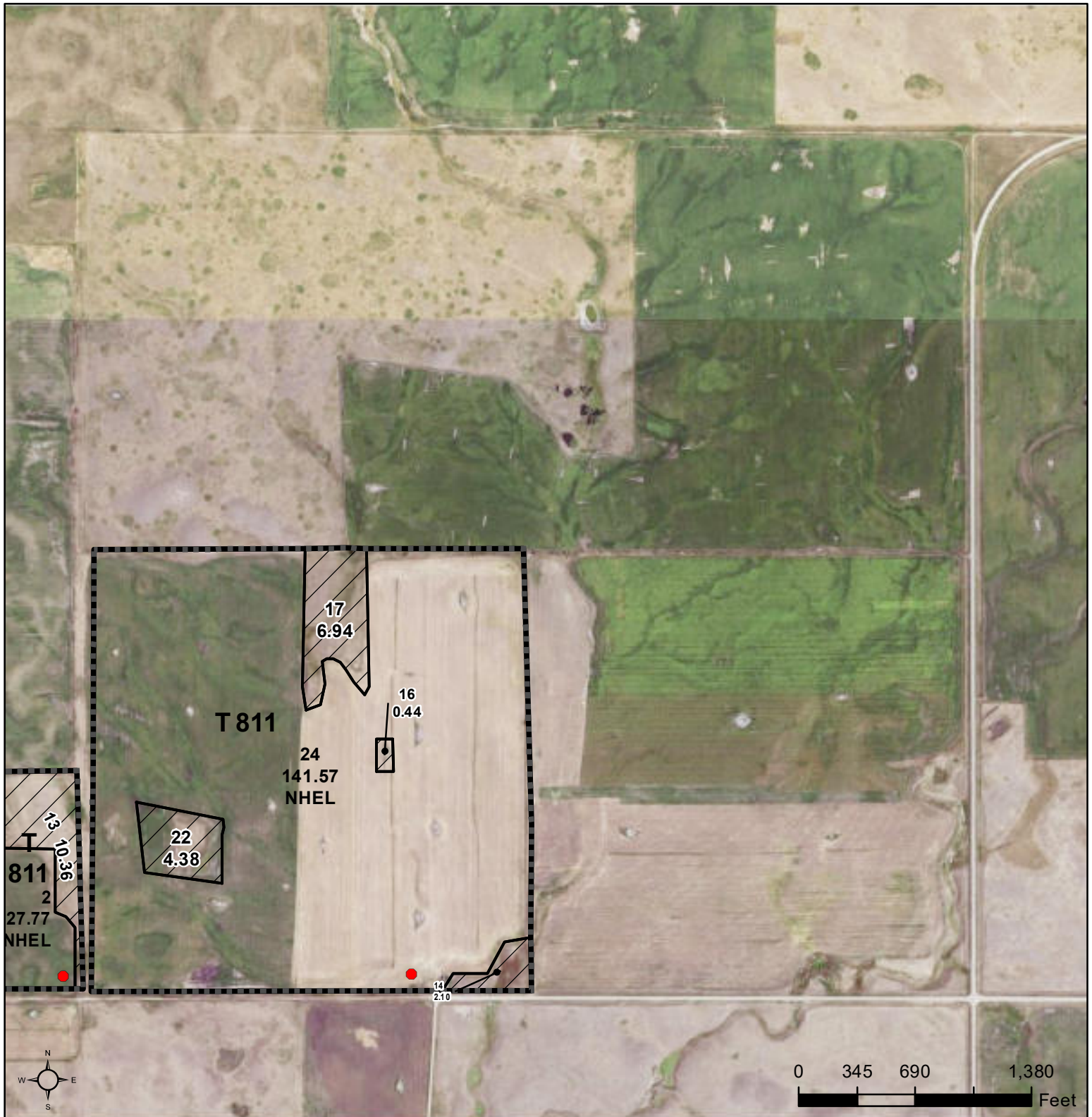
United States  
Department of  
Agriculture

## McPherson County, South Dakota

Producer: James MacDougall

Shares \_\_\_\_\_

Cell Phone \_\_\_\_\_



**Common Land Unit** Tract Boundary

Non-Cropland

Cropland

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

Tract Cropland Total: 388.02 acres

**2022 Program Year**

Map Created April 05, 2022

**Farm 218**

**Tract 811**

**3-128N-72W-McPherson**

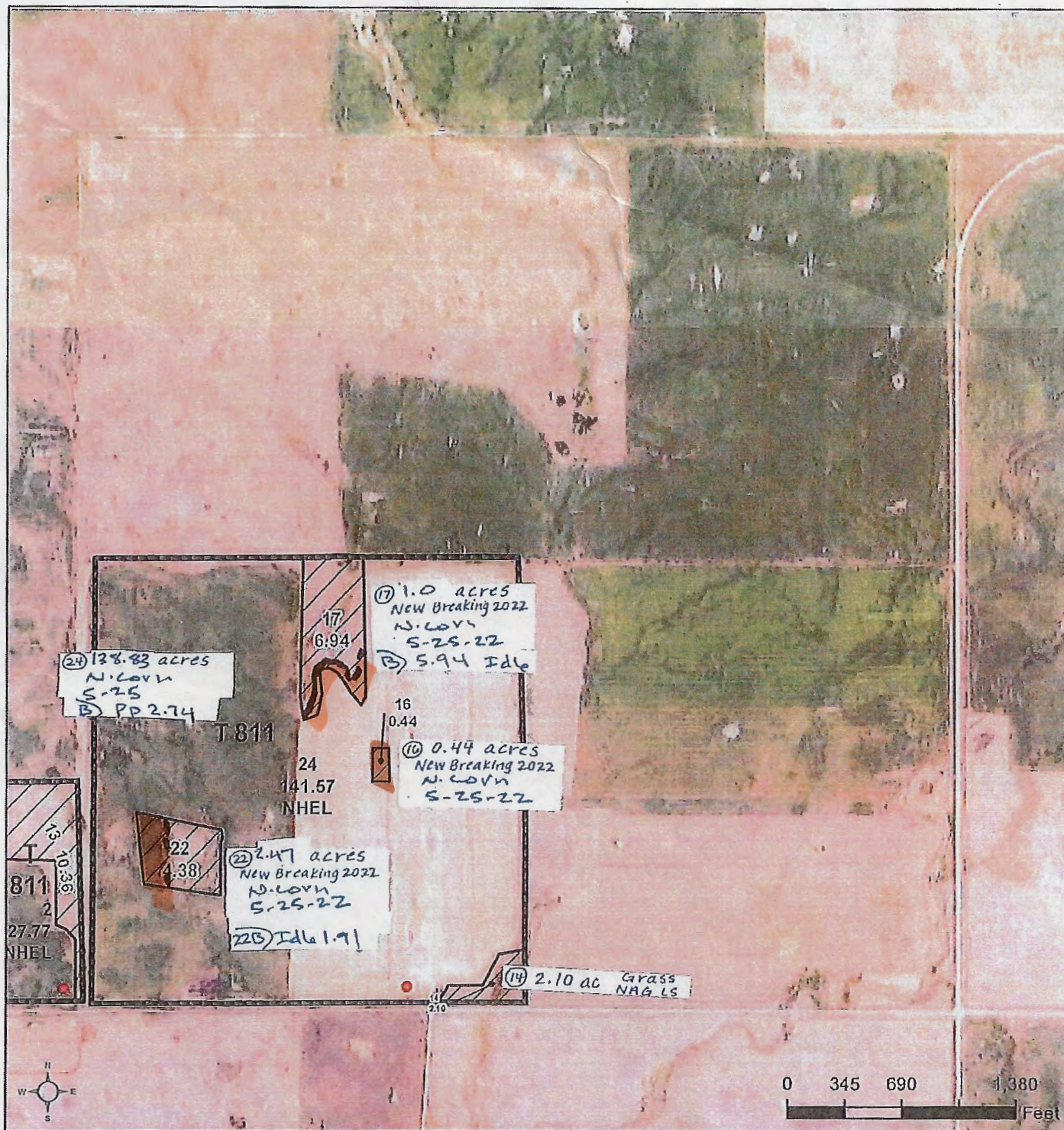
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United States  
Department of  
Agriculture

## McPherson County, South Dakota



Common Land Unit ☐ Tract Boundary  
Non-Cropland PLSS  
Cropland

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial *ab*  
Date *6-30-22*

2022 Program Year

Map Created March 30, 2022

0001-0003

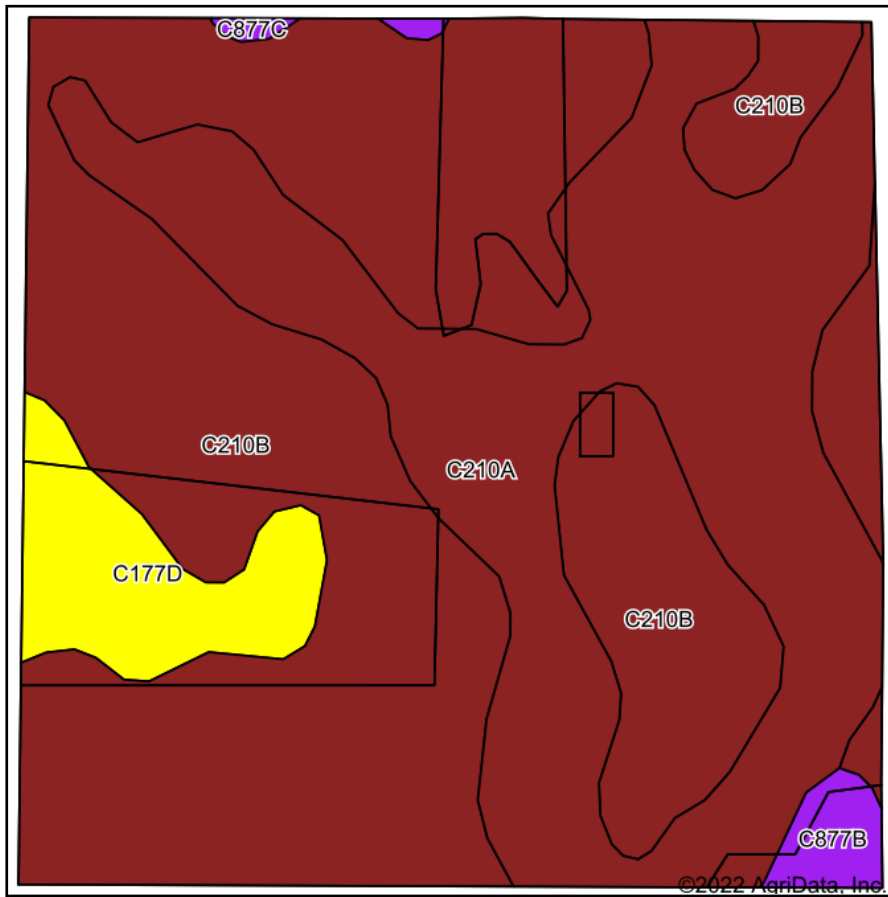
Farm 218

3-128N-72W-McPherson

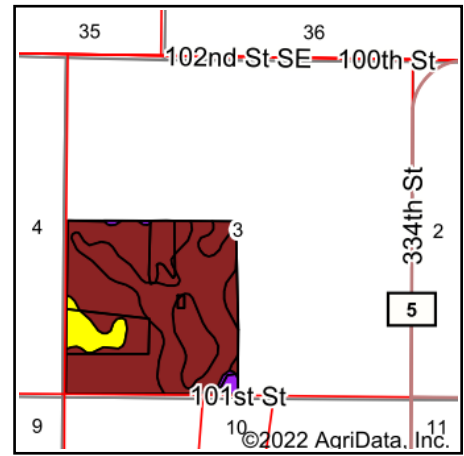
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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McPherson**  
 Location: **3-128N-72W**  
 Township: **West McPherson**  
 Acres: **155.43**  
 Date: **11/17/2022**

**THORPE REALTY & AUCTION**

Maps Provided By:



Area Symbol: SD089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	90.43	58.2%		Ile	83	50
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	52.78	34.0%		Ilc	86	50
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	9.54	6.1%		Ille	61	47
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	2.16	1.4%		Vls	39	18
C877C	Wabek-Lehr complex, 6 to 9 percent slopes	0.52	0.3%		Vls	32	17
<b>Weighted Average</b>					<b>2.13</b>	<b>81.9</b>	<b>*n 49.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



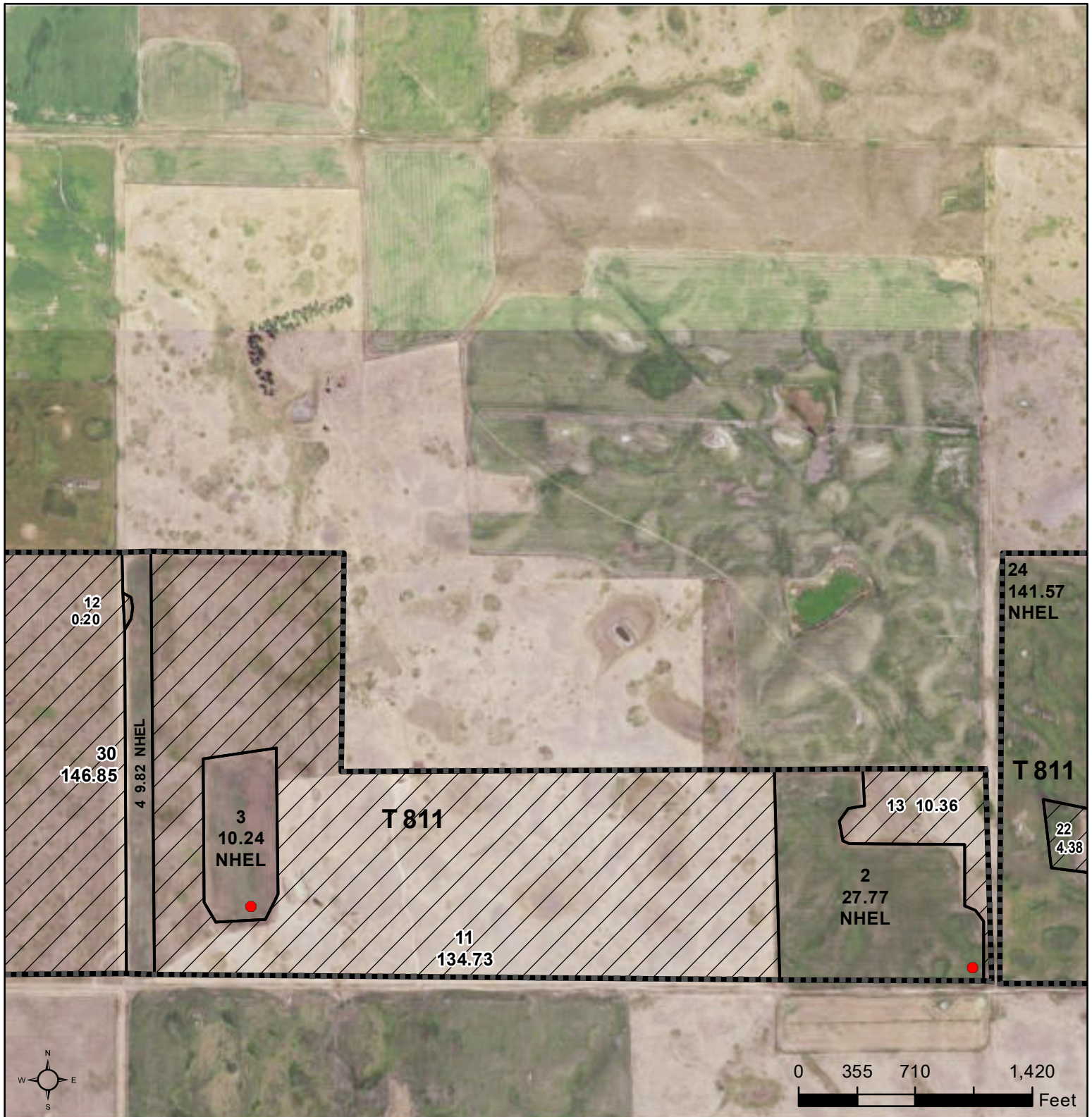
United States  
Department of  
Agriculture

## McPherson County, South Dakota

Producer: James MacDougall

Shares \_\_\_\_\_

Cell Phone \_\_\_\_\_



**Common Land Unit** Tract Boundary

Non-Cropland

Cropland

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

Tract Cropland Total: 388.02 acres

**2022 Program Year**

Map Created April 05, 2022

**Farm 218**

**Tract 811**

**4-128N-72W-McPherson**

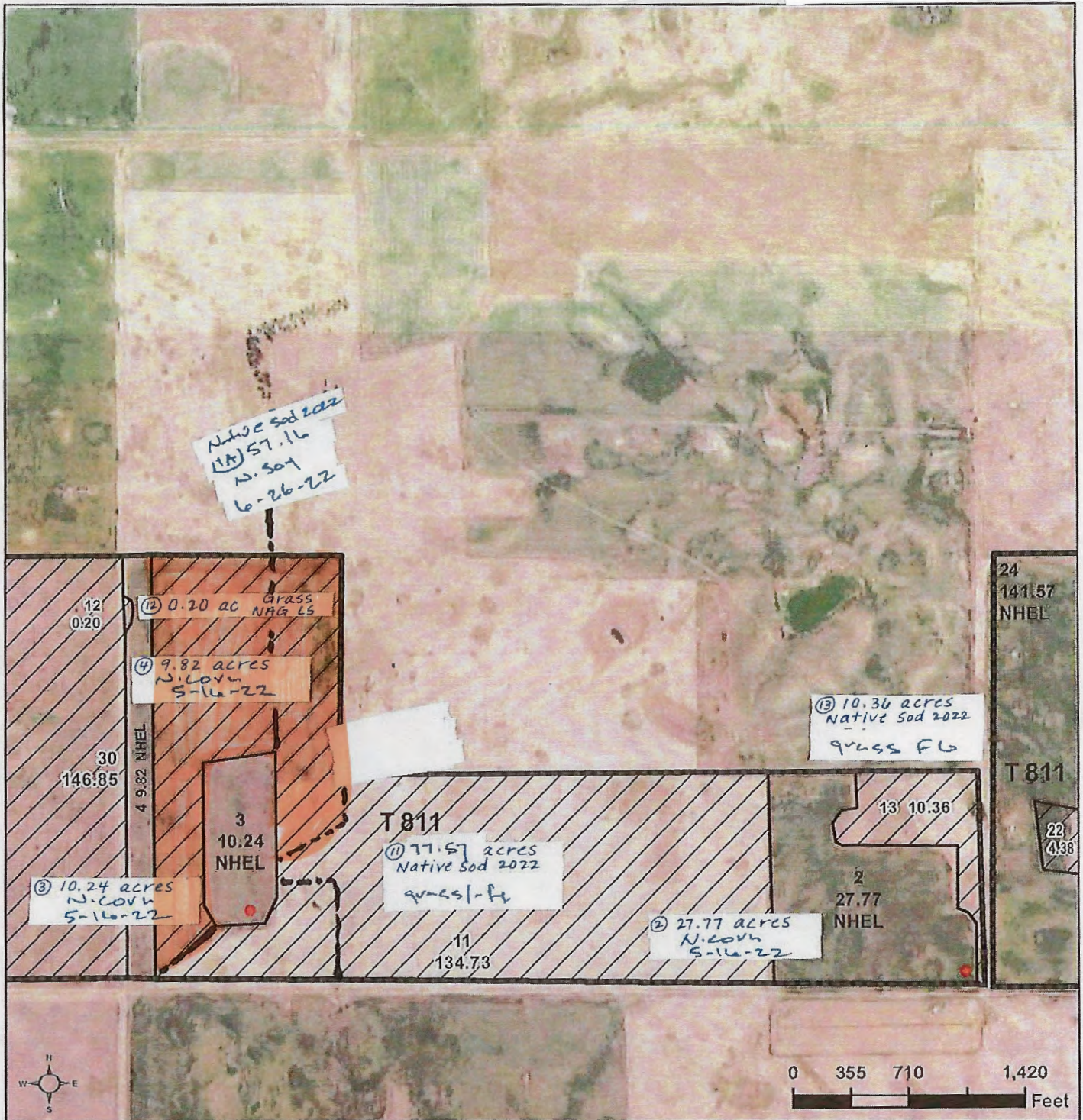
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United States  
Department of  
Agriculture

# McPherson County, South Dakota



Common Land Unit Tract Boundary PLSS  
 Non-Cropland  
 Cropland

Wetland Determination Identifiers  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial *aw*  
Date *6-30-22*

2022 Program Year

Map Created March 30, 2022

0001-0004

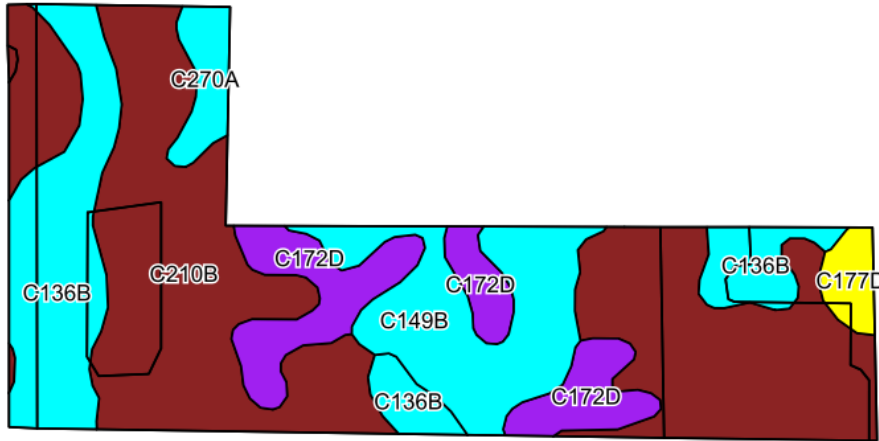
Farm 218

4-128N-72W-McPherson

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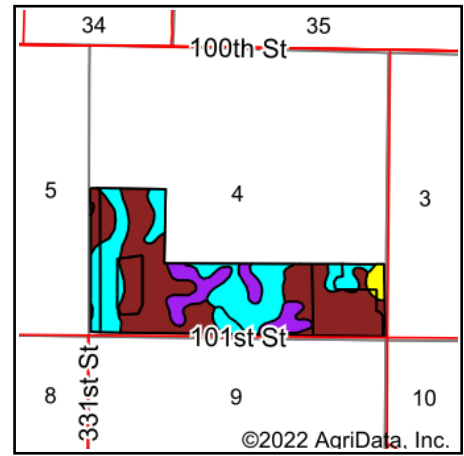


# Soils Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2022 AgriData, Inc.

State: **South Dakota**  
 County: **McPherson**  
 Location: **4-128N-72W**  
 Township: **West McPherson**  
 Acres: **193.12**  
 Date: **11/17/2022**

**THORPE REALTY & AUCTION**

Maps Provided By:



Area Symbol: SD089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	98.73	51.1%		Ile	83	50
C136B	Williams-Zahl loams, 3 to 6 percent slopes	35.65	18.5%		Ile	76	50
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	26.42	13.7%		Ile	79	46
C172D	Williams-Zahl loams, 3 to 15 percent slopes, very stony	23.00	11.9%		Vls	32	30
C270A	Hamerly loam, 0 to 3 percent slopes	5.44	2.8%		Ile	76	47
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	3.88	2.0%		Ille	61	47
<b>Weighted Average</b>					<b>2.50</b>	<b>74.4</b>	<b>*n 46.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





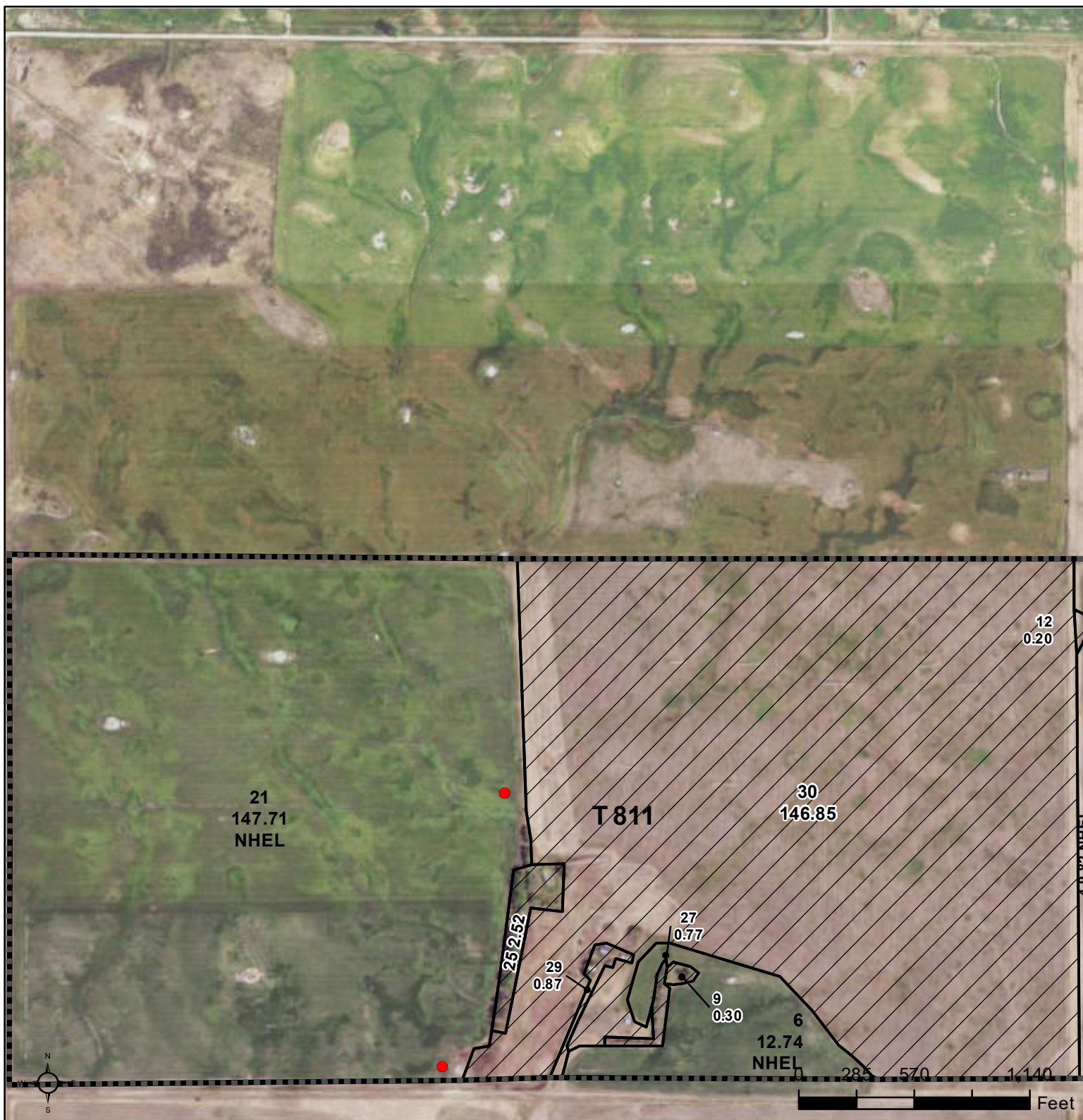
United States  
Department of  
Agriculture

## McPherson County, South Dakota

Producer: James MacDougall

Shares \_\_\_\_\_

Cell Phone \_\_\_\_\_



**Common Land Unit** Tract Boundary PLSS  
 Non-Cropland  
 Cropland

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

Tract Cropland Total: 388.02 acres

2022 Program Year

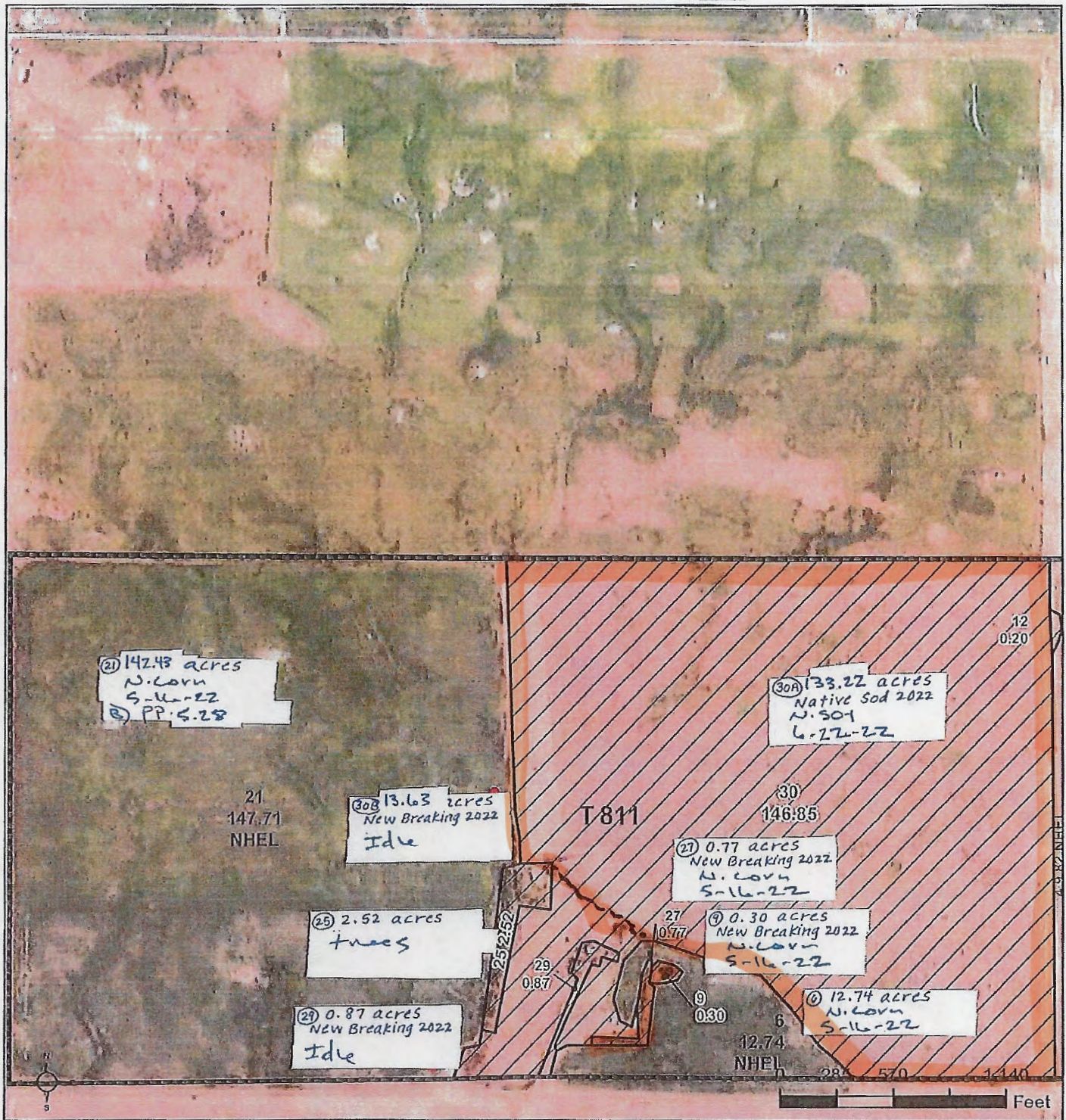
Map Created April 05, 2022

Farm **218**  
Tract **811**

**5-128N-72W-McPherson**

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Common Land Unit Tract Boundary  
 Non-Cropland  
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,  
crops listed below are:  
Non-irrigated  
Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer Initials *QW*  
Date 6-30-22

2022 Program Year

Map Created April 05, 2022

0001-0005

Farm 218

Tract 811

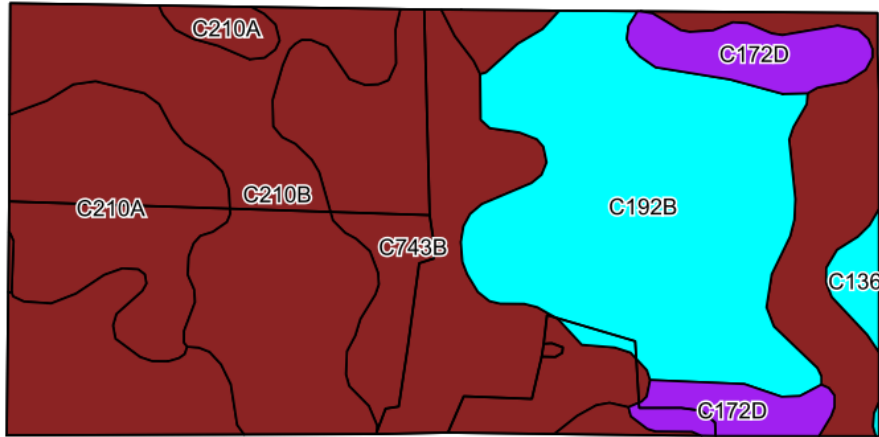
Tract Cropland Total: 388.02 acres

5-128N-72W-McPherson

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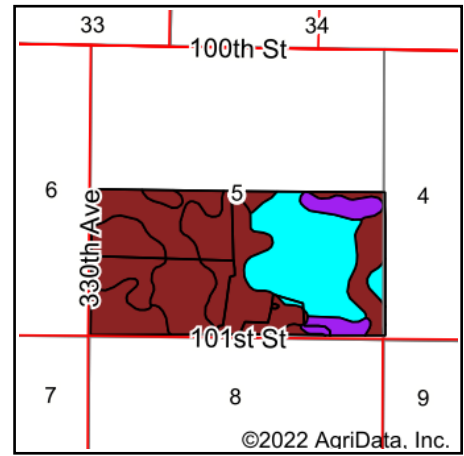


# Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McPherson**  
 Location: **5-128N-72W**  
 Township: **West McPherson**  
 Acres: **311.75**  
 Date: **11/17/2022**

**THORPE REALTY & AUCTION**

Maps Provided By:



Area Symbol: SD089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	90.31	29.0%		Ile	83	50
C743B	Temvik-Grassna-Bearpaw complex, 0 to 6 percent slopes	84.98	27.3%		Ile	87	53
C192B	Bearpaw-Greenway loams, 3 to 6 percent slopes	76.37	24.5%		Ile	79	46
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	38.19	12.3%		Ilc	86	50
C172D	Williams-Zahl loams, 3 to 15 percent slopes, very stony	18.23	5.8%		Vls	32	30
C136B	Williams-Zahl loams, 3 to 6 percent slopes	3.67	1.2%		Ile	76	50
<b>Weighted Average</b>					<b>2.23</b>	<b>80.4</b>	<b>*n 48.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





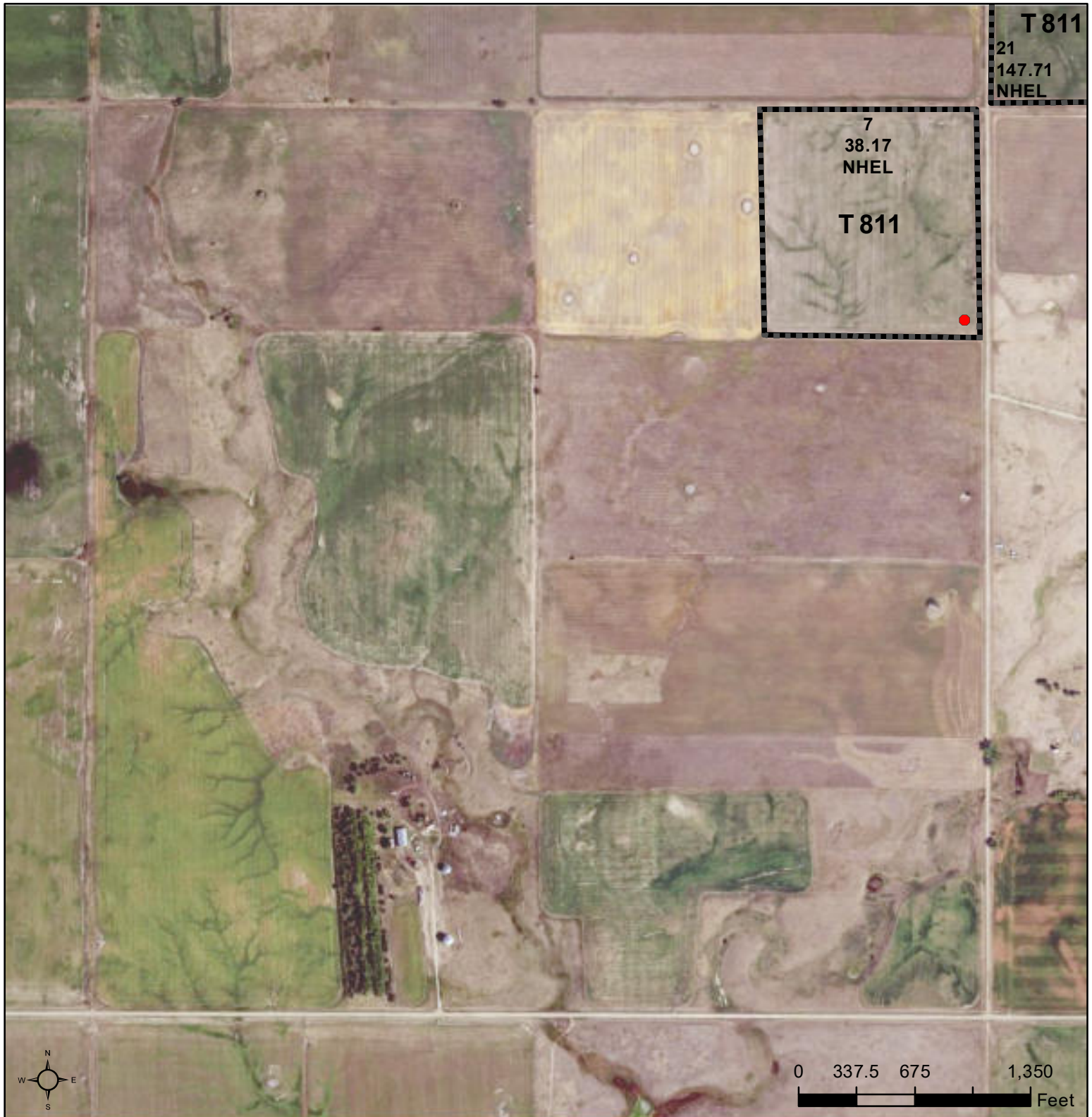
United States  
Department of  
Agriculture

## McPherson County, South Dakota

Producer: James MacDougall

Shares \_\_\_\_\_

Cell Phone \_\_\_\_\_



### Common Land Unit

PLSS

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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Intended for Grain  
Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

Tract Cropland Total: 388.02 acres

2022 Program Year

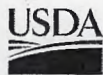
Map Created April 05, 2022

Farm **218**  
Tract **811**

**7-128N-72W-McPherson**

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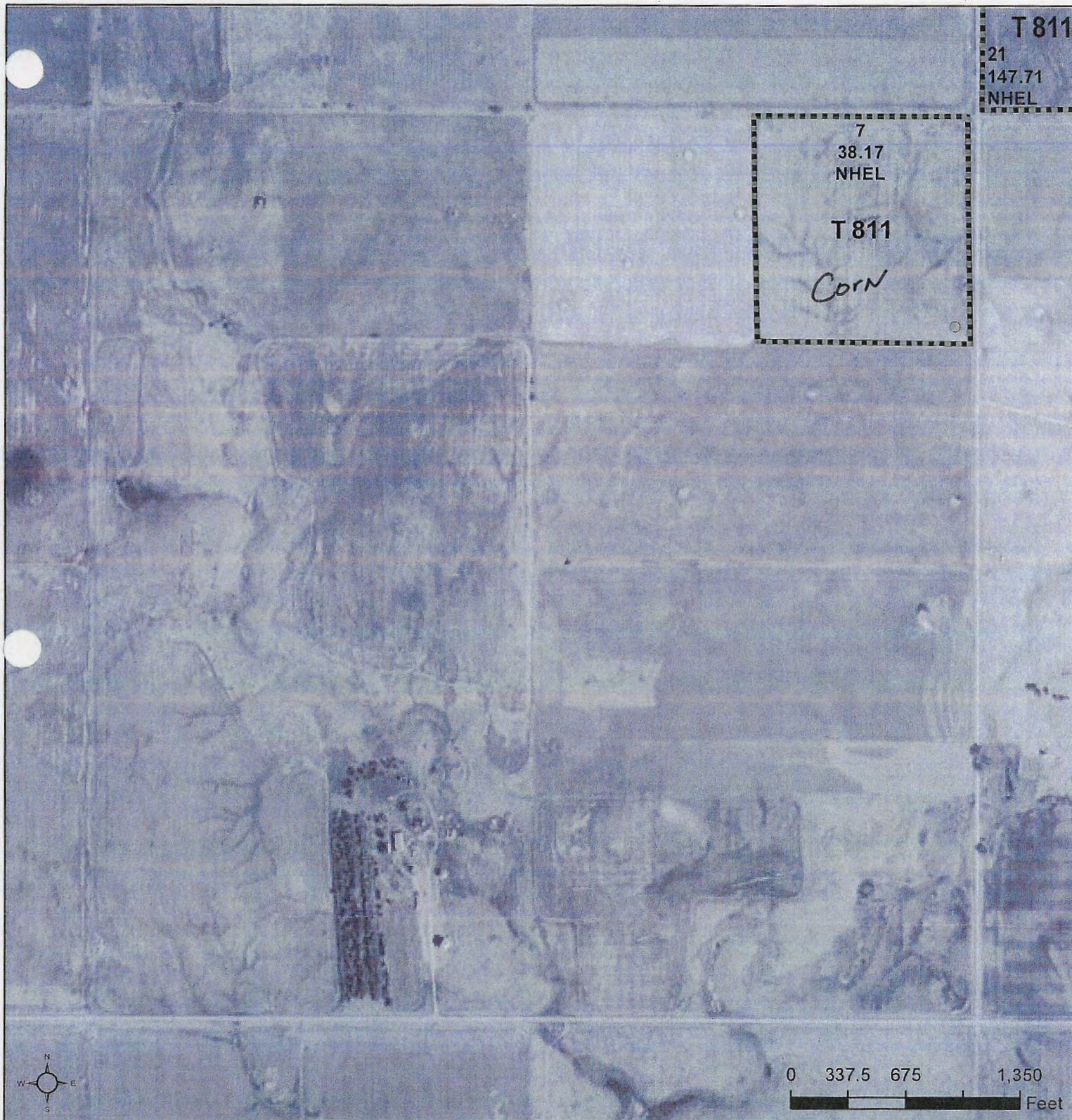
United States  
Department of  
Agriculture

# McPherson County, South Dakota

Producer: Brassland G.P.

Shares \_\_\_\_\_

Cell Phone \_\_\_\_\_



0 337.5 675 1,350  
Feet

## Common Land Unit

PLSS

- ☐ Cropland
- ☐ Tract Boundary

## Wetland Determination Identifiers

- ☐ Restricted Use
- ☒ Limited Restrictions
- ☐ Exempt from Conservation
- ☐ Compliance Provisions

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Corn = Yellow  
Soybeans = Common  
Wheat - HRS or HRW  
Sunflowers = Oil or Non-oil

Producer initial \_\_\_\_\_  
Date \_\_\_\_\_

2022 Program Year

Map Created March 30, 2022

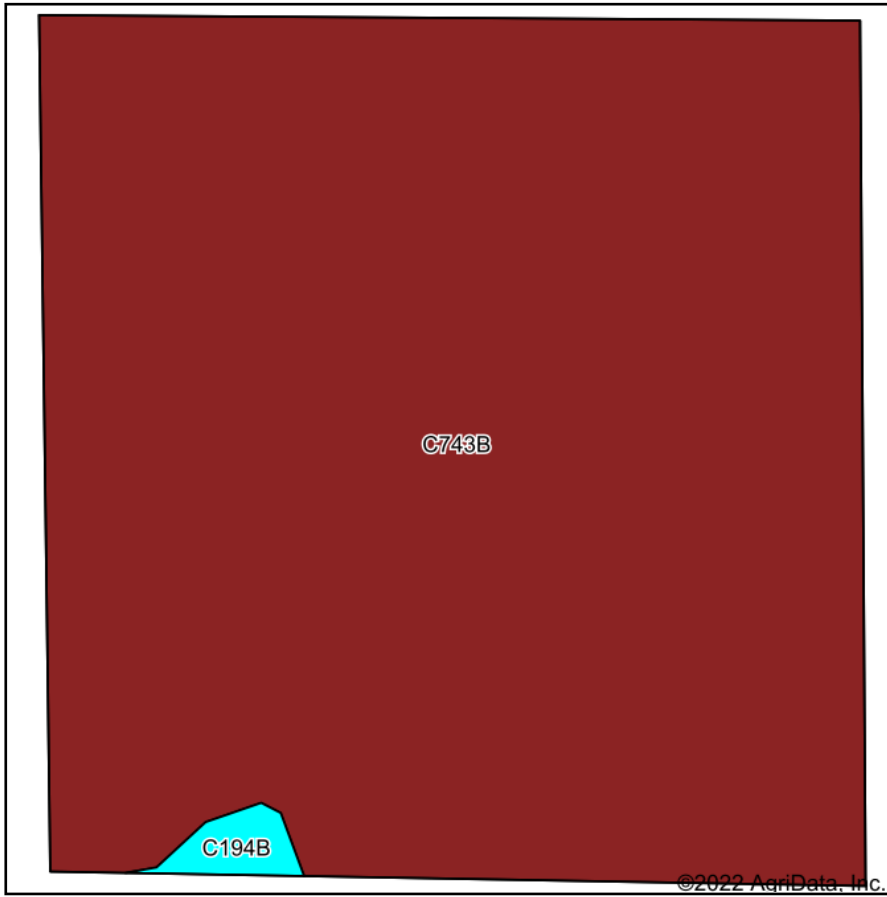
**Farm 218**

**7-128N-72W-McPherson**

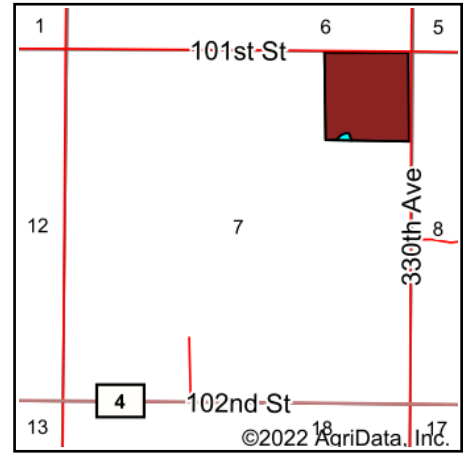
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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **McPherson**  
 Location: **7-128N-72W**  
 Township: **West McPherson**  
 Acres: **38.17**  
 Date: **11/17/2022**

**THORPE REALTY & AUCTION**

Maps Provided By:



Area Symbol: SD089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C743B	Temvik-Grassna-Bearpaw complex, 0 to 6 percent slopes	37.79	99.0%		Ile	87	53
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	0.38	1.0%		Ile	76	45
<b>Weighted Average</b>					<b>2.00</b>	<b>86.9</b>	<b>*n 52.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.