



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**FARM GROUND AND
PASTURE**

Sanborn County, SD

153 +/- Acres

OFFERED AT:

\$922,673

ABOUT THIS PROPERTY:

For the first time in seventy-seven years, this property is on the open market. Here are 153+/- acres in Letcher Township, Sanborn County, South Dakota to add to your land holdings! Grow your crops and graze your cattle. Approximately 68 acres with a productivity index of 74.6 are currently in a crop rotation.

Approximately 85 acres with a soil productivity index of 69.6 are currently pastured with a couple acres for the old homestead. Keep it pasture or add some to the tillable.

An existing homestead with a 30x40 open face livestock shelter and a fixer upper home sit on the South side of the property. Electricity and fiber are on site and the property boasts two wells, one feeds the house while the other waters the cattle.

More About this Property:

Take a drive North of Letcher, SD on county road 403rd Ave one mile to the intersection of 240th St. The property will be waiting for you in the SE ¼ of Section 09. With ½ mile road frontage along 240thth St as well as county road 403rd Ave and 1.5 miles from County Hwy 4 this property is easy to get you where you are going. Build your family legacy for the next seventy-seven years!

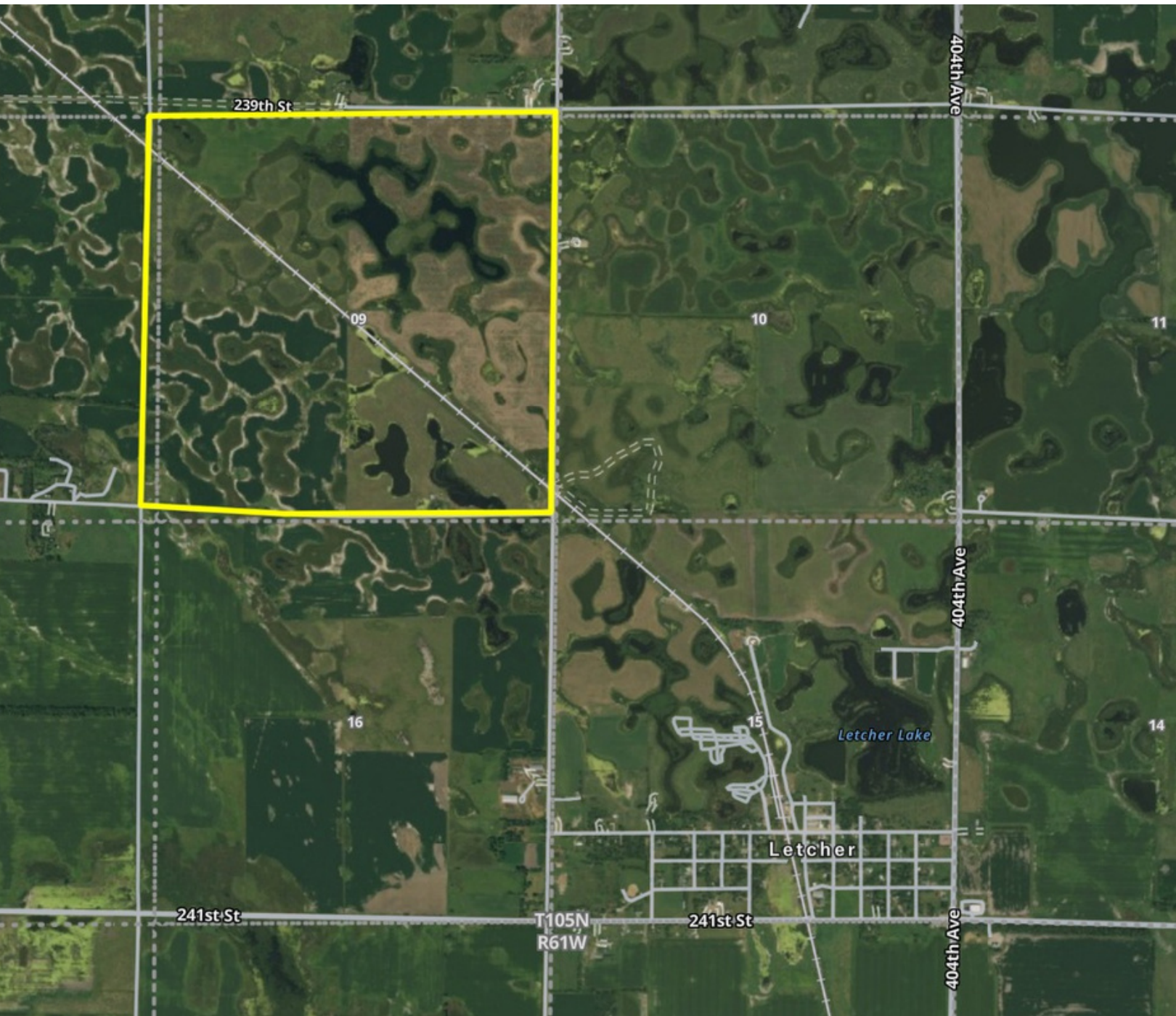
Legal Description: 153+/- acres located in the SE ¼ of Section 09, Township 105 North, Range 61, West of the 5th PM, Sanborn County, South Dakota, LESS railroad right of way.

Directions: North of Letcher, SD on 403rd Ave one mile to the intersection of 240th St. OR South of Hwy 34 on County Hwy 4, 7.5 miles to 239th St. Head West on 239th St for 1 mile, then South on 403rd Ave 1 mile to the intersection of 240th St.

FEATURES:

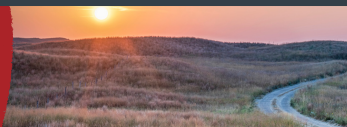
- Electricity on site
- Two water wells
- Fiber on site
- 30x40 livestock shelter
- Fixer Upper house
- Tillable and pasture acres
- One mile north of Letcher, SD
- Estimated annual taxes \$2,191

Sanborn County,
South Dakota



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HELPING **YOU** BUY
AND SELL LAND





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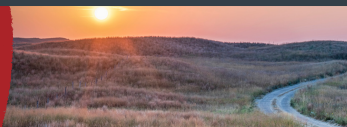
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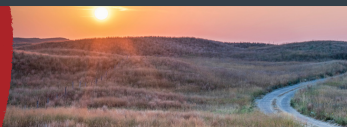
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About the Agent:

For Ryan Nagelhout, it's about the people as much as it is about the land. While he has a passion for the outdoors, he also enjoys meeting people and building relationships. Ryan understands that buying and selling land is a major life decision. That's why he's determined to find the best possible outcome for his clients, helping them realize their goals and have the best overall experience.

Born and raised in South Dakota, Ryan grew up in Volga where he graduated from Sioux Valley High School and Dakota State University in Madison. He spent time in manufacturing sales and project management and, most recently, agriculture equipment sales prior to joining American Legacy Land Co. He's been involved in investment real estate for a number of years and loves being able to combine his passions for the outdoors, agriculture, and real estate.

Ryan's an avid hunter of deer, pheasant, elk, and waterfowl, and enjoys fishing for walleye, a passion he developed early on spending time hunting and fishing with his dad. He lives on a hobby farm with his wife, Molly, and sons, Lane and Logan, where they raise a small herd of black angus cows and a few horses.



He enjoys working on the family's acreage, spending time at the lake, and attending and coaching his kids' sporting activities. If you're in the market for farmland, recreational or investment properties in South Dakota or Minnesota, be sure to give Ryan a call.

RYAN NAGELHOUT, LAND AGENT



605-736-1351



Ryan@AmericanLegacyLandCo.com