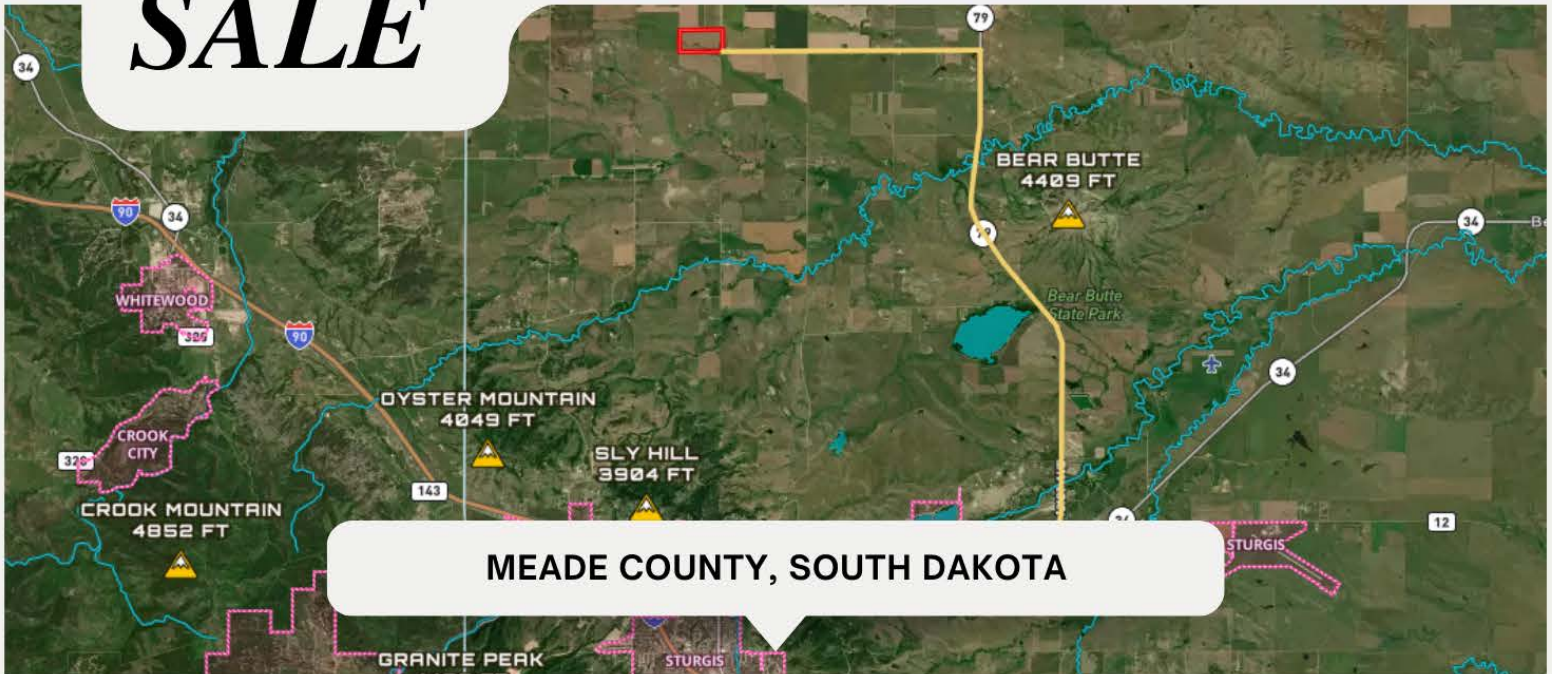


LAND FOR SALE

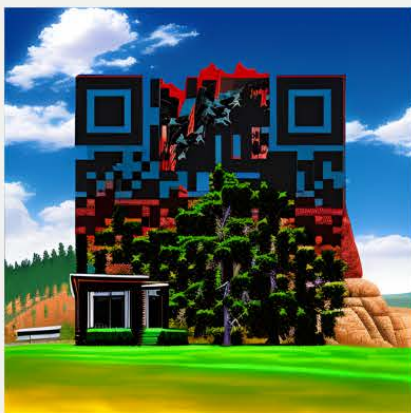
\$11,500/ACRE



PROPERTY FEATURES:

🌱 Discover the perfect opportunity with this 80-acre gem of primary farmland, situated just 6 miles north of Sturgis and Whitewood. 🚗 Access is a breeze via a well-maintained gravel road off Hwy 79.

🌿 This versatile land is a mix of grass & alfalfa, currently thriving as productive hayland. With rich Nunn clay loam soils and an impressive average CPI of 85.52, it's ideal for growing hay and crops. 🌱 The mostly level terrain features a natural drainage draw, making it both picturesque and practical. ⭐ Also this acreage has water 💧 on site and electricity ⚡ to the site, with a great view of Bear Butte 🏔️ and the Black Hills! Don't miss your chance to own a piece of this agricultural 🌿 or residential 🏠 or campground 🏕️ haven!



CONTACT DETAILS:

- 📞 605-842-3212
- ✉️ rick@shippyrealty.com
- 🌐 shippyrealty.com

80 Acres mostly cropland seeded into grass

Meade County, South Dakota, 80 AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body
- Townships
- Aerodrome
- Heliport
- Seaport
- Gilder Port
- Ultra Light
- Ballon Port

Soil Report



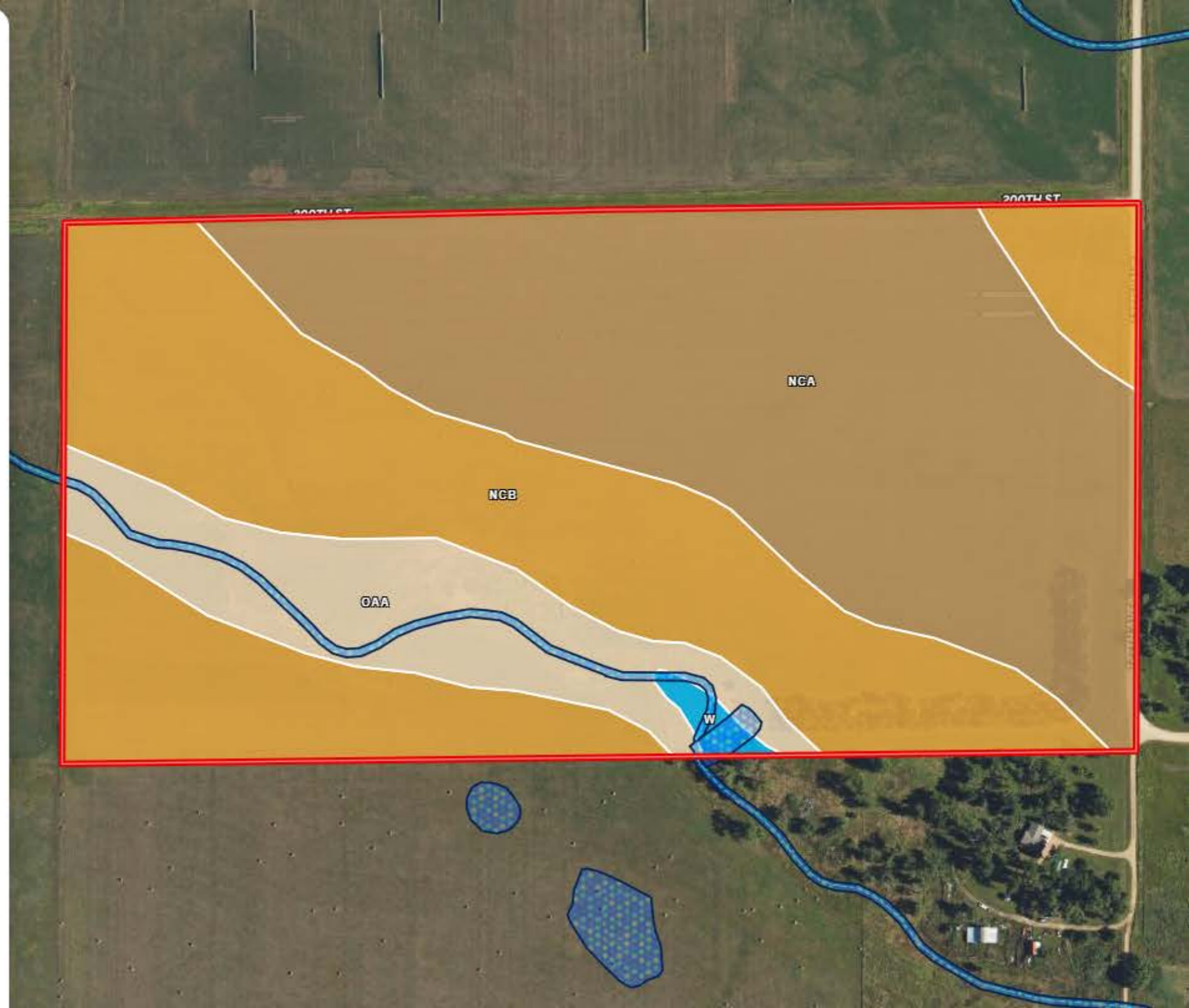
Acres

Capabilities

WAPI

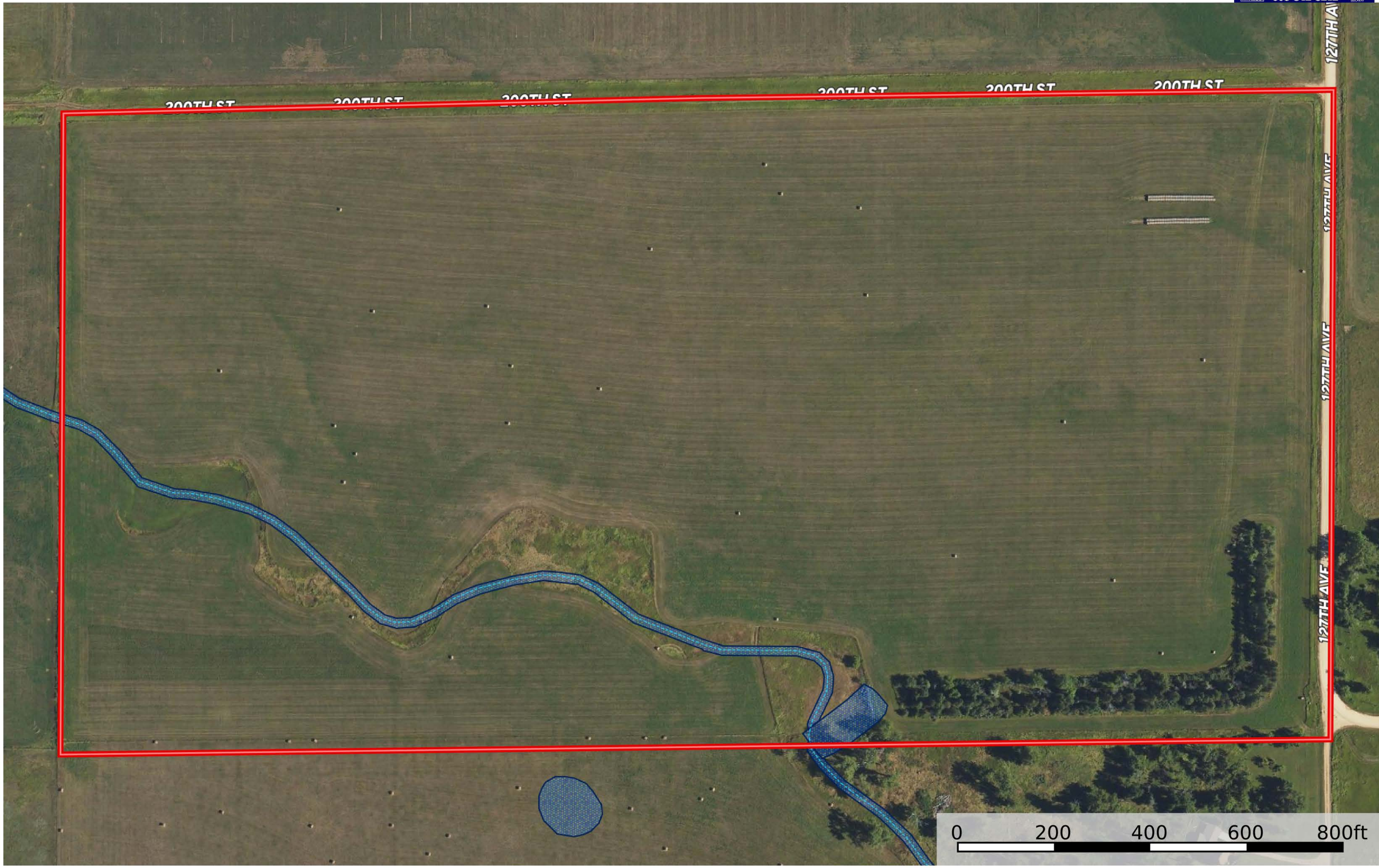
Boundary: 81.01 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
NcA	Nunn clay loam, 0 to 2 percent slopes	35.82	44.22%	88	41	3s	?
NcB	Nunn clay loam, 2 to 6 percent slopes	34.43	42.5%	81	41	3e	?
OaA	Onita clay loam, 0 to 4 percent slopes	10.16	12.54%	97	45	3c	?
W	Water	0.59	0.73%	-	-	8	?
Totals 81.01 ac		85.5 CPI Average	41.2 NCCPI Average	3.04 Cap. Average			

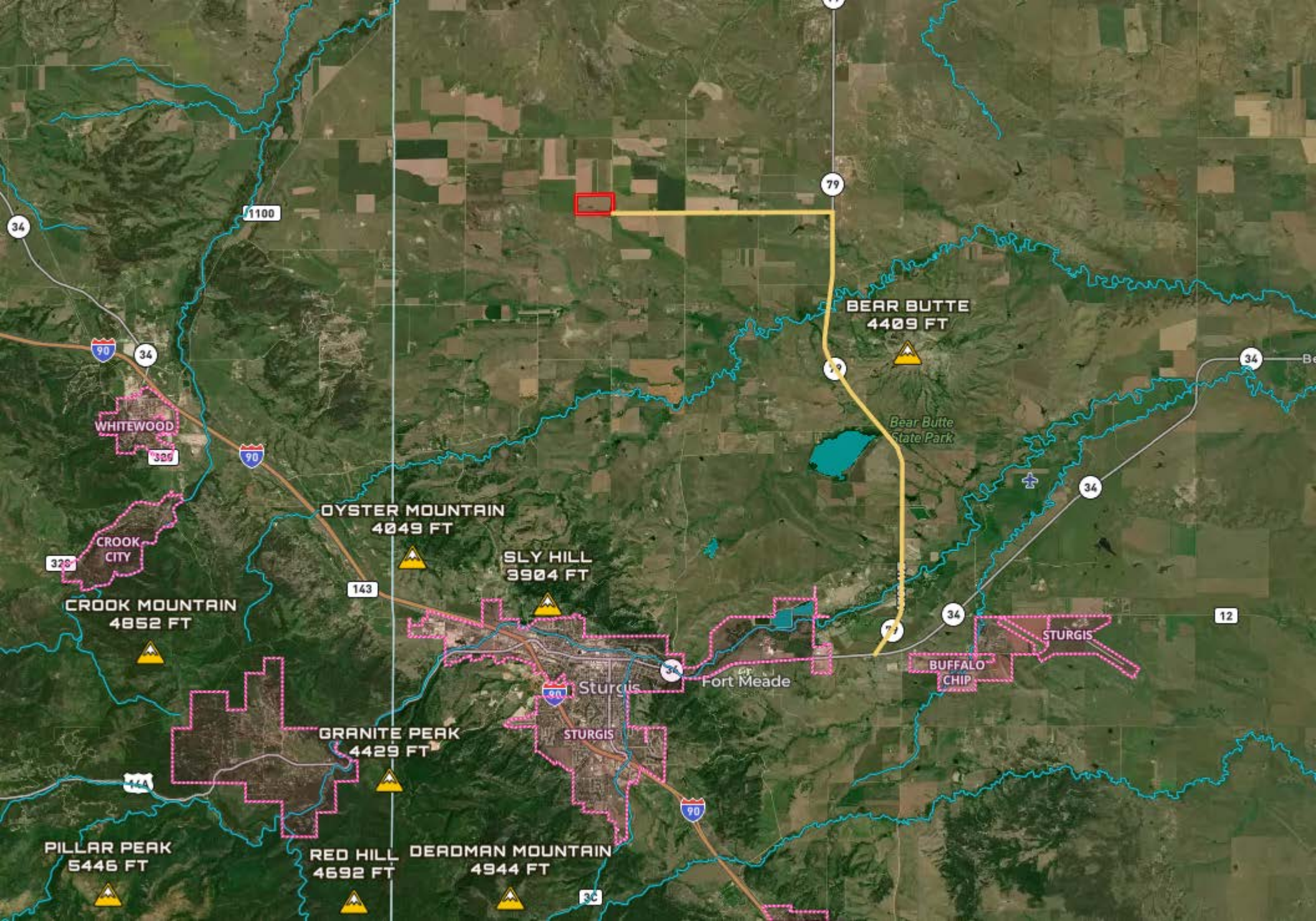


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Go West on 200th Street
3 miles

Go North on Hwy 79
6.44 miles from Sturgis

