

Charles Mix 80
Geddes, SD 57342

\$532,000
80± Acres
Charles Mix County



Charles Mix 80
Geddes, SD / Charles Mix County

SUMMARY

City, State Zip

Geddes, SD 57342

County

Charles Mix County

Type

Farms, Hunting Land, Lakefront

Latitude / Longitude

43.270265 / -98.577475

Taxes (Annually)

1172

Acreage

80

Price

\$532,000

Property Website

<https://talltinesproperties.com/property/charles-mix-80-charles-mix-south-dakota/56572/>



PROPERTY DESCRIPTION

FEATURES

- 56 acres +/- of income producing farmland
- 75.15 average CPI throughout property
- Excellent Whitetail and Pheasant hunting on property
- Shelter belt lies along west side of property
- CRP on 13.10 acres at \$147.53/acre through 2029
- CRP on 4.03 acres at \$137.57/acre through 2029

AREA INFORMATION

[Platte-Geddes High School](#)

[City of Geddes](#)

[Platte Chamber of Commerce](#)

[South Dakota Game Fish and Parks](#)

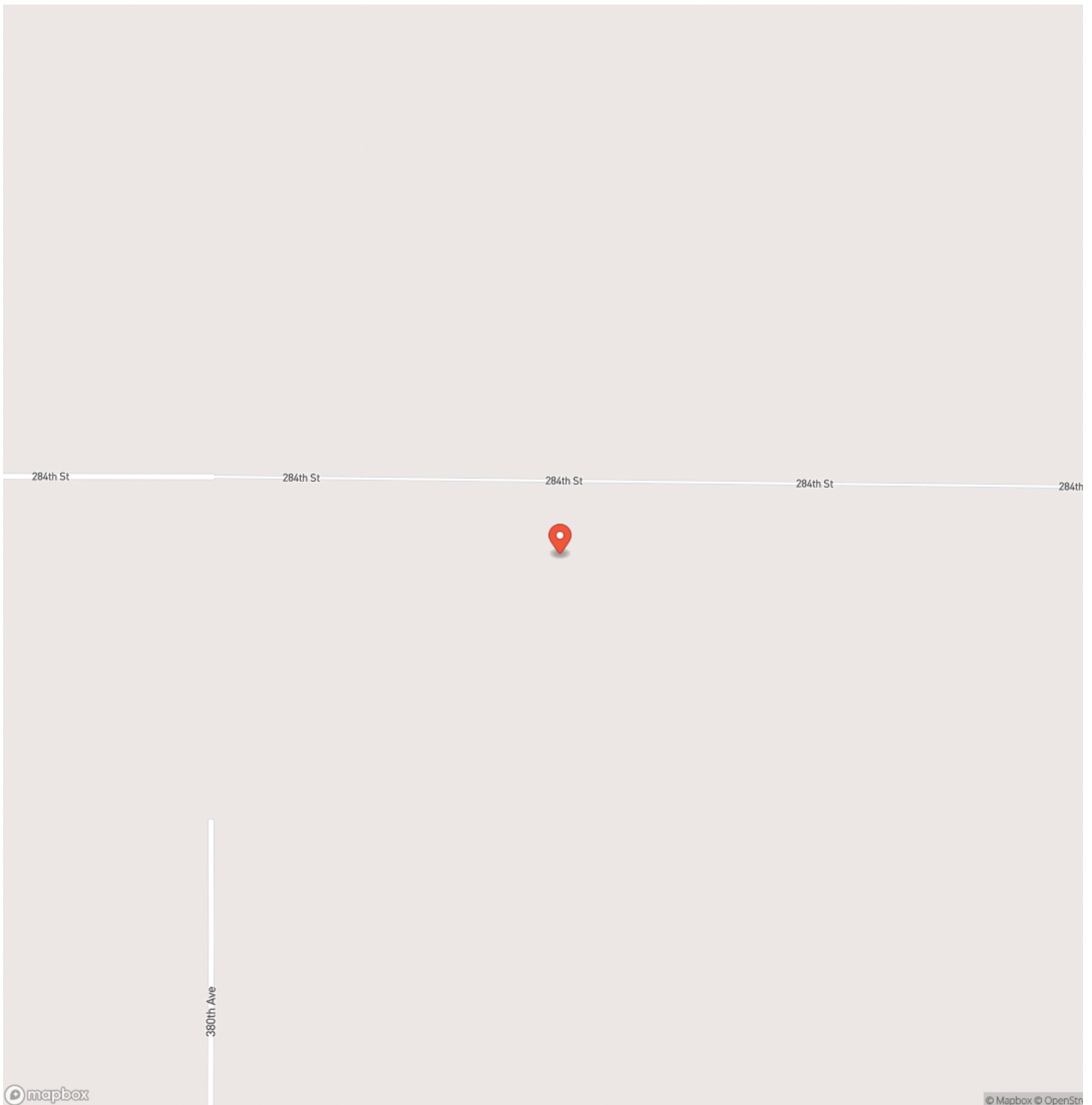
[Charles Mix County](#)

DIRECTIONS

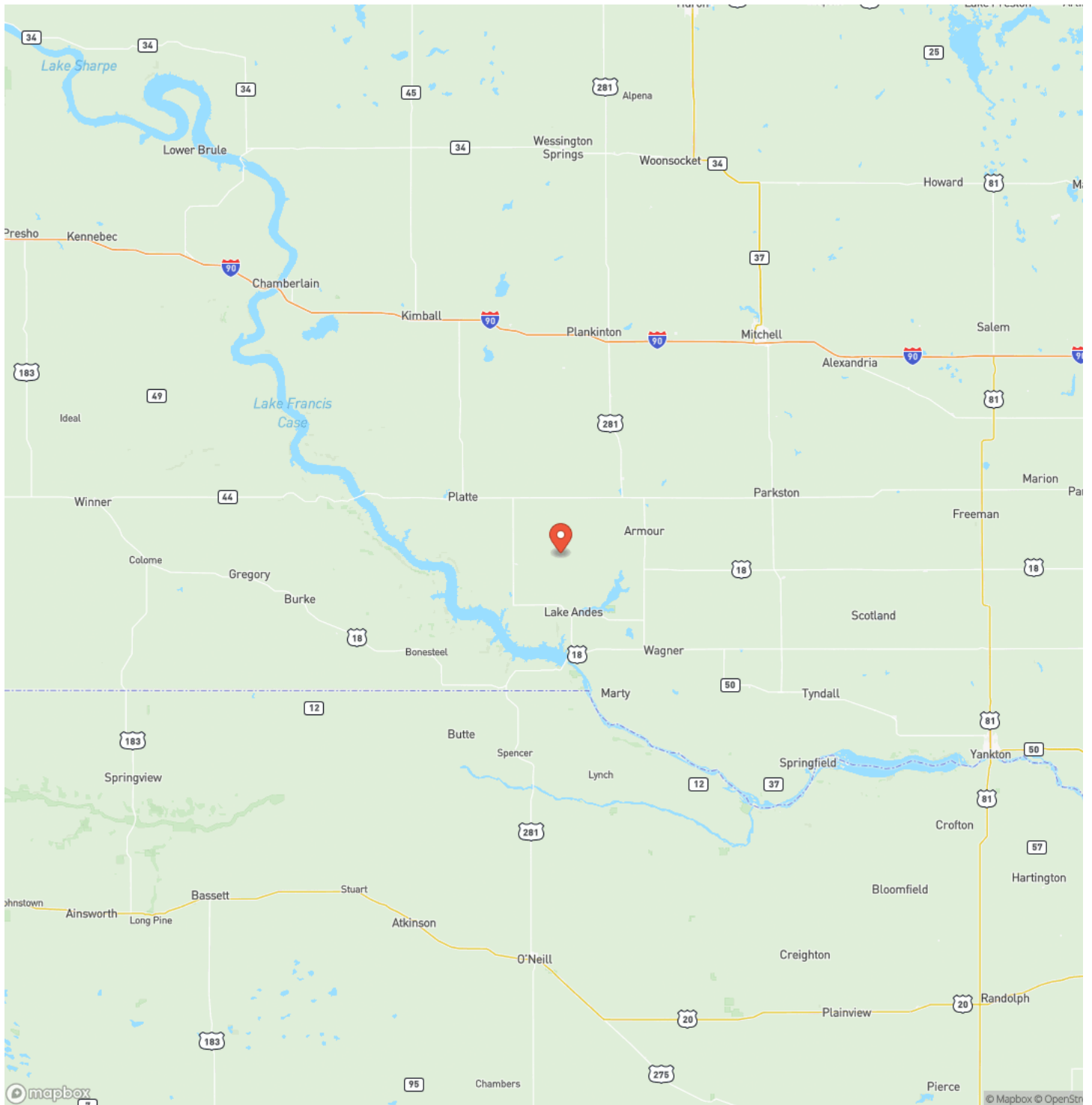
From Geddes take 285th Street east going approximately 6.5 miles to 381st Avenue. Turn north on 381st 1 mile to 284th Street. Turn west on 284th Street for .5 miles. The property will be on the south side of the road.



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Schweigert

Mobile

(605) 840-9578

Office

(605) 840-9578

Email

mark.schweigert@talitinesproperties.com

Address

208 S Main Street

City / State / Zip

Winner, SD 57580

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Tall Tines Trophy Properties
208 S Main Street
Winner, SD 57580
(605) 840-9578
<https://talltinesproperties.com/>
