



YANKTON COUNTY 235

\$2,300,000



PROPERTY FEATURES

- ◆ Total Acres: 235
- ◆ Row Crop Acres: 203 acres (leased for 2025)
- ◆ Pasture Acres: 32 acres
- ◆ Soil Productivity Index (CPI): 73 average
- ◆ Income Potential: Leased crop ground through 12/31/2025
- ◆ Available for 2026 farming and grazing season

Exceptional 235-Acre Agricultural & Recreational Property

This outstanding 235-acre tract offers a rare blend of high-producing farmland, scenic pasture, and recreational potential. With approximately 203 acres of row crop ground averaging a strong 73 CPI, this property is ideal for growing high-yield corn and soybean crops. The remaining 32 acres consist of pastureland, featuring a meandering creek bed that supports both wildlife and grazing.

Whether you're an investor seeking dependable income, a farmer looking to expand your operation, or an outdoor enthusiast interested in hunting and recreation, this diverse property delivers on all fronts.

For more information or to schedule a viewing, contact Jamie Nielson at (605) 214-2273.

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