



YANKTON COUNTY 225 \$2,500,000



PROPERTY FEATURES

- ◆ +/- 225 Acres
- ◆ Highway access
- ◆ Quality Pasture +/- 30 Acres
- ◆ Hunting Potential
- ◆ Excellent Cash Rent

Highly Productive Farmland with Strong Income Potential

This exceptional 225-acre tract offers high-producing soils enhanced by years of hog manure application, resulting in a strong soil rating of 80.71. With approximately 195 acres of row crop ground and 30 acres of pasture, this property provides a unique combination of income-producing farmland, quality pasture, and recreational potential.

The row crop acres are leased for the 2025 season with a very strong cash rent price. The pasture ground brings in \$120 per acre—making this an excellent investment opportunity with immediate return. The current lease ends on 12-31-25 so it would be available for farming and grazing for the 2026 season.

Whether you're an investor seeking attractive income, a farmer looking to expand, or an outdoor enthusiast interested in hunting and recreation, this property checks all the boxes.

For more information, contact Jamie Nielson at 605-214-2273.

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