



# LAND FOR SALE

Todd County, South Dakota

320+/- ACRES | \$490,000



**Certified Organic Farmground  
since 2014**

For more information, contact:

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**NE1/4; SECTION 14, T35N, R30W; 160 ACRES - & - NW1/4; SECTION 14, T35N, R30W; 160 ACRES**

THIS 320± ACRE PROPERTY FEATURES OVER 10 YEARS OF CERTIFIED ORGANIC STATUS, ALLOWING THE NEW OWNER TO CAPTURE ORGANIC PREMIUMS IMMEDIATELY WITHOUT THE THREE-YEAR TRANSITION WAIT. EXPERTLY MANAGED WITH A ROTATION OF WINTER WHEAT, DRY EDIBLE BEANS, AND ALFALFA, THE NUTRIENT-DENSE SOIL IS A TURN-KEY FOUNDATION FOR ROW-CROPS, FORAGE, OR A PREMIUM ORGANIC COW-CALF OPERATION.

ON-SITE POWER VIA CHERRY-TODD ELECTRIC COOP. INCLUDES ONE WINDMILL AND ONE SUBMERSIBLE WELL (UNUSED FOR 10 YEARS; OFFERED "AS-IS").

IRRIGATION: 2019 TEST WELLS AND PREVIOUS SD-DENR PERMIT HISTORY CONFIRMING IRRIGATION POSSIBILITY.

EXCELLENT HUNTING OPPORTUNITIES WITH POPULATIONS OF WHITETAIL DEER, MULE DEER, PHEASANTS, GROUSE AND WILD TURKEY IN THE AREA.

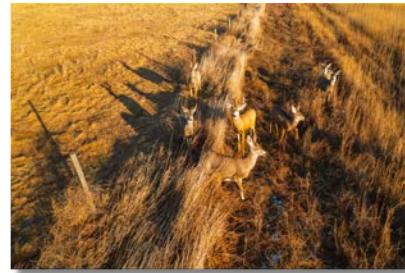


# **CERTIFIED ORGANIC 320± ACRES TODD COUNTY, SOUTH DAKOTA**

**THIS VERSATILE ACREAGE IS  
PERFECTLY SUITED FOR ORGANIC  
DRY-LAND FARMING, PASTURE,  
RECREATION, HOMESTEAD OR A  
COMBINATION.**

**PARCEL ID 03A.30.14.1000**

**PARCEL ID 03A.30.14.2000**



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