



LAND FOR SALE

Todd County, South Dakota

320+/- ACRES | \$490,000

**Certified Organic Farmground
since 2014**



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CERTIFIED ORGANIC

320± ACRES

TODD COUNTY, SOUTH DAKOTA

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.

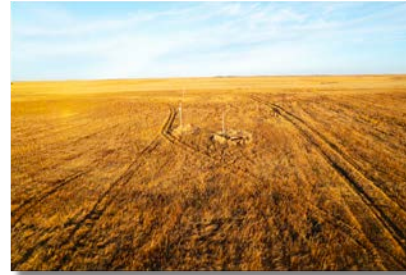
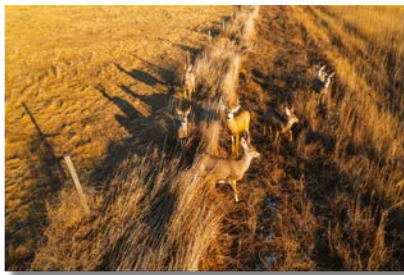
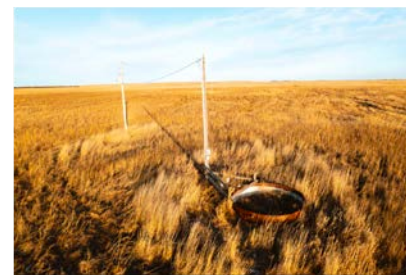
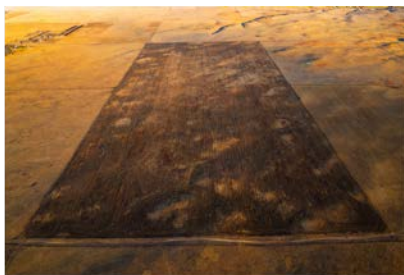
EXCELLENT HUNTING OPPORTUNITIES WITH POPULATIONS OF WHITETAIL DEER, MULE DEER, PHEASANTS, GROUSE AND WILD TURKEY IN THE AREA.



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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