



# AMERICAN LEGACY LAND CO

## FOR SALE

**ORGANIC CERTIFIED FARMLAND**  
Beadle County, SD

**294 +/- Acres**

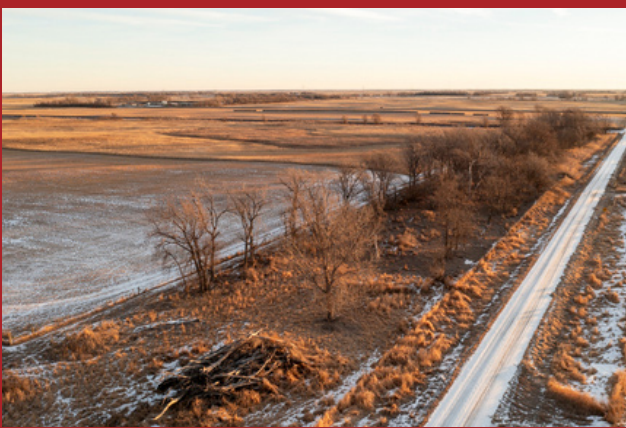
**OFFERED AT:**

**\$2,100,000**

### ***ABOUT THIS PROPERTY:***

Prime organic certified farmland located 4 miles north of Wolsey, SD. The east side of the property has great commercial potential with direct access off Highway 281. This 294 +/- acre property offers 249 tillable acres, currently planted in alfalfa (3rd year), with a soil productivity index of 64.

Additionally, 31.5 acres are enrolled in CRP, providing conservation benefits and income potential. The current CRP contract is valid until 2026 and is eligible for re-enrollment, offering you the options to take advantage of the program or revert it to tillable acres.



## More About this Property:

Cain Creek runs through the property, creating 45 acres of slough grasses that attract abundant wildlife, making this property ideal for hunting and recreation. Mature hardwood trees line the northern and southern frontages, adding natural beauty and protection.

Utilities, including fiber internet, electricity, and rural water, are readily accessible. The property is free of encumbrances, offering full flexibility to the new owner.

Whether you're seeking productive farmland, a recreational retreat, or an investment opportunity, this property delivers!

Contact Nathan Hofer at 605-350-6939 or Kyle Grafsgard at 605-350-5858 for more details or to schedule a private showing. Don't miss this incredible opportunity to own premium South Dakota farmland!

Directions: Head North on hwy 281 4 miles from Wolsey, South Dakota. Property is on the West side of the highway

Legal Description: 160 +/- Acres of section 24, Township 112N, Range 64W of Allen Township, AND; 142.18 +/- Acres of SE4. EXC RY LESS 1.02 AC & LESS WHEAT GROWERS LOT 2 LESS LOT H-2 (1.50 ACRES) IN SE4 27-112-64 Beadle County, SD

Taxes: \$5,003.62

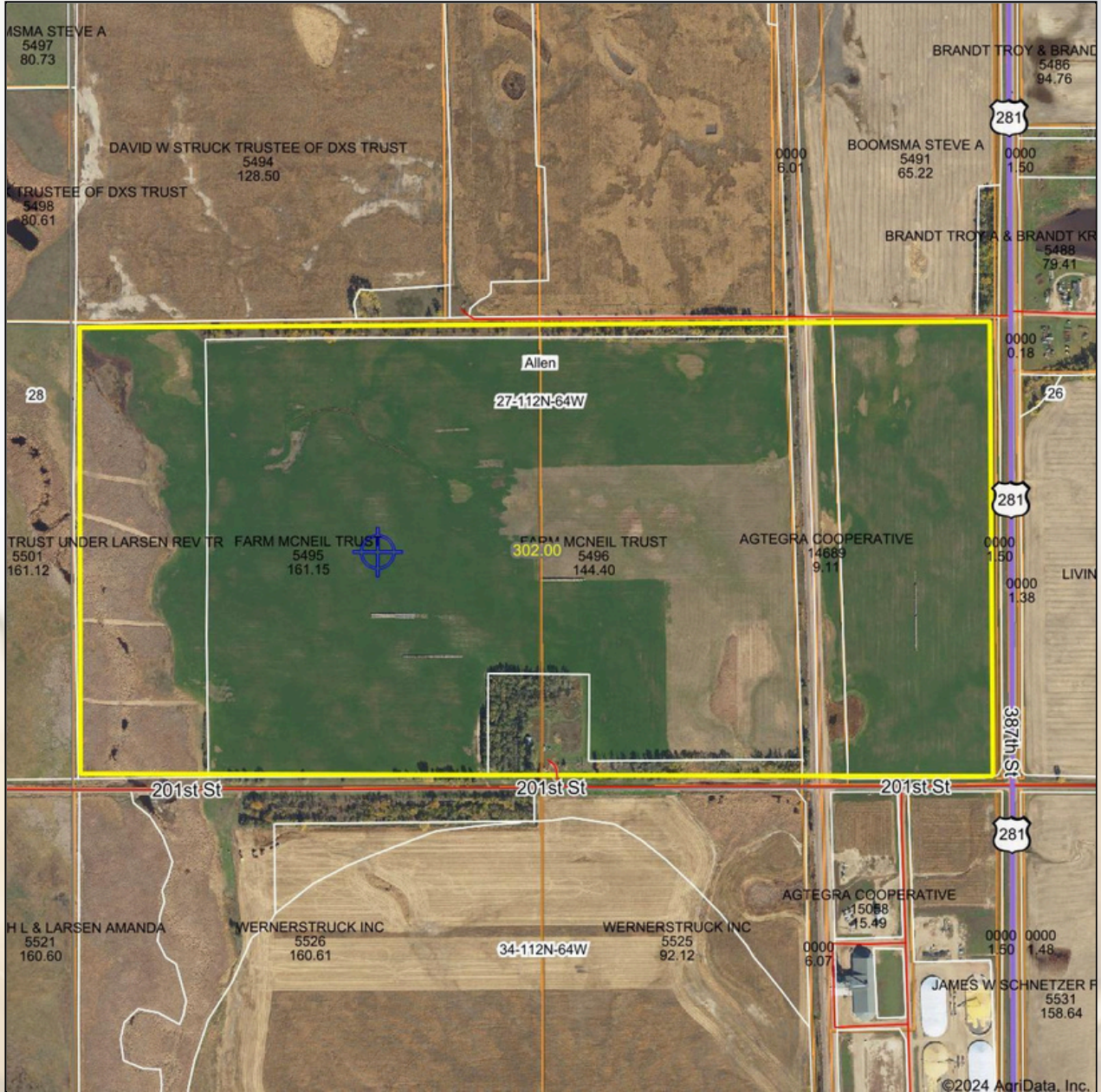
Available for 2025

## FEATURES:

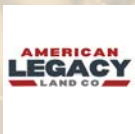
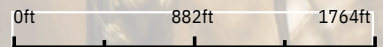
- 294 +/- Total acres
- 249 +/- Tillable acres
- Commercial potential
- 64 SPI
- 31.5 +/- Acres in GRP
- Direct Hwy 281 access
- Organic certified



# BEADLE COUNTY, SOUTH DAKOTA



Boundary Center: 44° 28' 32.83, -98° 30' 33.29



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Field borders provided by Farm Service Agency as of 5/21/2008.

27-112N-64W  
Beadle County  
South Dakota



12/31/2024

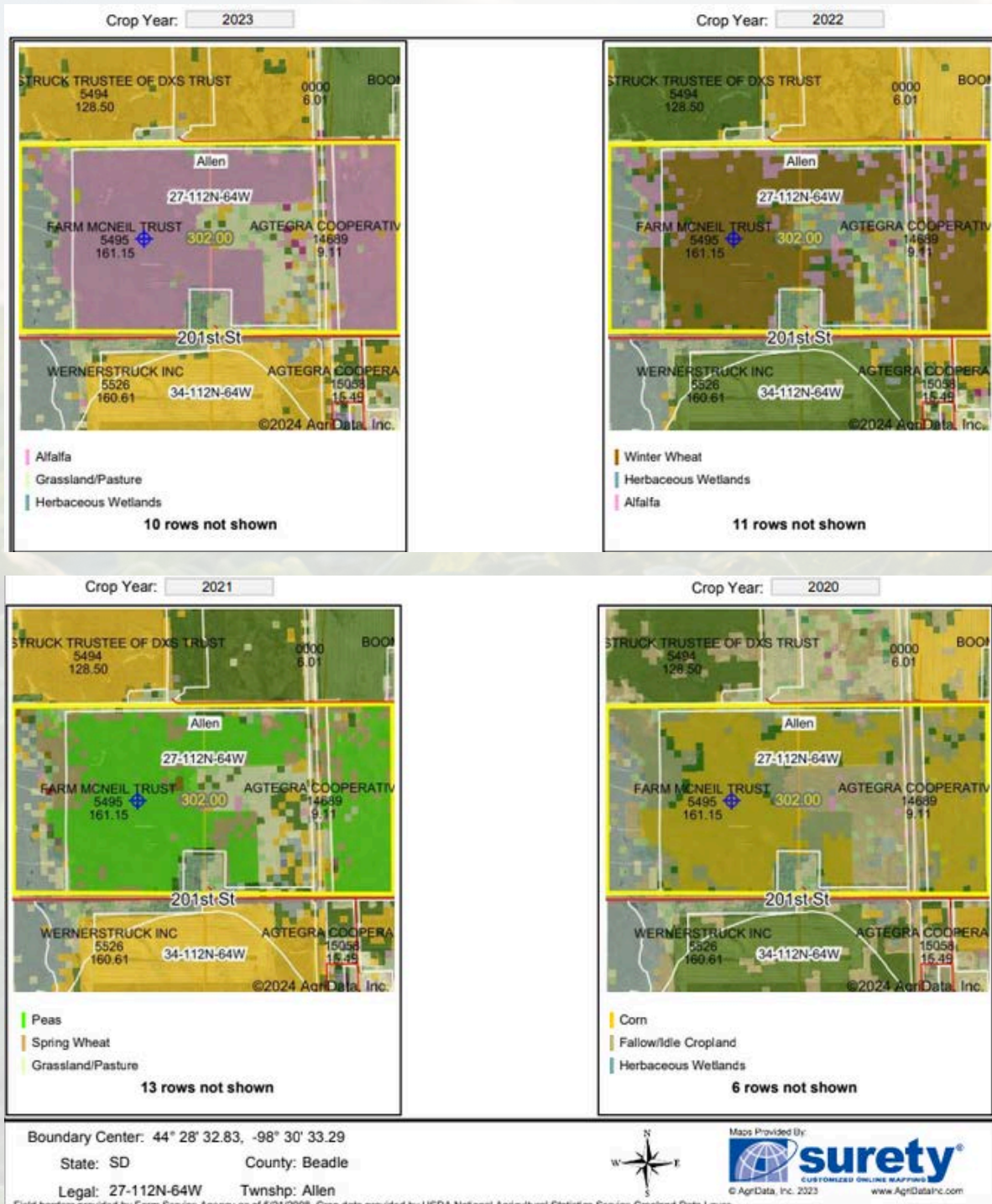


HELPING YOU BUY  
AND SELL LAND





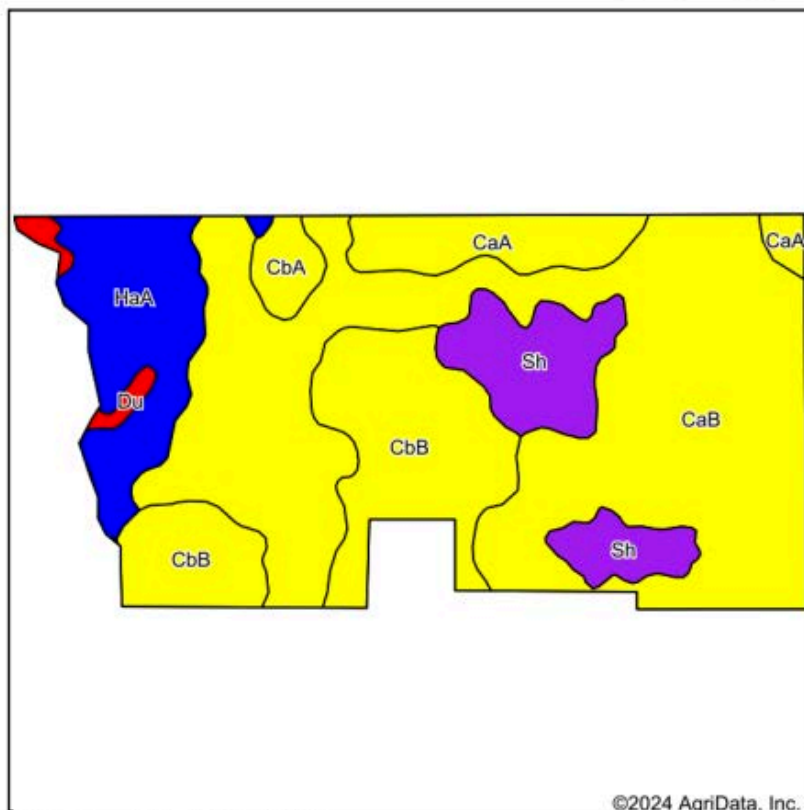
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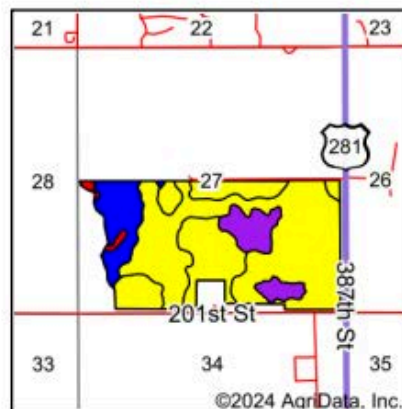


## Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Beadle**  
 Location: **27-112N-64W**  
 Township: **Allen**  
 Acres: **265.39**  
 Date: **12/31/2024**



Map Provided By:  
  
 CUSTOMER-ORIENTED ONLINE MAPPING  
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Area Symbol: SD005, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	140.38	52.8%		IIIe	62
CbB	Carthage-Blendon fine sandy loams, 2 to 6 percent slopes	46.86	17.7%		IIIe	62
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	28.89	10.9%		IIc	88
Sh	Shue loamy fine sand	24.41	9.2%		IVw	54
CaA	Carthage fine sandy loam, 0 to 2 percent slopes	16.72	6.3%		IIIe	66
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	5.33	2.0%		IIIe	66
Du	Durrstein silt loam	2.80	1.1%		VIs	8
<b>Weighted Average</b>					<b>3.01</b>	<b>63.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

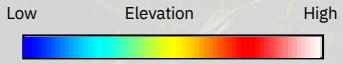
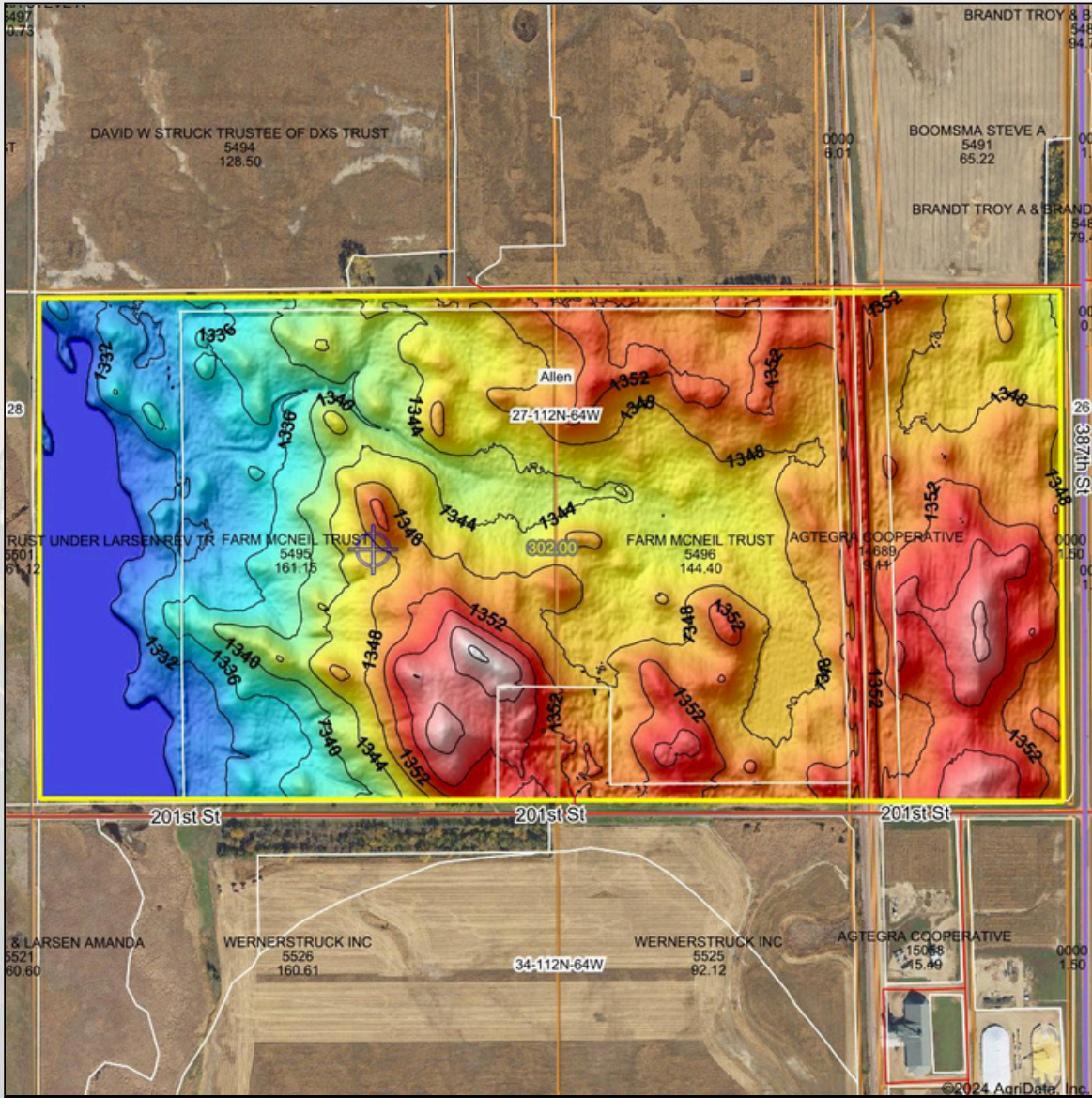


**FARM • RANCH • RECREATION**  
**HUNTING • DEVELOPMENT**

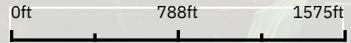




# AMERICAN LEGACY LAND CO



Source:	USGS 3 meter dem
Interval(ft):	4
Min:	1,326.3
Max:	1,364.5
Range:	38.2
Average:	1,345.1
Standard Deviation:	8.92 ft



**27-112N-64W**  
**Beadle County**  
**South Dakota**

Boundary Center: 44° 28' 32.83, -98° 30' 33.29

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 Maps Provided By:  
**surety**  
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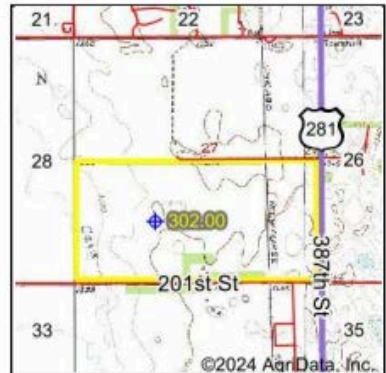


- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





## Wetlands Map



**State:** South Dakota  
**Location:** 27-112N-64W  
**County:** Beadle  
**Township:** Allen  
**Date:** 12/31/2024



Maps Provided By:



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0ft 1189ft 2379ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	18.92
PEM1A	Freshwater Emergent Wetland	10.93
PEM1Ad	Freshwater Emergent Wetland	7.07
R4SBC	Riverine	0.61
PEM1Cx	Freshwater Emergent Wetland	0.51
PFOA	Freshwater Forested/Shrub Wetland	0.46
Total Acres		38.50

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



**COMMITTED • DETERMINED  
TRUSTED**





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**HELPING YOU BUY  
AND SELL LAND**





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AUCTIONS







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HUNTING • DEVELOPMENT





## Listing Agents:

Serving Eastern South Dakota

Nathan Hofer knows the joys that come with land development. He and his family have converted land into food plots and shelterbelts, enrolled cropland in CRP programs and, over the years, have cultivated some fantastic pheasant and whitetail habitat. Many people from around the nation have enjoyed incredible and memorable hunts on their 1,100 acres near Huron, South Dakota. Most recently, he's collaborated with Delta Waterfowl to install duck nests in order to increase local nesting pairs.

Nathan grew up traveling with his grandfather, competing nationally on the trap shooting circuit. This experience showed him that he enjoyed meeting people and allowed him to build a nationwide network. Today, that ability to connect with people helps him make real estate transactions quickly and efficiently. After graduating from Huron High School, Nathan obtained his Bachelor's degree in business and psychology from the University of South Dakota. After college, he worked in human resources before the opportunity came along to combine his love of the outdoors with his exceptional networking skills. At American Legacy Land Company, Nathan enjoys helping people fulfill their land dreams, whether it's for hunting habitat or prime farmland being added to the family legacy.

When he is not working, Nathan enjoys shooting sports, fishing, hunting, and attending Huron Christian Church. Nathan serves as a board member for the Isaac Walton League and Delta Waterfowl local chapters and is a member-at-large of Ducks Unlimited and Pheasants Forever.



**Nathan Hofer**

LAND AGENT  
AMERICAN LEGACY LAND CO.

605-350-6939

[Nathan@AmericanLegacyLandCo.com](mailto:Nathan@AmericanLegacyLandCo.com)

Kyle was born and raised in Huron, South Dakota, where he attended St. Martins, Holy Trinity and graduated from Huron High School. Between hunting, fishing, and helping out on the farm, Kyle spent most of his time outdoors resulting in the passions he has today. He learned the values of hard work by helping neighbors in the fields and respect for nature through wildlife conservation. Kyle attended the University of South Dakota, where he earned a Bachelor of Science in Psychology and Business Administration and Management from the University of South Dakota Beacom School of Business. At the University of South Dakota, he met his wife Marley, and they have since moved to Tea, SD with their dog Ellie to start their family.

Prior to coming to live out his dream of working outdoors with American Legacy Land Company, Kyle was a Branch Manager at Enterprise Holdings. He successfully managed his team to be the top-performing branch across the greater Siouxland area for multiple years running and was recognized company-wide with two awards: Best Overall Branch and Highest Operating Profit. Kyle brings this business expertise to American Legacy Land Company and offers the utmost attention to detail and effective communication to serve buyers and sellers alike. Kyle strives to build lifelong relationships with his clients by making their experience a top priority and ensuring clients feel included and informed through every step of the process.

Like many land agents, Kyle has a passion for the outdoors. While he enjoys many forms of hunting and fishing, his favorite pursuits are whitetail, mourning dove, elk, pheasants, turkey, walleye and spoonbill. When he's not hunting or working, he can be found woodworking, enjoying shooting sports, and hiking with Marley and Ellie. "It doesn't matter what I'm doing, as long as I'm in good company".

Kyle is grateful for all his wonderful clients and would love to work with you to help you achieve your land goals.



**Kyle Grafsgard**

LAND AGENT  
AMERICAN LEGACY LAND CO.

605-350-5858

[kgrafsgard@AmericanLegacyLandCo.com](mailto:kgrafsgard@AmericanLegacyLandCo.com)