



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**TILLABLE FARM/
RECREATIONAL**

Lake County, SD

310 +/- Acres

OFFERED AT:

\$2,711,989

ABOUT THIS PROPERTY:

Powerful, productive acres like these don't come along often. For the first time in approximately 50 years, this 310 ± acre farm southwest of Madison, South Dakota is being offered to the public. Owned by the same family for decades and operated by the same producer for over 30 years, this is the kind of ground that's been proven, cared for, and built to perform.



More About this Property:

Located just seven miles southwest of Madison, the property features approximately 213 acres of highly productive tillable land boasting a Surety AgriData Productivity Index of 86.4. The soils are top-notch — capable of producing consistently strong yields in a corn and soybean rotation. Access is quick and efficient with paved roads only one mile away and several nearby grain markets providing convenient delivery options for your harvest.

In addition to the tillable land, 85 acres are enrolled in a perpetual WRP easement, creating a valuable buffer for wildlife and water management. These acres support pheasants, deer, ducks, and geese, with certain maintenance and grazing activities permitted under the easement.

The remaining grassland acres provide potential for grazing and serve as a natural complement to the productive cropland.

For the buyer looking to expand or strengthen their operation, this farm checks all the boxes — strong soils, proven productivity, good access, and long-term management history.

For the outdoor enthusiast, nearly 900 adjoining acres of wildlife habitat add to the area's appeal and are available for public hunting, recreation, and breathtaking views of South Dakota's sunrises and sunsets. A remarkable balance to the working landscape with natural beauty.

Whether you're a seasoned operator or an investor seeking dependable agricultural returns, this property represents an opportunity to acquire a well-managed, high-quality tract of South Dakota farmland that has stood the test of time.

Quality like this is seldom available — and it's ready to go to work for you.



**GROW YOUR
LEGACY**



LAKE COUNTY, SOUTH DAKOTA

Directions: From the intersection of US Hwy 81 and SD Hwy 34, drive west out of Madison, SD on US Hwy 81 for approx. 3 miles. Turn south on 451st Ave (Co Road 41) and travel approx. 4 miles to 236 B St. Head west on 236 B St. for 1 Mile. The property will begin on the south side of 236 B St.

Legal Description: The Southwest Quarter (SW1/4) except Lot 1 of Roling's Addition and the Southeast Quarter (SE1/4) including Roling's Slough Addition, all in Section Twenty-nine (29), Township One Hundred Six (T106) North Range 53 West of the 5th P.M., Lake County, South Dakota, subject to easements of record (consisting of approximately 309.8 acres, more or less) Lake County, SD

Taxes: \$5,493.08 (based on 2025 Lake County tax records)

Income Potential: Crop land, pasture, agriculture lease, hunting lease

Land is under lease contract for 2026 growing season with rental income going to new buyers.

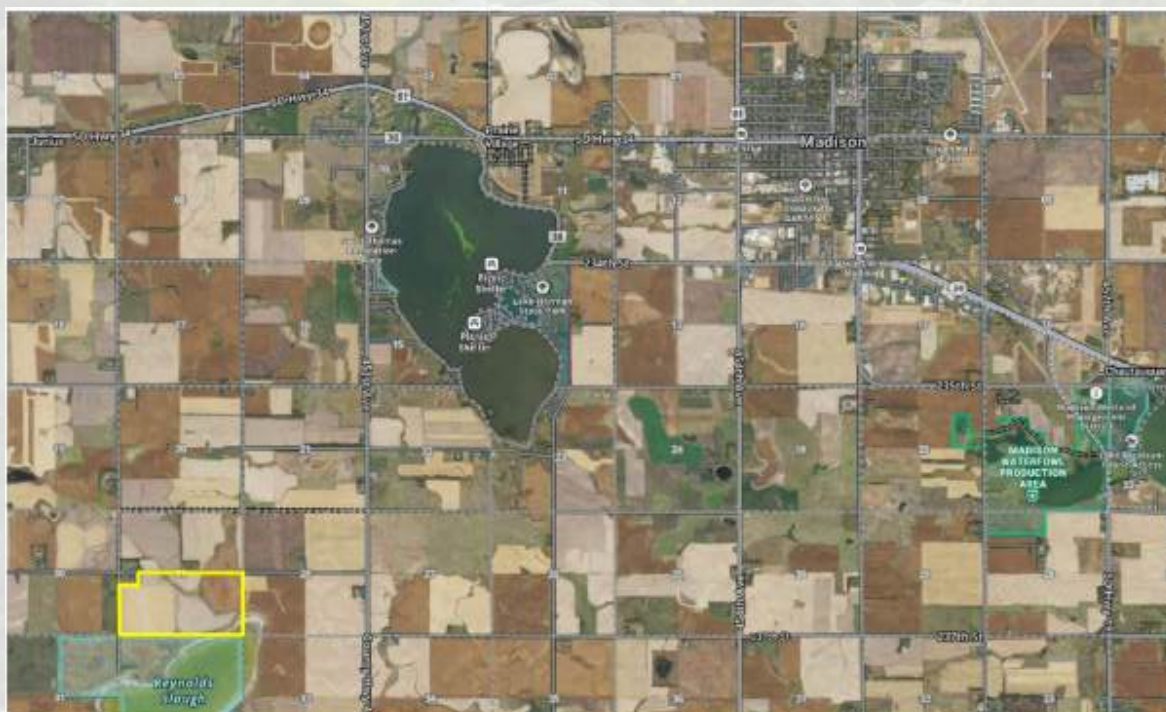
FEATURES:

- 310 +/- Acres
- Highly productive tillable acres
- Hunting - whitetail deer, pheasants, ducks, and geese
- Multiple possible build sites
- Rural water, fiber, and utilities nearby
- One mile to paved county road
- Multiple grain markets



HELPING YOU BUY
AND SELL LAND







**AMERICAN
LEGACY**
LAND CO.

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT







**AMERICAN
LEGACY**
LAND CO

**COMMITTED • DETERMINED
TRUSTED**





About the Agent:

For Ryan Nagelhout, it's about the people as much as it is about the land. While he has a passion for the outdoors, he also enjoys meeting people and building relationships. Ryan understands that buying and selling land is a major life decision. That's why he's determined to find the best possible outcome for his clients, helping them realize their goals and have the best overall experience.

Born and raised in South Dakota, Ryan grew up in Volga where he graduated from Sioux Valley High School and Dakota State University in Madison. He spent time in manufacturing sales and project management and, most recently, agriculture equipment sales prior to joining American Legacy Land Co. He's been involved in investment real estate for a number of years and loves being able to combine his passions for the outdoors, agriculture, and real estate.

Ryan's an avid hunter of deer, pheasant, elk and waterfowl, and enjoys fishing for walleye, a passion he developed early on spending time hunting and fishing with his dad. He lives on a hobby farm with his wife, Molly, and sons, Lane and Logan, where they raise a small herd of black angus cows and a few horses.



Ryan enjoys working on the family's acreage, spending time at the lake, and attending and coaching his kids' sporting activities. If you're in the market for farmland, recreational or investment properties in South Dakota or Minnesota, be sure to give Ryan a call.

RYAN NAGELHOUT, LAND AGENT



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