



**AMERICAN
LEGACY
LAND CO**

FOR SALE

TILLABLE FARMLAND

Spink County, SD

80 +/- Acres

OFFERED AT:

\$738,948

ABOUT THIS PROPERTY:

American Legacy Land Co. is proud to present this quality $80 \pm$ acre tillable tract located in Spink County, South Dakota, just one-half mile west of the Hubert H. Humphrey Historic Highway (SD Hwy 37) along 184th Street.

This property offers 79.52 FSA acres of cropland with a 70.9 productivity index, providing an efficient, straight field layout that will integrate seamlessly into nearly any farming operation. Access is excellent, and the tract allows for simple, efficient farming with very minimal wasted acres.



www.AmericanLegacyLandCo.com





More About this Property:

Soil composition is a major strength, with approximately 99.8% Beadle-Stickney complex, a productive, well-drained soil well-suited for cultivated crops. The farm has been historically operated in a corn and soybean rotation, supporting consistent production and long-term value.

This tract is large enough to add meaningful acreage to an existing operation while remaining approachable for beginning farmers or investors looking to enter the market. With its strong soils, clean layout, and desirable location, this is a well-rounded farmland opportunity in a proven agricultural area of Spink County.

Directions: Travel 12 miles south of Hwy 212 on Hwy 37 to 184th St. Go 1/2 mile west on 184th St and the property will be on the north side of 184th St.

OR

From Huron, SD travel 24 miles North of Hwy 14 on Hwy 37 to 184th St. Go 1/2 mile West on 184th St and the property will be on the North Side of the Road.

Legal Description: 80 +/- Acres located in the S 1/2 of the SW 1/4 of Section 36, Township 115 N, Range 62 W in Lincoln Township, Spink County, South Dakota

Taxes: \$1,024.68 based on 2025 Spink County Tax Records

Income Potential: Crop land, agriculture lease

FEATURES:

- **80 +/- acres**
- **70.9 productivity index**
- **1/2 mile to Hwy 37**
- **Easy equipment access**



**GROW YOUR
LEGACY**



SPINK COUNTY, SOUTH DAKOTA

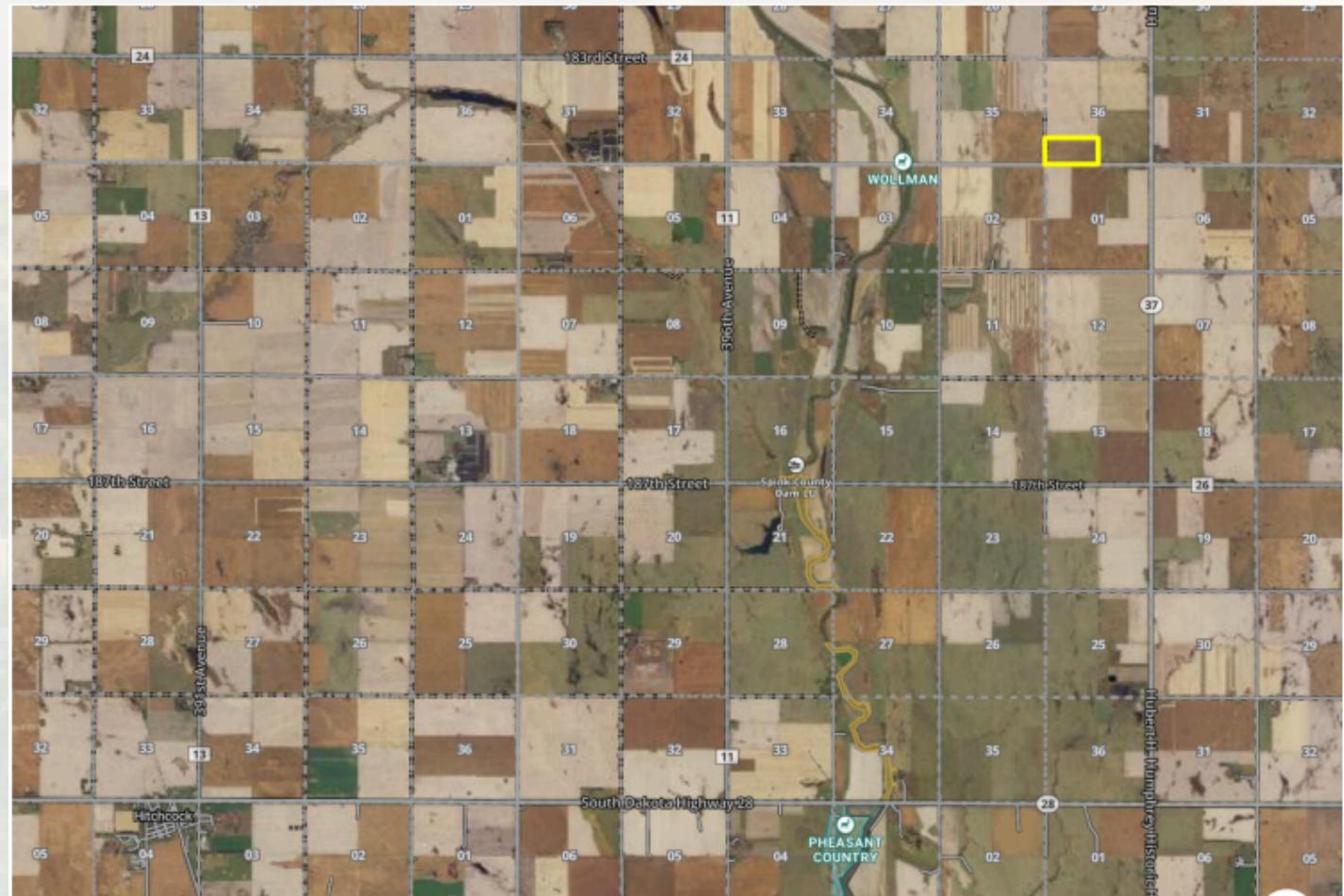


AMERICAN
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LAND CO.

HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY LAND CO





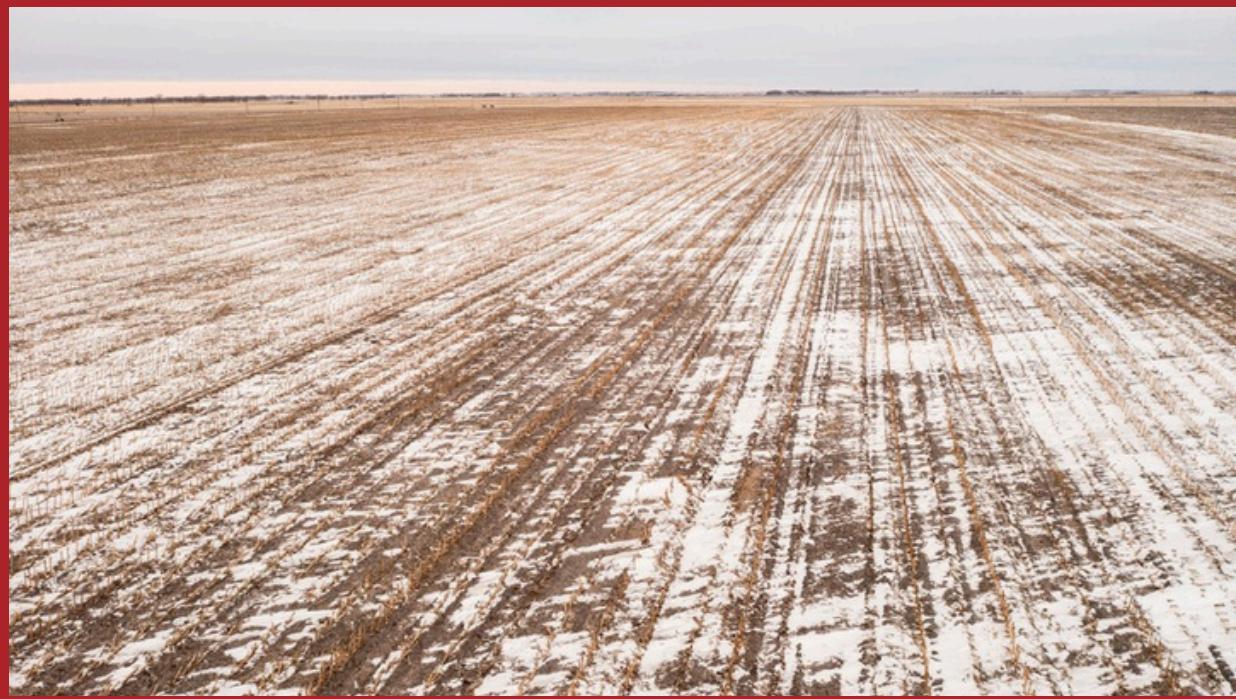
AMERICAN
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





**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



605-736-1351



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