



**AMERICAN
LEGACY
LAND CO**

FOR SALE

**DEVELOPMENT
PROPERTY**

Hutchinson County, SD

74 +/- Acres

OFFERED AT:

\$1,480,000

ABOUT THIS PROPERTY:

Located on the southeast edge of Parkston, this 74+/- acre tract of highly productive agricultural land offers an outstanding opportunity for both farmers and investors alike. With an impressive Soil Productivity Index of 83.9, this property provides strong yield potential and consistent performance for a growing farming operation.



More About this Property:

Positioned just north of Hwy 44 and west of Old Hwy 37, on the SE edge of town, and Ben Street splitting the property where commercial properties currently exist and thrive! The property combines high-quality farmland with exceptional commercial and developmental potential. Its proximity to Parkston and visibility from a major highway corridor create unique opportunities for future growth and expansion on multiple sides.

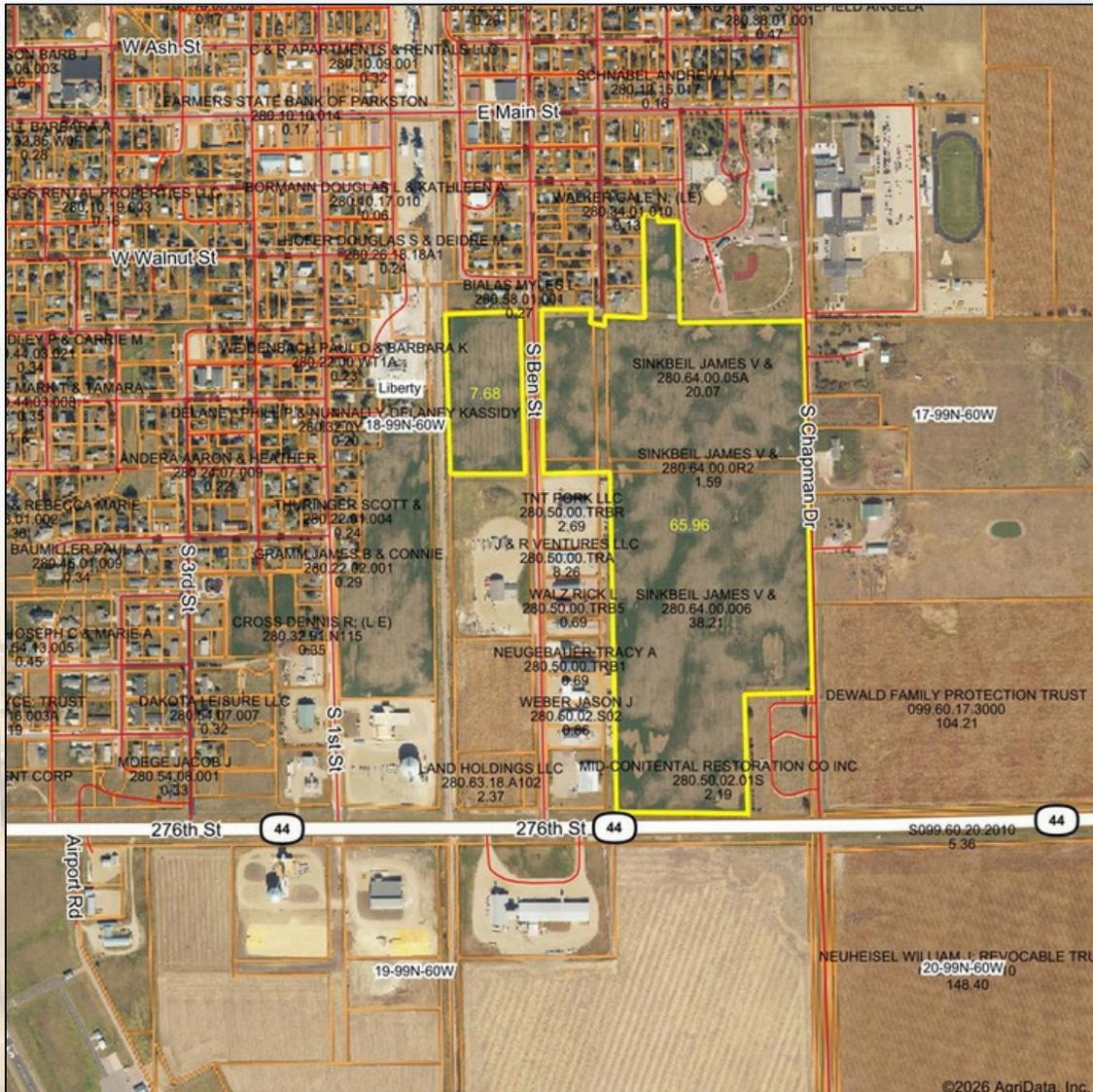
Whether you're looking to expand your current farming operations, invest in productive South Dakota farmland, or secure land with long-term development upside, this tract checks all the boxes.

Legal Description: 18-99N-60W Hutchinson County, SD

FEATURES:

- 74 +/- Acres
- Commercial value
- Developmental value
- Building eligibility
- All utilities near by
- Hwy 44, Old Hwy 37 and Ben Street Frontage
- Opportunity to break off sections as needed

Aerial Map



Boundary Center: 43° 23' 19.96, -97° 58' 47.83

0ft 821ft 1642ft



18-99N-60W
Hutchinson County
South Dakota



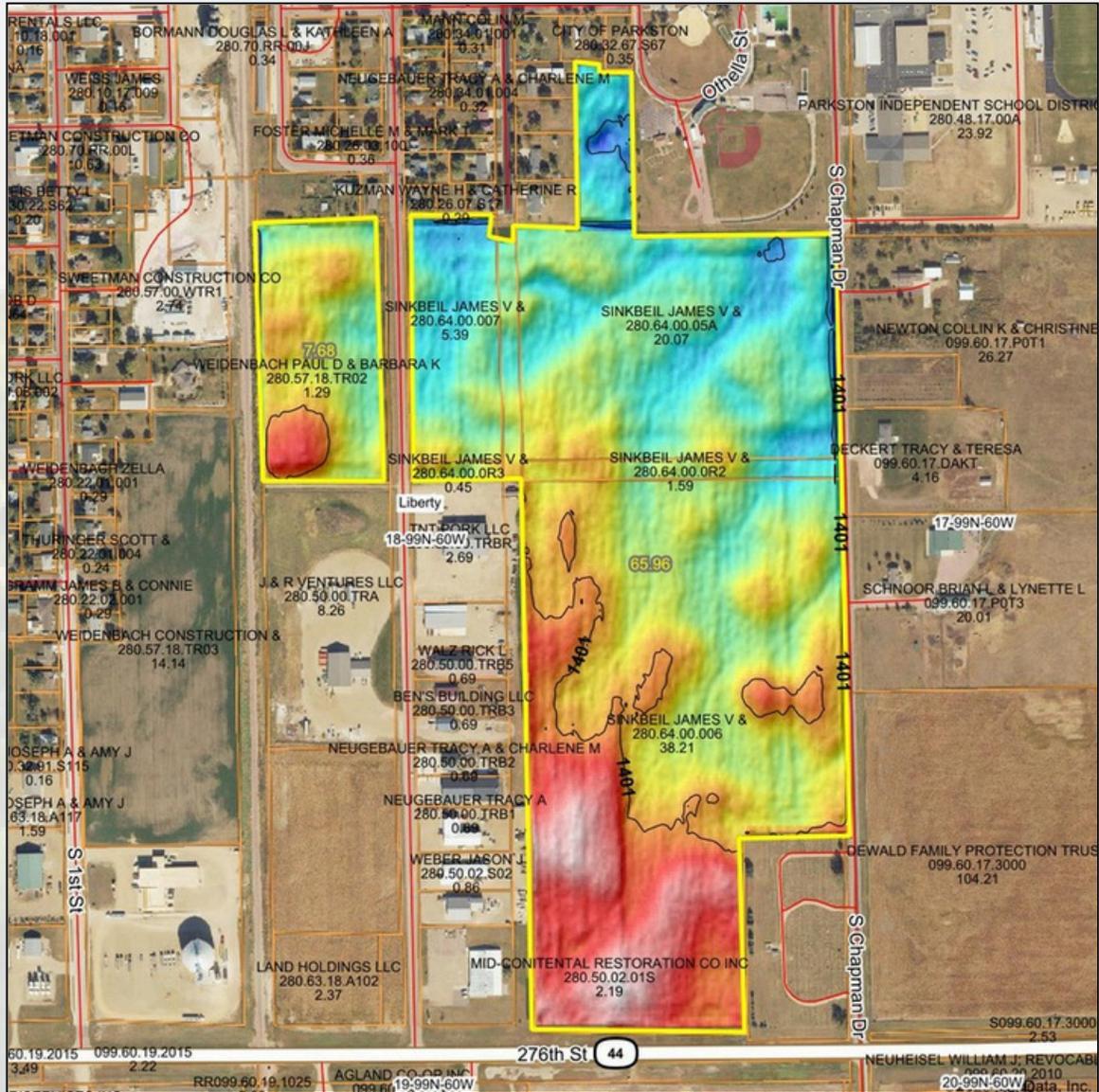
2/23/2026



HELPING YOU BUY
AND SELL LAND



Topography Hillshade



Low Elevation High



Maps Provided By



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Source:	USGS 3 meter dem
Interval(ft):	3
Min:	1,397.0
Max:	1,403.5
Range:	6.5
Average:	1,400.1
Standard Deviation:	1.25 ft



2/23/2026

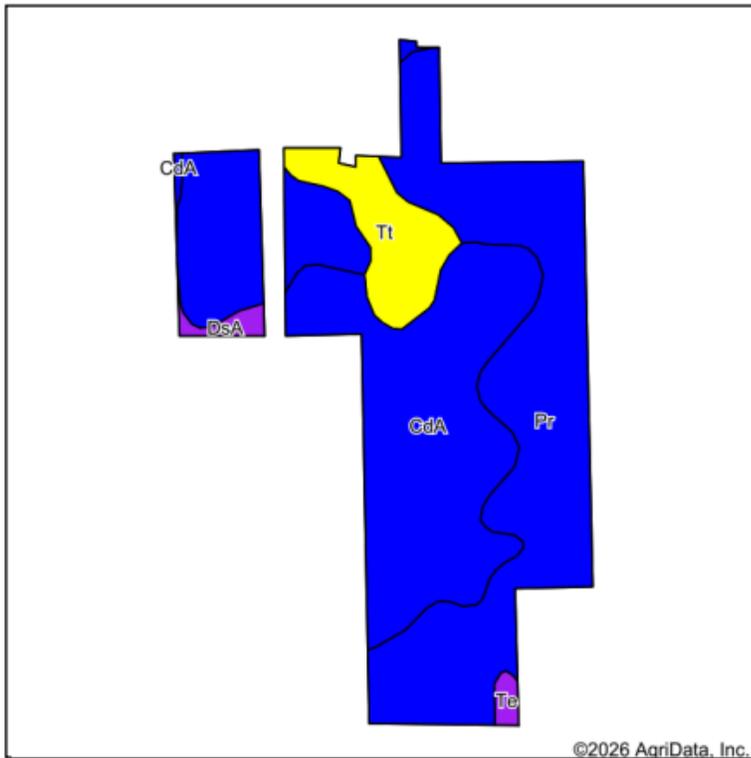
18-99N-60W
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Boundary Center: 43° 23' 19.96, -97° 58' 47.83

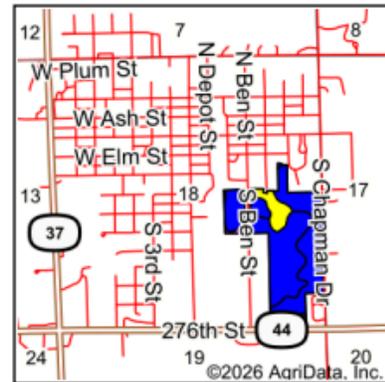




Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **18-99N-60W**
 Township: **Liberty**
 Acres: **73.64**
 Date: **2/23/2026**



Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	39.99	54.3%		IIc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	25.77	35.0%		IIc	88
Tt	Tetonka-Harps complex	6.44	8.7%		IVw	67
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	0.86	1.2%		IIIs	54
Te	Tetonka silt loam, 0 to 1 percent slopes	0.58	0.8%		IVw	56
Weighted Average					2.20	83.9

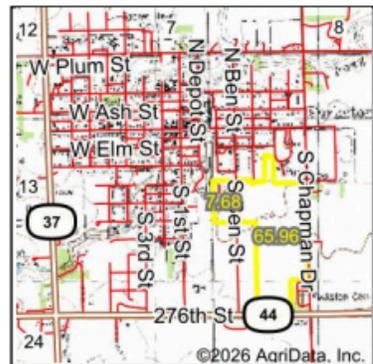
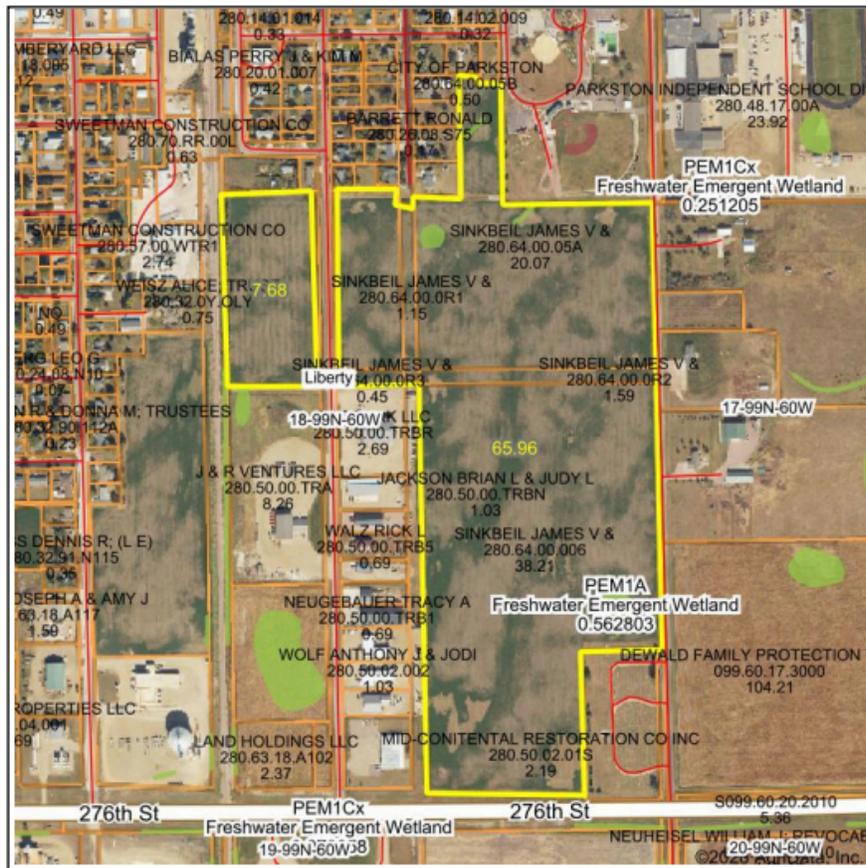
*c: Using Capabilities Class Dominant Condition Aggregation Method



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



Wetlands Map



State: **South Dakota**
 Location: **18-99N-60W**
 County: **Hutchinson**
 Township: **Liberty**
 Date: **2/23/2026**



Maps Provided By



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0ft 781ft 1562ft

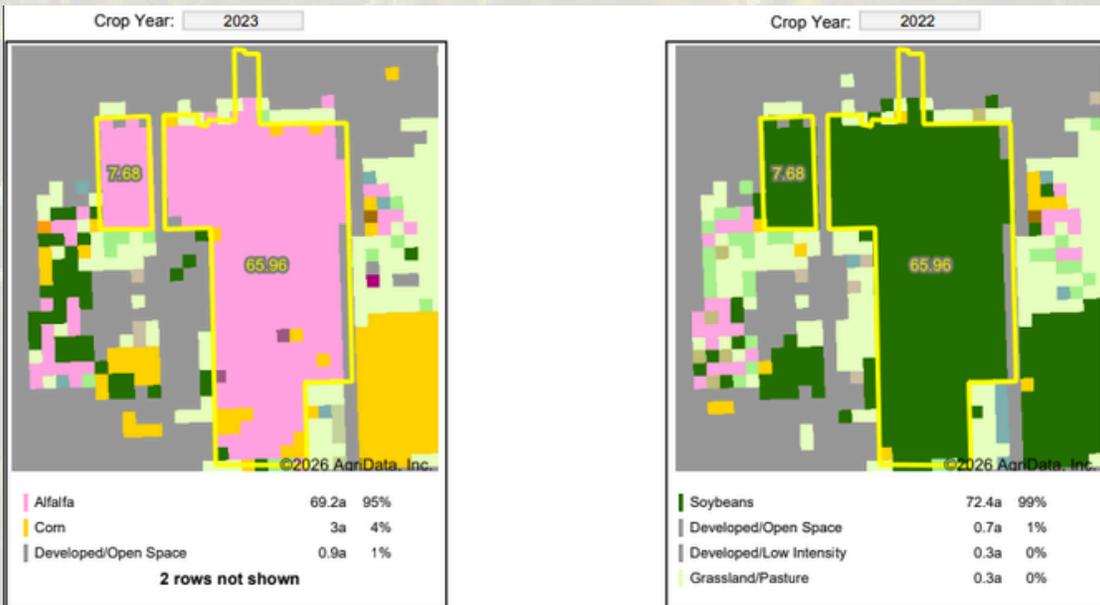
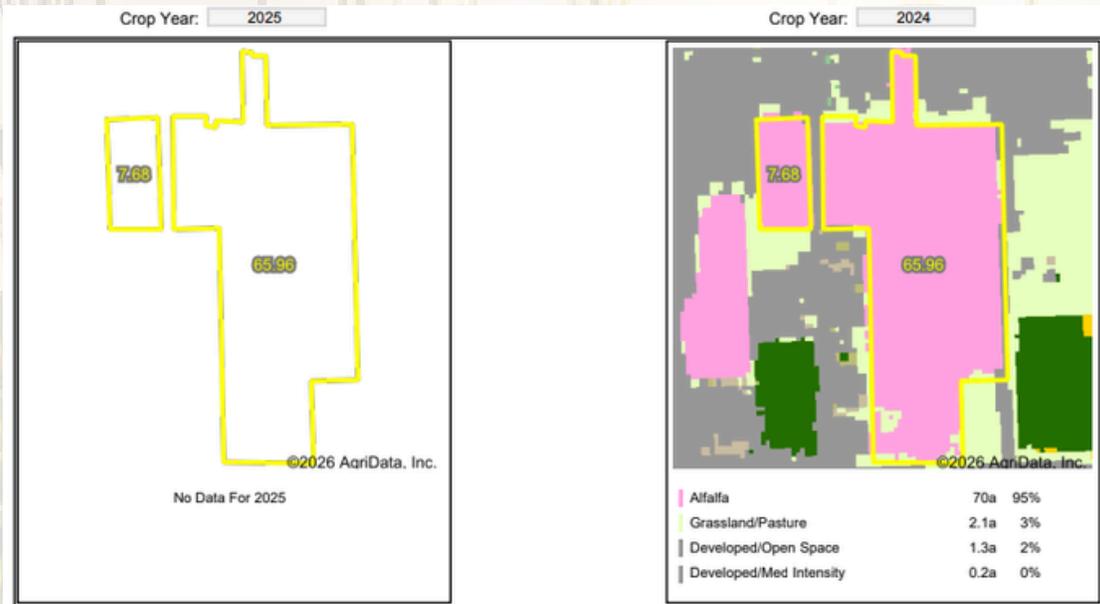
Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.88
	Total Acres	0.88

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





4 Year Crop History



Boundary Center: 43° 23' 19.96, -97° 58' 47.83
 State: SD County: Hutchinson
 Legal: 18-99N-60W Twnshp: Liberty
 Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

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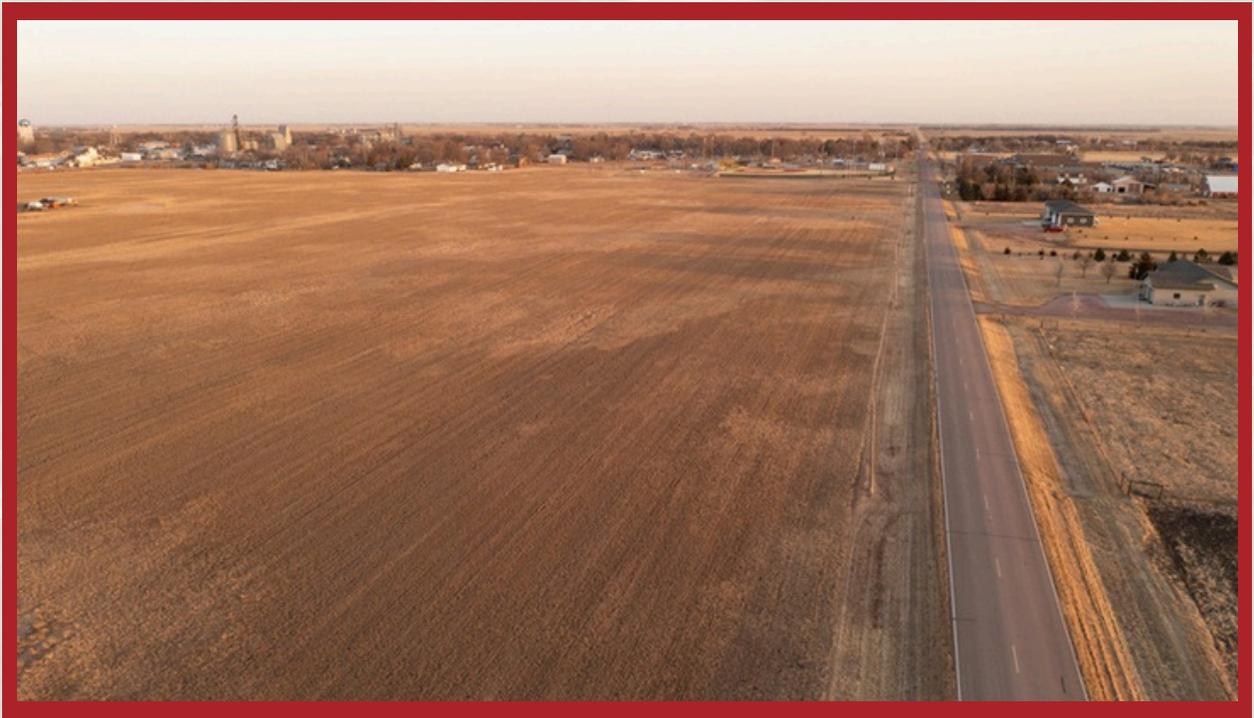
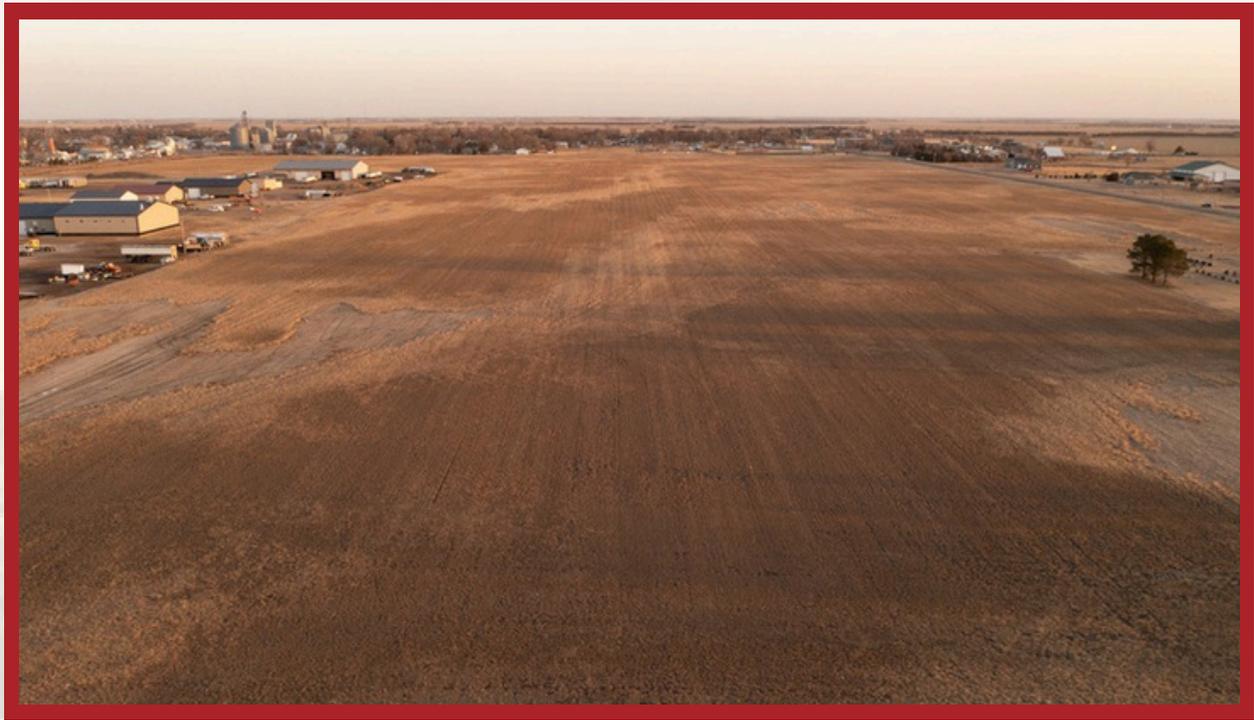


COMMITTED • DETERMINED TRUSTED



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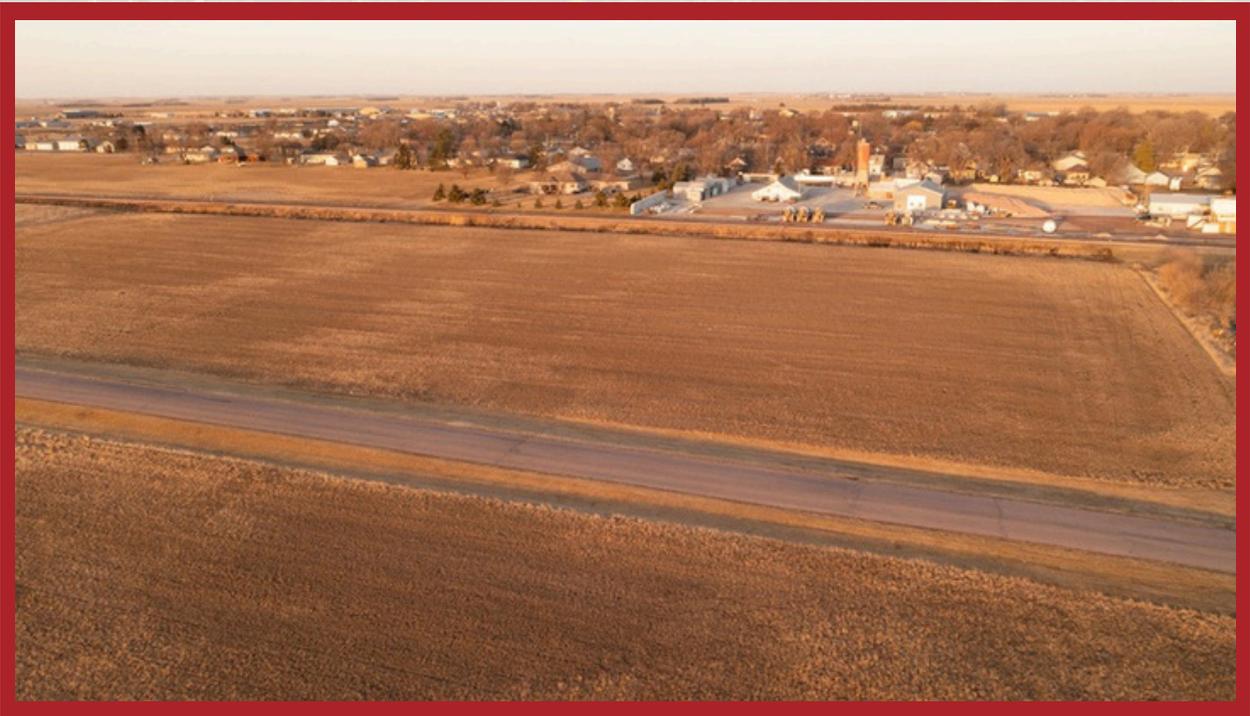


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HUNTING • DEVELOPMENT



About the Agent:

Geoff Kleinschmit was born in Yankton, South Dakota, and grew up in Northeast Nebraska. After attending high school in Crofton, Nebraska, he earned a Business Administration degree from Concordia University. He was then employed as a market specialist and location manager for Dakota Plains Ag Center, a progressive grain shuttle loader that provides grain-related business solutions to producers in the farming community.

When he is not working, Geoff can be found at the lake with his large family and close friends. His greatest passion is spot and stalk bow hunting, but Geoff loves the preparation before the hunt as much as the hunt itself. He enjoys shed hunting, running trail cameras, and taking inventory of what is on the ground, identifying ideal stand locations, and planting spring and fall food plots on the areas that he hunts.

Geoff is a supporter of Pheasant's Forever, Rocky Mountain Elk Foundation, and the Mule Deer Foundation. He lives in Yankton with his wife Lexi, boys Maverick and Miles, and their two dogs, Yeti and Wes.



If you are looking to buy or sell, Geoff is here to help. He strives to build long-lasting relationships with his clients as he guides them through the entire process, from listing to closing - and beyond.

GEOFF KLEINSCHMIT, LAND AGENT



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