

AMERICAN LEGACY LAND CO

FOR SALE

**INCOME, DEVELOPMENT, OR
LIFESTYLE POTENTIAL - 6TH
MERIDIAN HOP FARM**

Yankton County, SD

6 +/- Acres

OFFERED AT:

\$1,500,000

ABOUT THIS PROPERTY:

Located just outside Yankton, South Dakota, this unique 6± acre property offers an exceptional opportunity to own a well-known and versatile rural destination. Formerly operated as the 6th Meridian Hop Farm, the property blends agricultural function with hospitality and event-ready infrastructure, making it ideal for a wide range of future uses.

The property features two well-maintained buildings each 40 x 64, designed to support both production and entertainment needs. The primary structure has served as a gathering space for events, seasonal entertainment, and food and beverage service, as well as a 4 bedroom living quarters, while the secondary building provides additional operational, storage, or support space. Together, they create a functional setup for agritourism, events, small business operations, or a private country venue.



More About this Property:

Set on approximately 6 acres, the land offers a scenic rural backdrop with room for expansion, outdoor events, wedding venue, parking, or continued agricultural use. The property has a proven history as a regional destination, previously hosting live music, community gatherings, and hops-related agricultural activity, giving it strong brand recognition and established local awareness.

Whether continued as a hops or agricultural operation, transformed into a wedding and event venue, or reimaged for a new business concept, this property provides a rare combination of location, infrastructure, and opportunity located in the camping hotspot of Lewis & Clark Lake area, Yankton, SD.

A turnkey opportunity for entrepreneurs, investors, or lifestyle buyers seeking a distinctive property with character and versatility.

Address: 4200 Alphonse Rd, Yankton, SD 57078

Legal Descriptions: +/- 6 acres from NW 1/4 SE 1/4 and NE 1/4 SW 1/4, 16-93N-56W, Yankton County, South Dakota

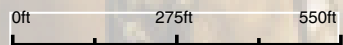
FEATURES:

- 6 +/- acres
- Two 40 x 64 well-maintained buildings
- Commercial kitchen
- Walk-in fridge
- 18 ft propane hood
- Offices/storage rooms
- Living quarters

Aerial Map



Boundary Center: 42° 52' 12.01, -97° 27' 44.49



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

16-93N-56W
Yankton County
South Dakota



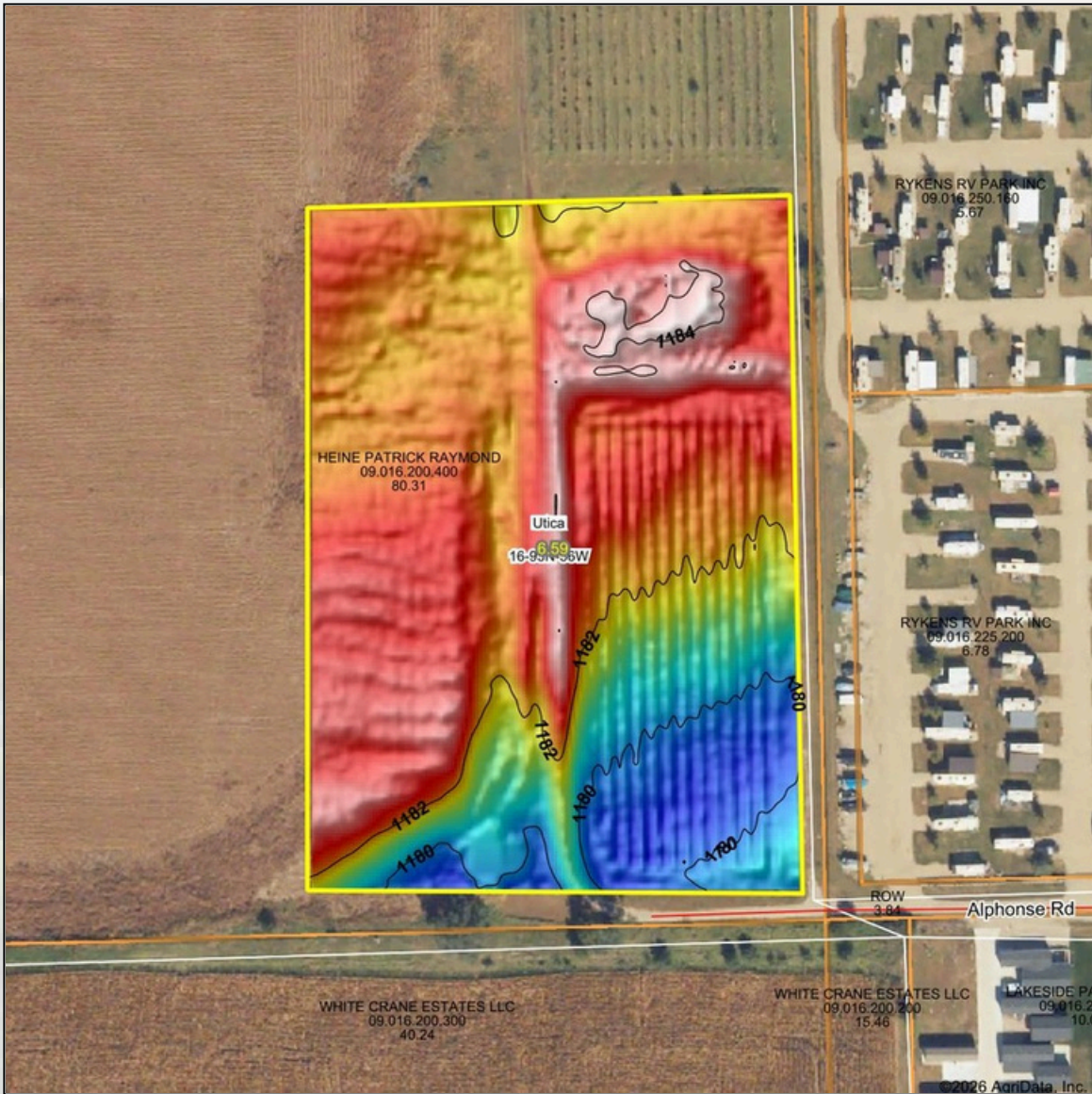
6/3/2026



**HELPING YOU BUY
AND SELL LAND**



Topography Hillshade



Low Elevation High



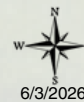
Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,179.4
Max: 1,184.3
Range: 4.9
Average: 1,182.2
Standard Deviation: 1.25 ft

0ft 144ft 287ft



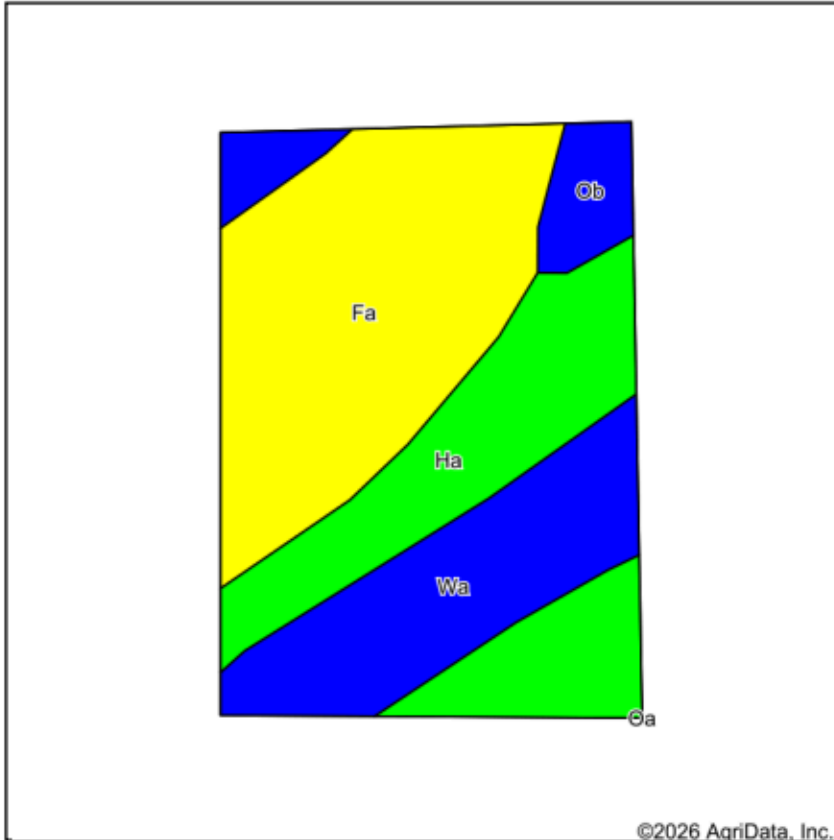
16-93N-56W
Yankton County
South Dakota

Boundary Center: 42° 52' 12.01, -97° 27' 44.49





Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **16-93N-56W**
 Township: **Utica**
 Acres: **6.59**
 Date: **6/3/2026**



Soils data provided by USDA and NRCS.

Area Symbol: SD135, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Fa	Forney silty clay loam	2.67	40.6%		Ilw	70
Ha	Haynie silt loam	1.98	30.0%		Is	91
Wa	Waubonsie very fine sandy loam	1.45	22.0%		IlS	84
Ob	Owego silty clay loam	0.49	7.4%		Ilw	81
Weighted Average					1.70	80.2

*c: Using Capabilities Class Dominant Condition Aggregation Method



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



Wetlands Map



State: **South Dakota**
 Location: **16-93N-56W**
 County: **Yankton**
 Township: **Utica**
 Date: **6/3/2026**



Maps Provided By



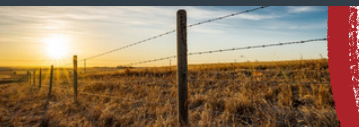
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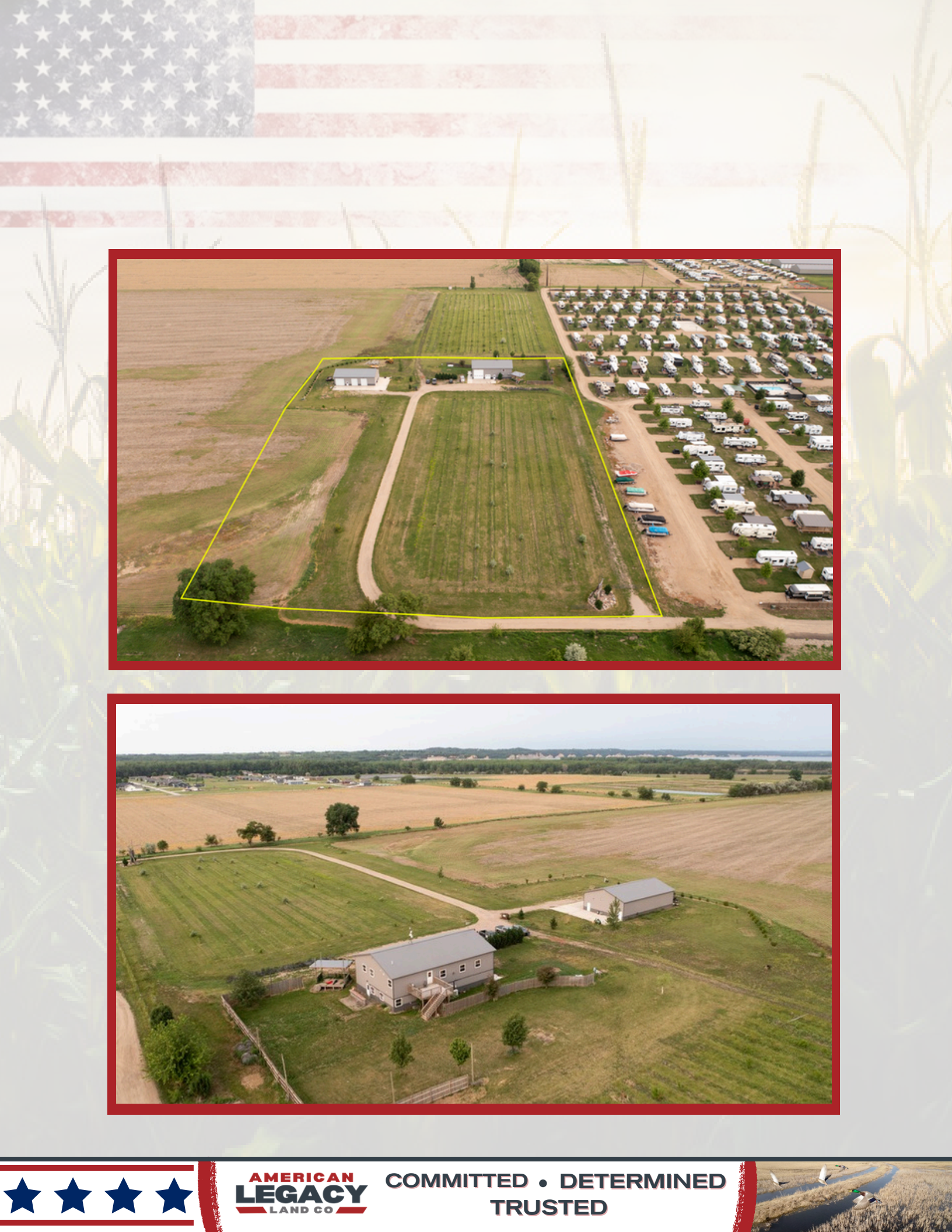


0ft 253ft 505ft

Classification Code	Type	Acres
		Total Acres 0.00

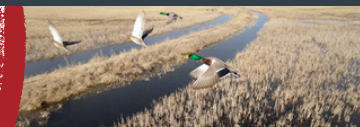
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





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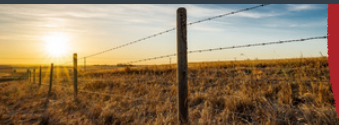


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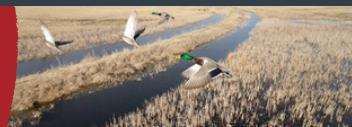
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HUNTING • DEVELOPMENT



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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Geoff@AmericanLegacyLandCo.com