



AMERICAN LEGACY LAND CO

FOR SALE

PREMIER ACREAGE BUILD SITE & HUNTING RETREAT

Tabor, SD

45 +/- Acres

OFFERED AT:

\$395,000

ABOUT THIS PROPERTY:

Rarely does a property offer the perfect combination of a premier building site, recreational opportunities, and country living. This exceptional 45± acre tract in Bon Homme County, South Dakota is located just a few miles south of Tabor and approximately 20 minutes west of Yankton, offering the ideal balance of rural privacy and convenient access to modern amenities.

Whether you're looking to build your dream home, establish a hobby farm, or create the ultimate recreational getaway, this property is ready to exceed expectations. The gently rolling terrain and scenic countryside views provide multiple potential building locations, allowing you to create an acreage that fits your vision.

More About this Property:

For outdoor enthusiasts, this property truly shines. Enjoy exceptional pheasant hunting and quality whitetail deer hunting right in your own backyard. The property has been thoughtfully improved for wildlife and recreation, featuring established food plots and three ladder stands that will transfer with the property. Imagine stepping out your back door to hunt pheasants, watch deer from your deck, or enjoy peaceful evenings surrounded by South Dakota's natural beauty. It is also located just 10 minutes from the Tabor Rec Area and Lewis and Clark Lake.

Properties offering both an outstanding homesite and proven hunting opportunities are increasingly difficult to find in southeastern South Dakota. Whether you're seeking a full-time residence, weekend retreat, or long-term land investment, this property offers endless possibilities.

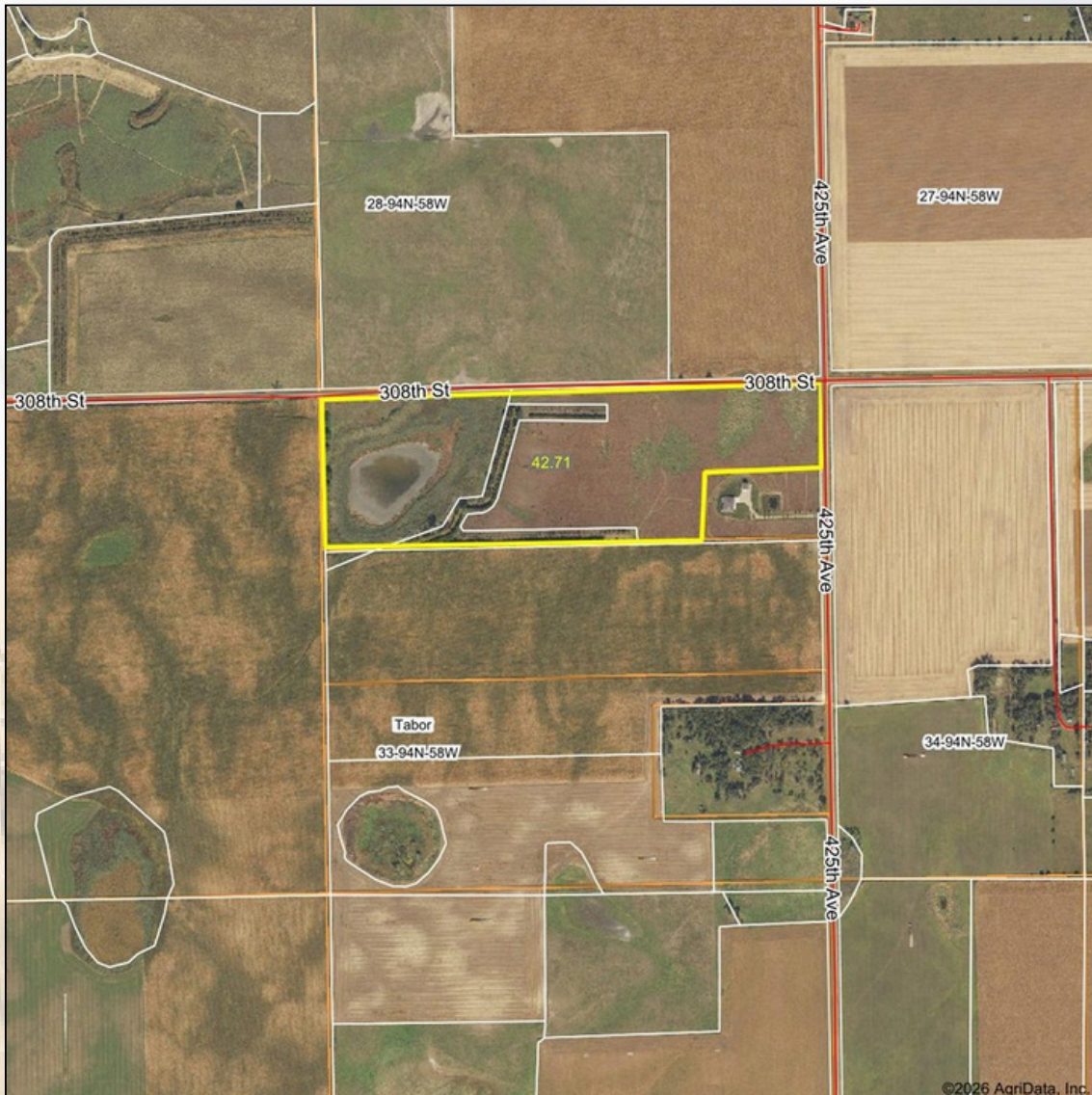
Taxes: \$624.04

Legal Description: +/- 45 acres from N833' OF NE1/4 LESS THE E633' OF THE S363' OF THE N833 located in Section 33, Township 94 N and Range 58 W of Bon Homme County, South Dakota

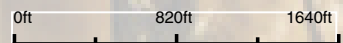
FEATURES:

- 45 +/- acres
- Ideal acreage
- Backyard recreation
- Utilities roadside
- Fiber optic internet
- Income producing

Aerial Map



Boundary Center: 42° 55' 18.58, -97° 41' 58.03



33-94N-58W
Bon Homme County
South Dakota



6/3/2026

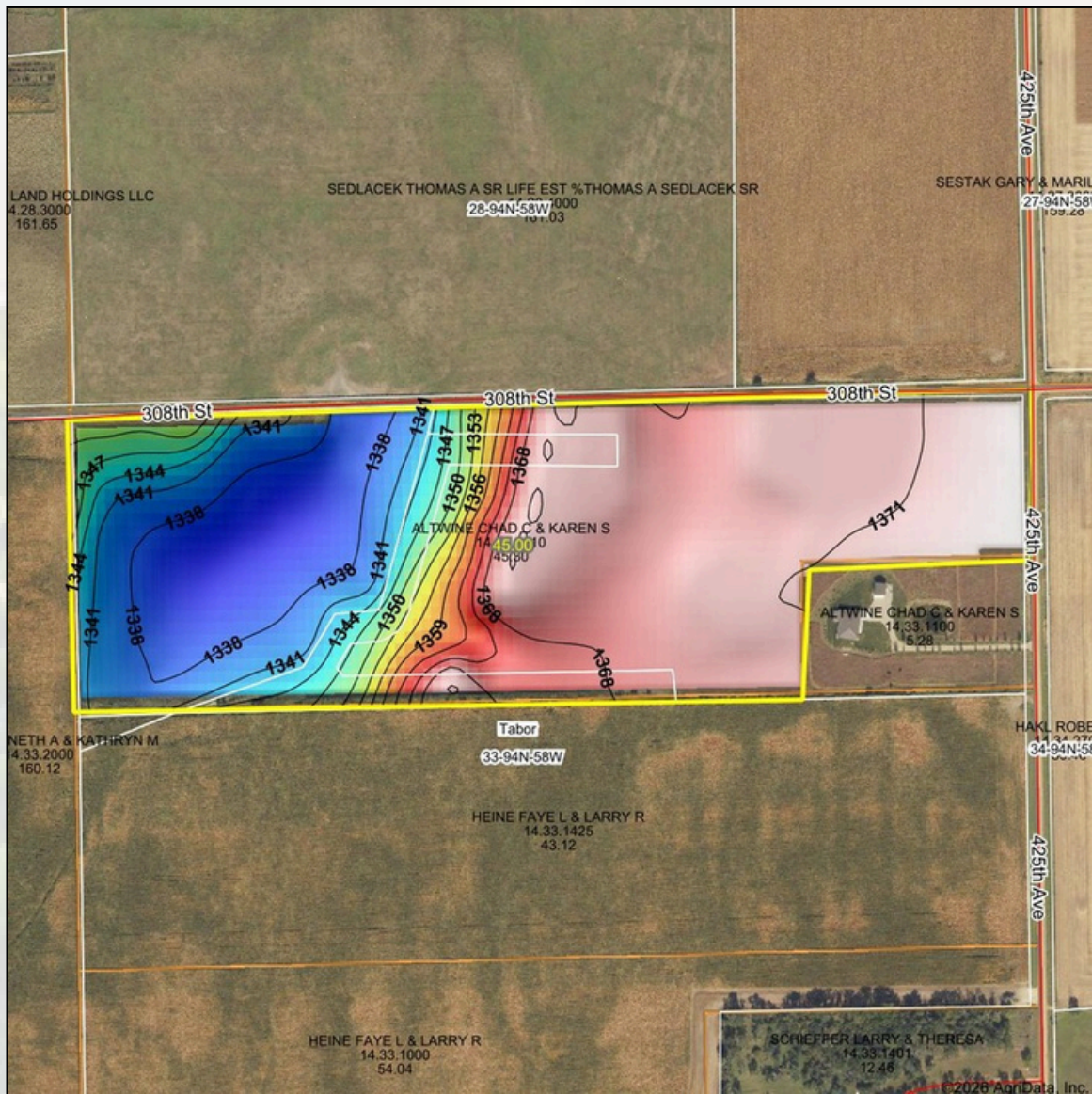
Field borders provided by Farm Service Agency as of 5/21/2008.



**HELPING YOU BUY
AND SELL LAND**



Topography Hillshade



Low Elevation High

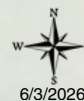
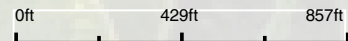


Maps Provided By:



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

Source:	USGS 10 meter dem
Interval(ft):	3
Min:	1,335.0
Max:	1,373.1
Range:	38.1
Average:	1,357.2
Standard Deviation:	14.6 ft



6/3/2026

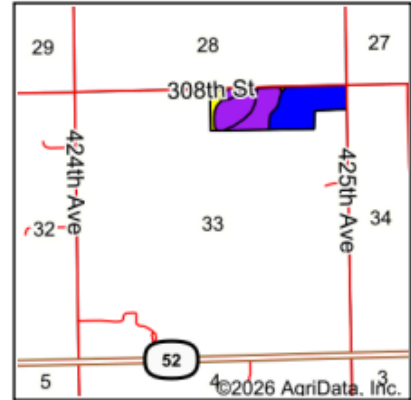
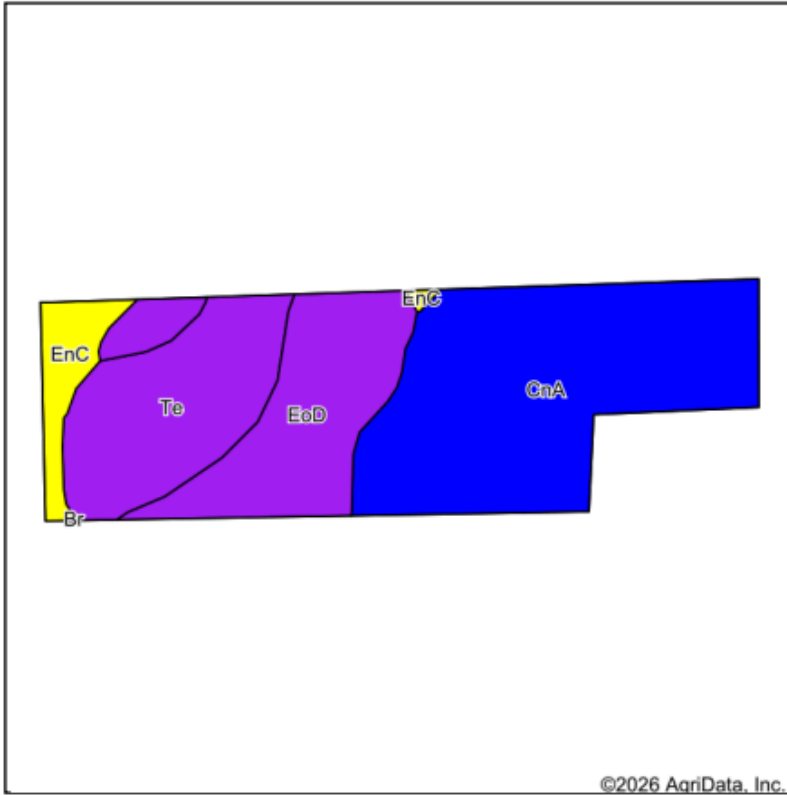
33-94N-58W
Bon Homme County
South Dakota

Boundary Center: 42° 55' 18.58, -97° 41' 58.03





Soils Map



State: **South Dakota**
 County: **Bon Homme**
 Location: **33-94N-58W**
 Township: **Tabor**
 Acres: **45**
 Date: **6/3/2026**







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 CUSTOMIZED ONLINE MAPPING
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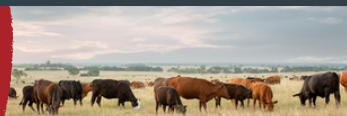
Area Symbol: SD009, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CnA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	21.42	47.6%		IIc	82
EoD	Ethan-Davis loams, 9 to 15 percent slopes	10.86	24.1%		VIe	57
Te	Tetonka silt loam, 0 to 1 percent slopes	9.98	22.2%		IVw	56
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.74	6.1%		IIIe	69
Weighted Average					3.47	69.4

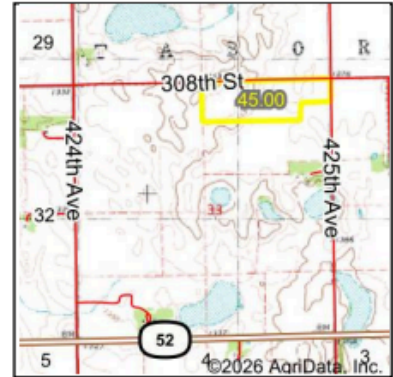
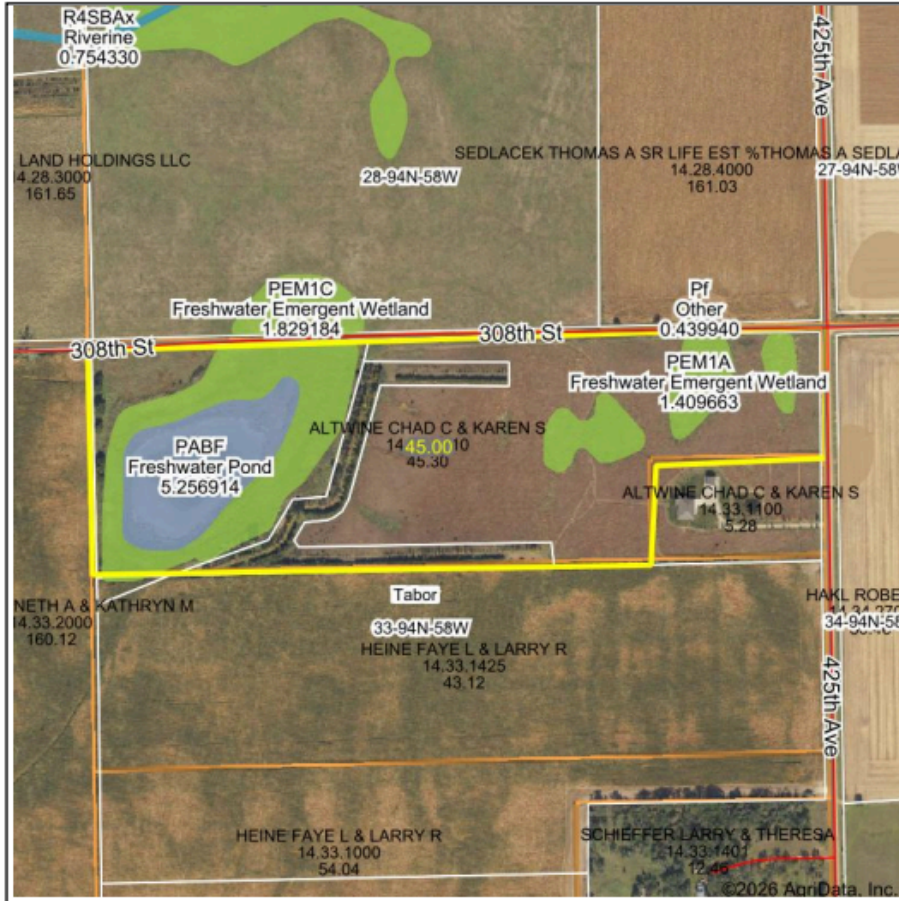
*c: Using Capabilities Class Dominant Condition Aggregation Method



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Wetlands Map



State: South Dakota
Location: 33-94N-58W
County: Bon Homme
Township: Tabor
Date: 6/3/2026



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0ft 667ft 1334ft

Classification Code	Type	Acres
PABF	Freshwater Pond	5.25
PEM1F	Freshwater Emergent Wetland	4.16
PEM1A	Freshwater Emergent Wetland	3.47
PEM1C	Freshwater Emergent Wetland	2.53
	Total Acres	15.41

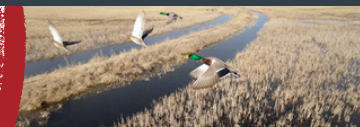
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





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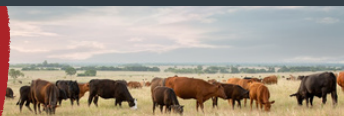
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AND SELL LAND

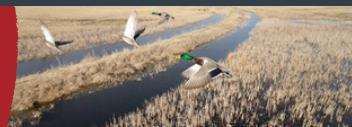






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About the Agent:

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