



FOR SALE

TILLABLE FARM

Huron, SD

480 +/- Acres

OFFERED AT:

\$3,168,000

ABOUT THIS PROPERTY:

Located just 3 miles northwest of Huron, SD, these 3 quarters offer a rare opportunity to own 480 continuous acres of productive South Dakota farmland just minutes from town

Welcome to some of the most meticulously cared for tillable soil in Beadle County. These 480 +/- continuous and mostly tillable acres are located just a few minutes drive from Huron, SD, and have a history of punching above their weight class in yields. The average soil productivity on this property is 58, but with the right stewardship and crop prescriptions this property performs well above average. With one third of the property being Class 1 Hodek Prosper Loam with a productivity index of 87 this is no surprise.





More About this Property:

This property has been on a traditional corn and soy bean rotation for the last 20 years under the same family operation. The family is offering a leaseback opportunity for the following crop years if desired, making this a perfect property for investors and operators alike. With its close proximity to Huron, this property also provides excellent hunting and recreational potential.

For more information or to schedule a private showing, please reach out to Nathan Hofer at 605-350-6939 or Kyle Grafsgard at 605-305-5858.

Directions: From Huron, go 4 miles west to 394th Ave. Turn north for 3 miles. The farm is located on the northeast corner of the 394th Ave and 205th St intersection.

Legal Description: 480 +/- acres in the W1/2 and NE 1/4 of section 18-111N-62W in Beadle County, South Dakota

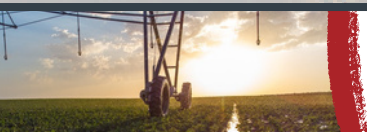
Taxes: 2025 - \$6460.14

Income Potential: \$95,000

Available for 2027 with a leaseback option

FEATURES:

- 480 +/- continuous acres
- 173 +/- acres of Houdek-Prosper loam at 87 SPI
- Leaseback opportunity if desired
- 2 dugouts, one on each of the west quarters
- 3 miles Northwest of Huron, SD
- Excellent hunting close to town

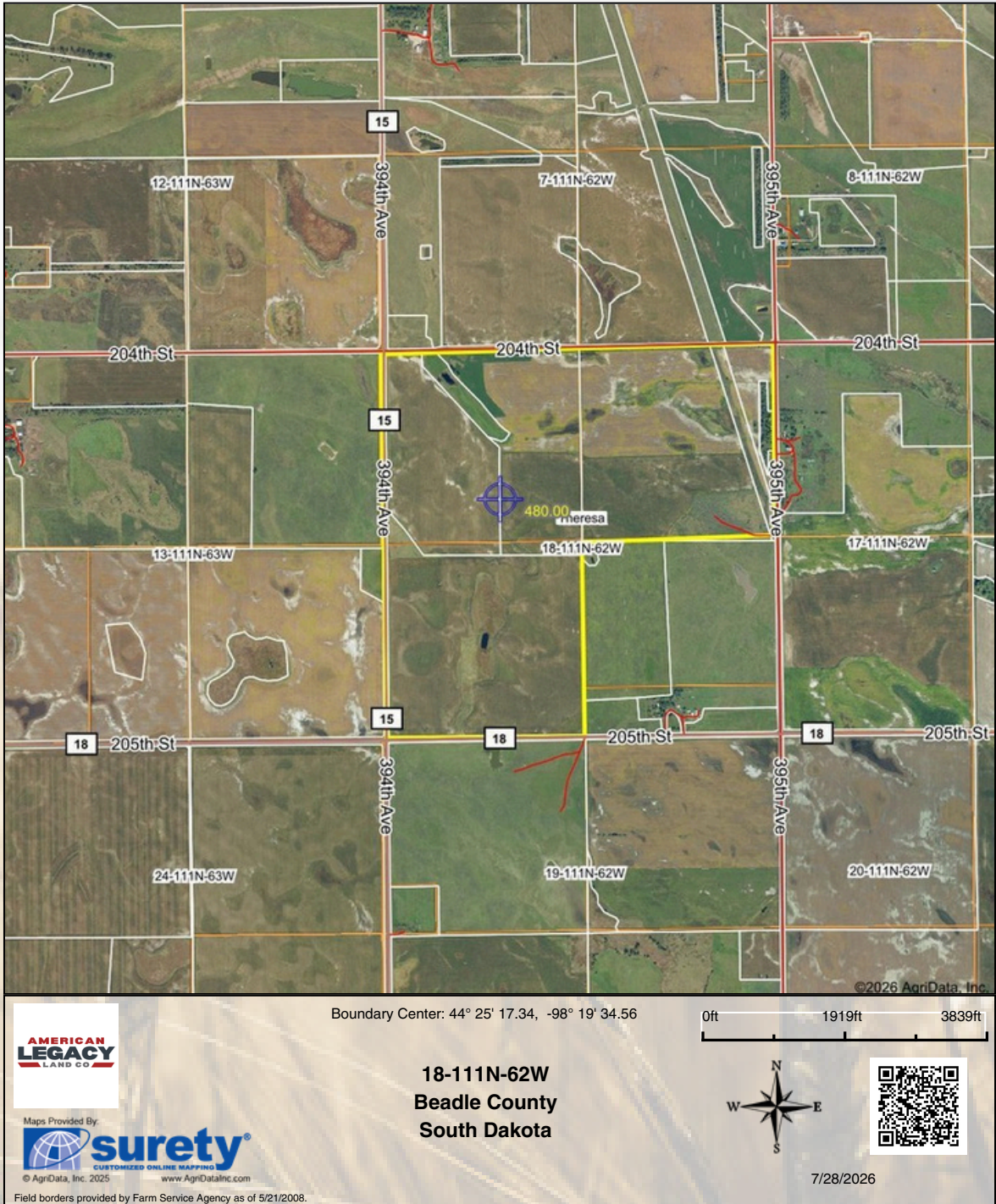


**GROW YOUR
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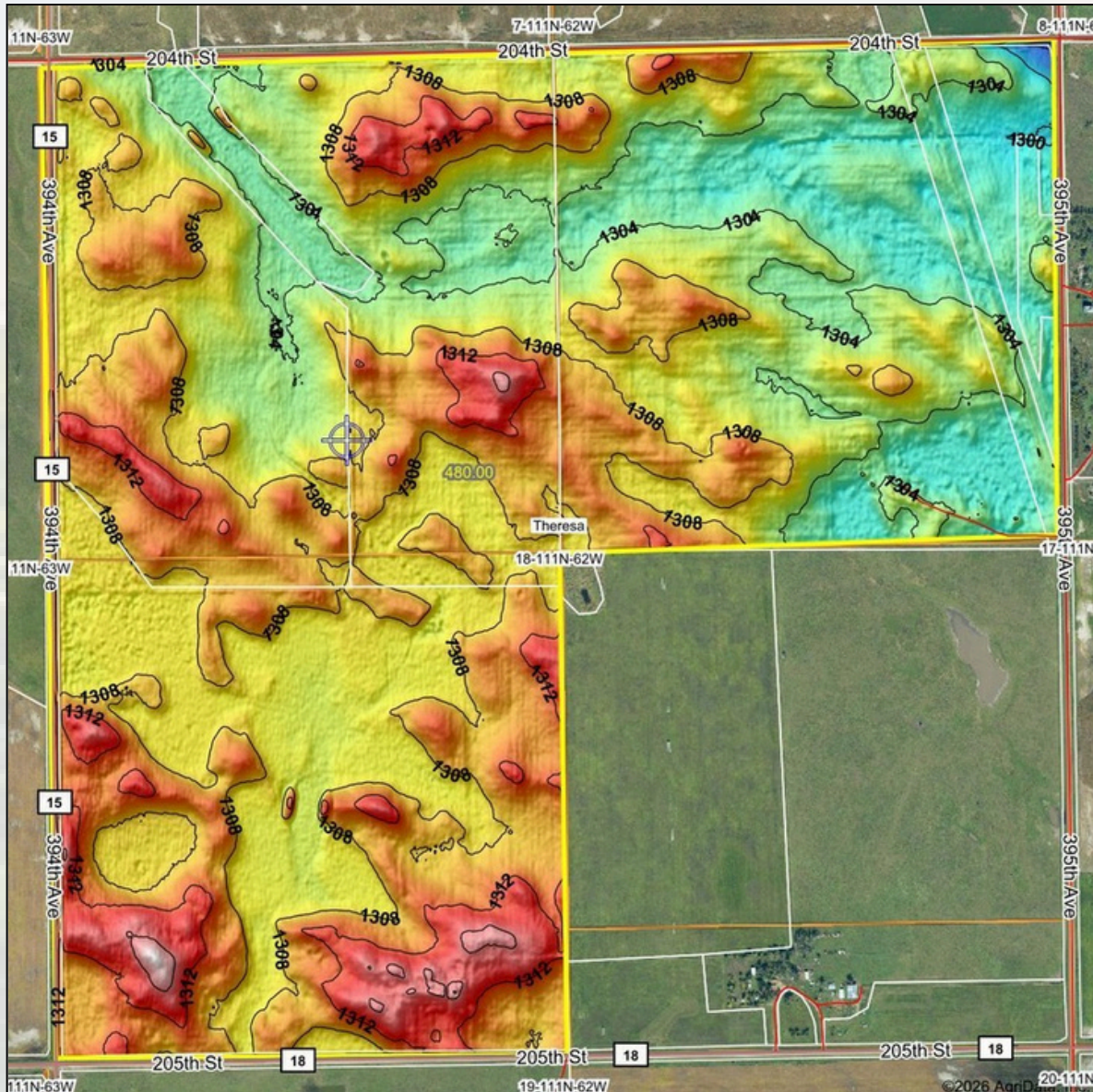


BEADLE COUNTY,
SOUTH DAKOTA

Aerial Map



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 3 meter dem
Interval(ft): 4
Min: 1,294.3
Max: 1,319.5
Range: 25.2
Average: 1,307.3
Standard Deviation: 3.28 ft

0ft 818ft 1636ft

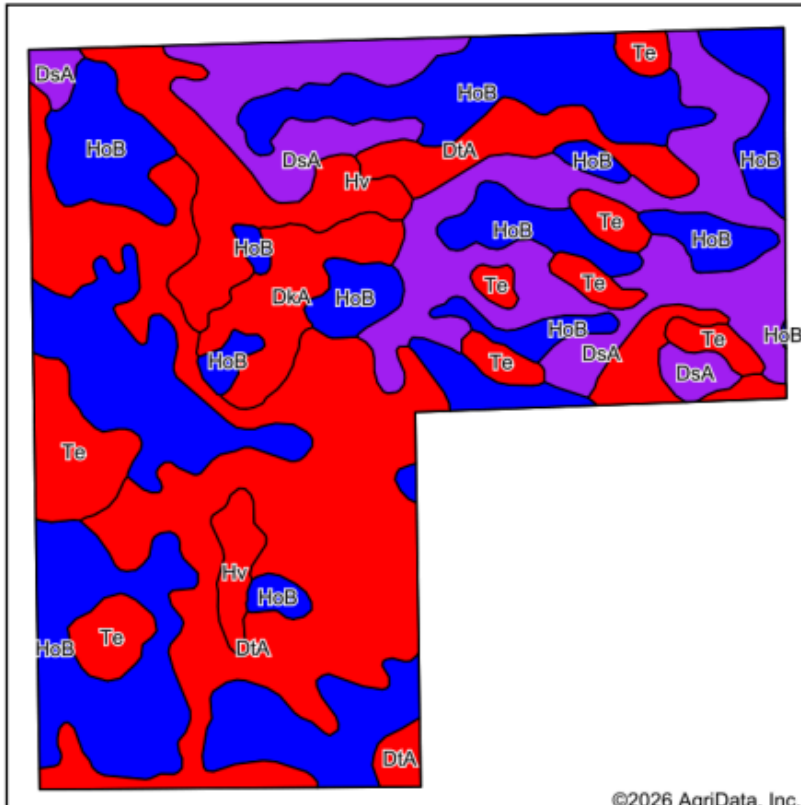


7/28/2026

18-111N-62W
Beadle County
South Dakota

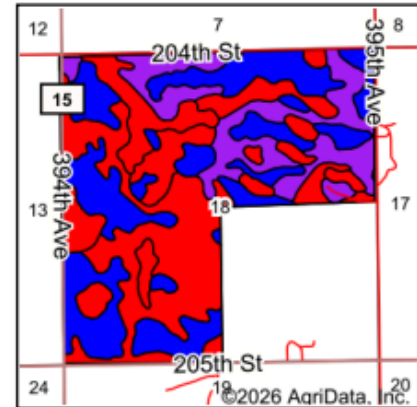
Boundary Center: 44° 25' 17.34, -98° 19' 34.56

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Beadle**
 Location: **18-111N-62W**
 Township: **Theresa**
 Acres: **480**
 Date: **7/28/2026**

AMERICAN
LEGACY

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: SD005, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	172.68	36.0%		Ile	87
DtA	Dudley-Tetonka silt loams	126.19	26.3%		IVs	43
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	88.49	18.4%		IIIs	54
Te	Tetonka-Hoven silt loams	34.86	7.3%		IVw	48
Hv	Hoven silt loam, 0 to 1 percent slopes	32.12	6.7%		VIIs	15
DkA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	25.66	5.3%		IVs	28
Weighted Average					3.23	58.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

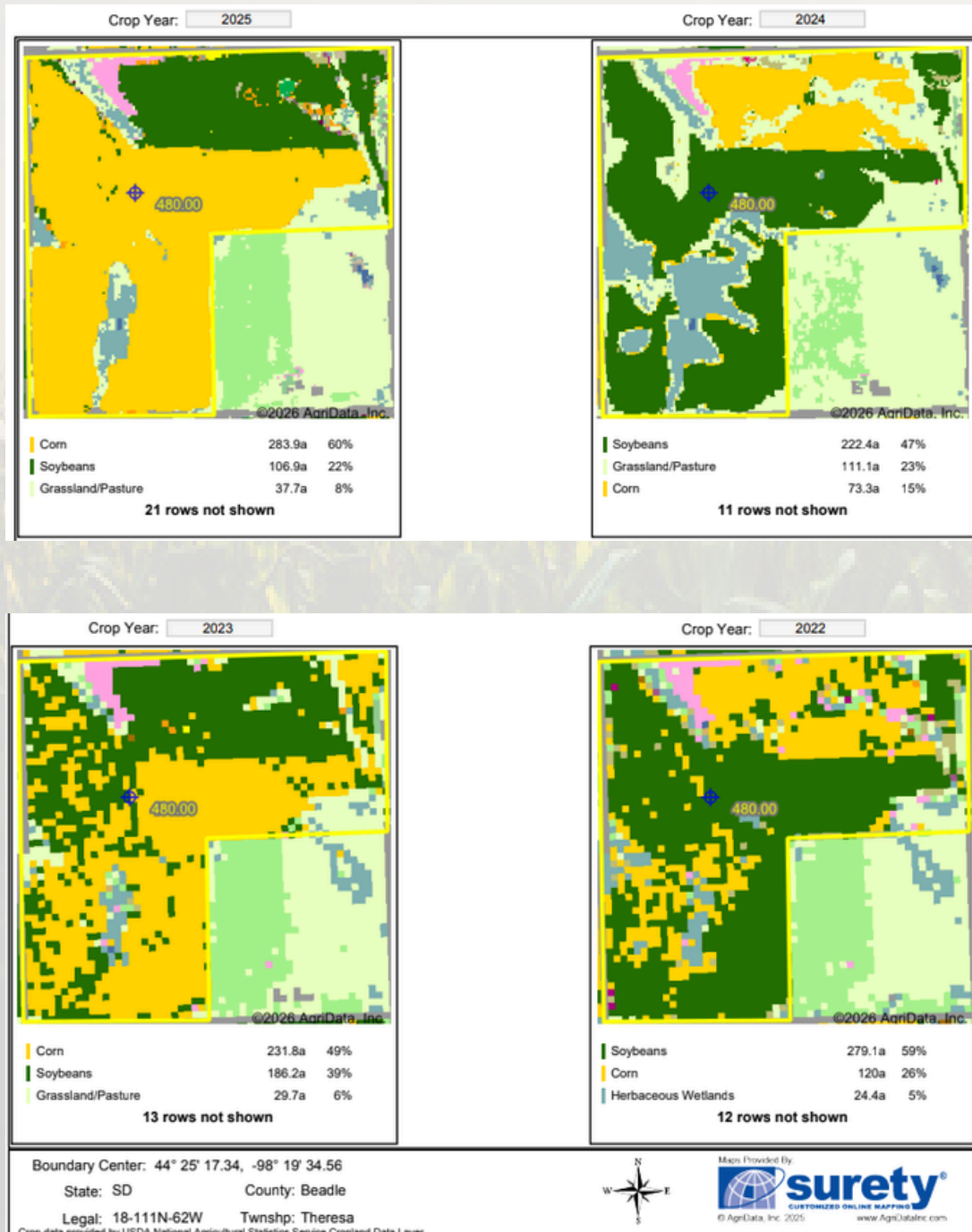


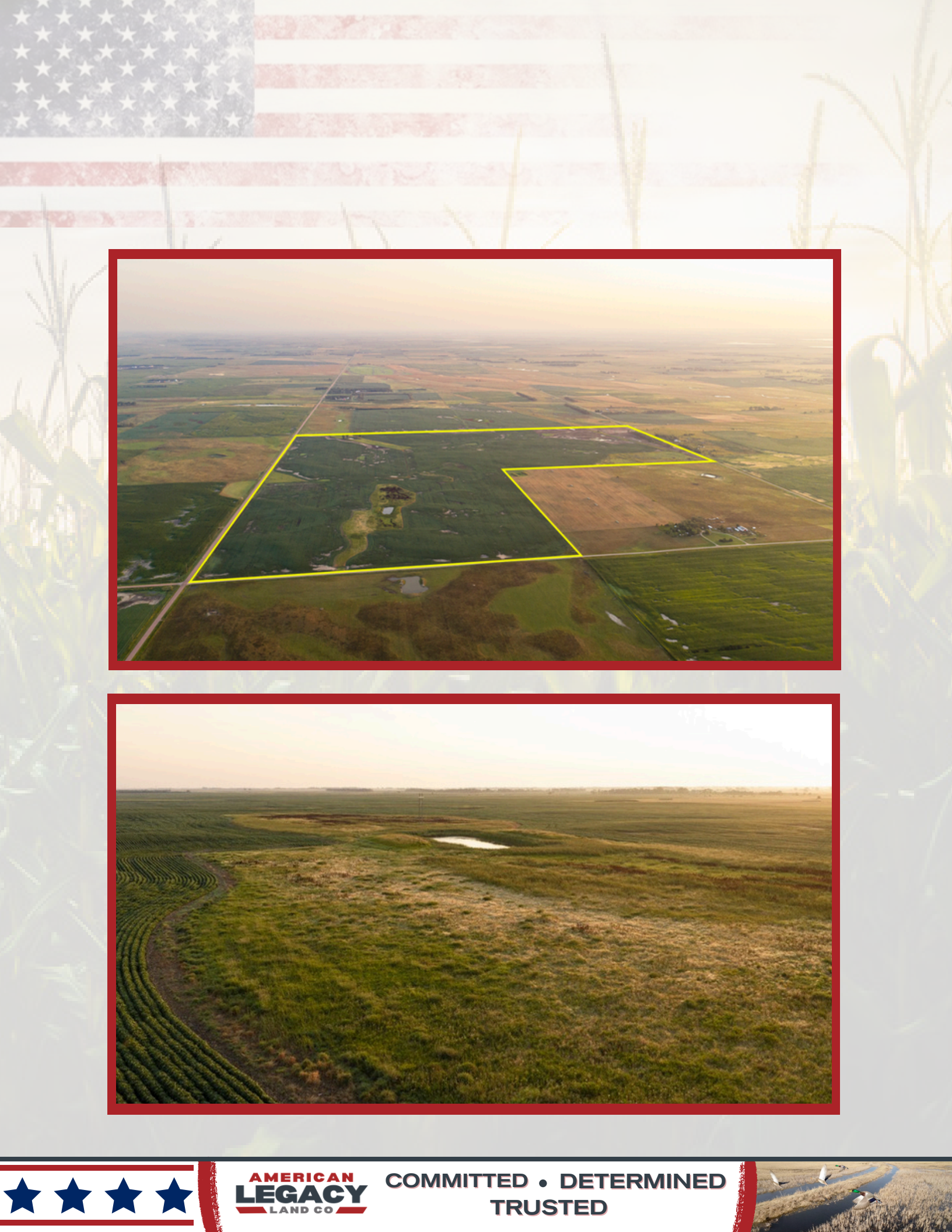
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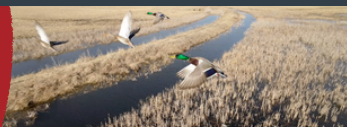
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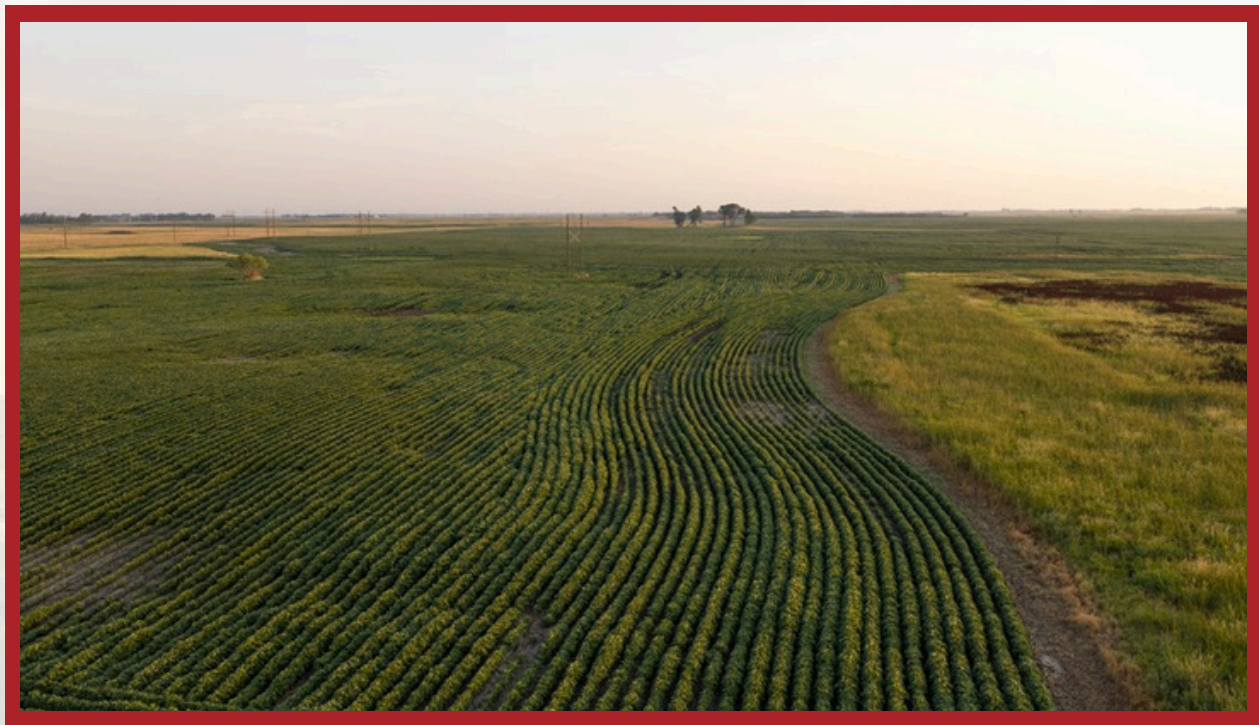


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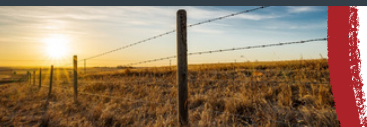




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AND SELL LAND

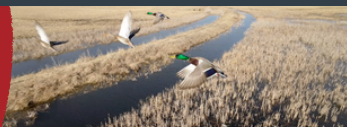






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Listing Agents:

Serving Eastern South Dakota

Nathan Hofer knows the joys that come with land development. He and his family have converted land into food plots and shelterbelts, enrolled cropland in CRP programs and, over the years, have cultivated some fantastic pheasant and whitetail habitat. Many people from around the nation have enjoyed incredible and memorable hunts on their 1,100 acres near Huron, South Dakota. Most recently, he's collaborated with Delta Waterfowl to install duck nests in order to increase local nesting pairs.

Nathan grew up traveling with his grandfather, competing nationally on the trap shooting circuit. This experience showed him that he enjoyed meeting people and allowed him to build a nationwide network. Today, that ability to connect with people helps him make real estate transactions quickly and efficiently. After graduating from Huron High School, Nathan obtained his Bachelor's degree in business and psychology from the University of South Dakota. After college, he worked in human resources before the opportunity came along to combine his love of the outdoors with his exceptional networking skills. At American Legacy Land Company, Nathan enjoys helping people fulfill their land dreams, whether it's for hunting habitat or prime farmland being added to the family legacy.

When he is not working, Nathan enjoys shooting sports, fishing, hunting, and attending Huron Christian Church. Nathan serves as a board member for the Isaac Walton League and Delta Waterfowl local chapters and is a member-at-large of Ducks Unlimited and Pheasants Forever.



Nathan Hofer

LAND AGENT
AMERICAN LEGACY LAND CO.

605-350-6939

Nathan@AmericanLegacyLandCo.com

Kyle was born and raised in Huron, South Dakota, where he attended St. Martins, Holy Trinity and graduated from Huron High School. Between hunting, fishing, and helping out on the farm, Kyle spent most of his time outdoors resulting in the passions he has today. He learned the values of hard work by helping neighbors in the fields and respect for nature through wildlife conservation. Kyle attended the University of South Dakota, where he earned a Bachelor of Science in Psychology and Business Administration and Management from the University of South Dakota Beacom School of Business. At the University of South Dakota, he met his wife Marley, and they have since moved to Tea, SD with their dog Ellie to start their family.

Prior to coming to live out his dream of working outdoors with American Legacy Land Company, Kyle was a Branch Manager at Enterprise Holdings. He successfully managed his team to be the top-performing branch across the greater Siouxland area for multiple years running and was recognized company-wide with two awards: Best Overall Branch and Highest Operating Profit. Kyle brings this business expertise to American Legacy Land Company and offers the utmost attention to detail and effective communication to serve buyers and sellers alike. Kyle strives to build lifelong relationships with his clients by making their experience a top priority and ensuring clients feel included and informed through every step of the process.

Like many land agents, Kyle has a passion for the outdoors. While he enjoys many forms of hunting and fishing, his favorite pursuits are whitetail, mourning dove, elk, pheasants, turkey, walleye and spoonbill. When he's not hunting or working, he can be found woodworking, enjoying shooting sports, and hiking with Marley and Ellie. "It doesn't matter what I'm doing, as long as I'm in good company".

Kyle is grateful for all his wonderful clients and would love to work with you to help you achieve your land goals.



Kyle Grafsgard

LAND AGENT
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