



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**FARM GROUND AND
HUNTING PROPERTY**

Olivet, SD

155.88 +/- Acres

OFFERED AT:

\$979,900

ABOUT THIS PROPERTY:

Located just 13 miles east of Parkston along Highway 44, this 156 +/- acre tract offers a combination of productive tillable land, established CRP income, and excellent recreational potential.

The property includes 133.52 +/- total tillable acres with a 77.2 Productivity Index, featuring primarily Clarno and Clarno-Bonilla loam soils. With a strong percentage of tillable acres and income from 65.63 +/- acres enrolled in CRP, this property offers a compelling blend of agricultural income and long-term investment potential.



More About this Property:

Two established tree strips provide excellent habitat and enhance the property's hunting and recreational appeal, with the combination of cropland, CRP, and wooded cover creating ideal conditions for wildlife. A dugout is also located on site providing water to the property.

This Hutchinson County property offers a great combination of productive agricultural ground, established CRP income, excellent access, and quality hunting habitat. A versatile tract with strong current income and attractive long-term investment potential.

Taxes: 2025 - \$2,848.46

Legal Description: SW ¼ of Section 17, T99N, R58W Hutchinson County, SD

Parcel ID: 098.58.47.3000

Directions: From Parkston, head east on Hwy 44 for 13 miles. The property is on the north side of the road.

FEATURES:

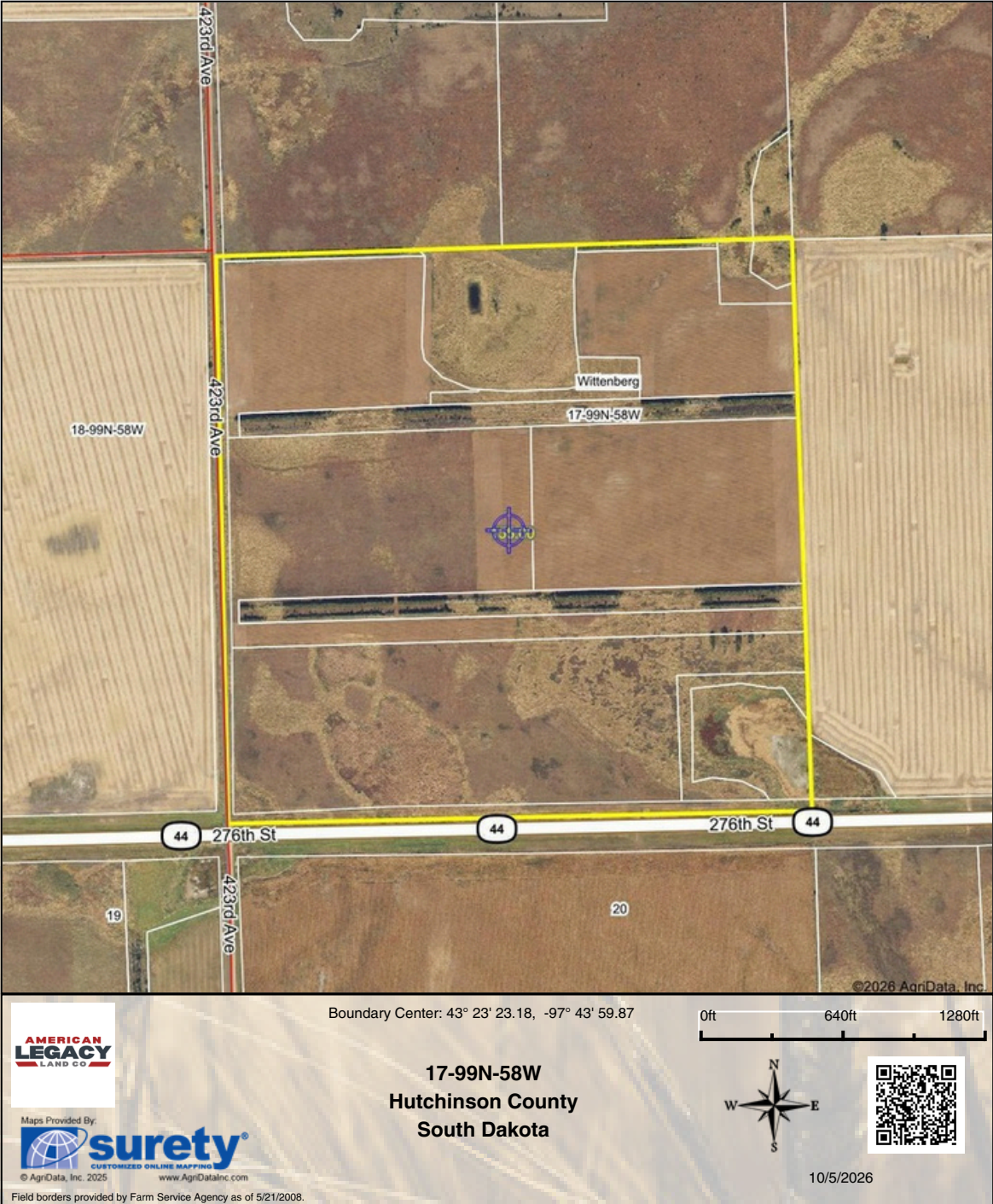
- 155.88 +/- acres
- Multiple income producing avenues
- Highway access
- Amazing hunting potential
- 77.2 SPI
- 133.52 +/- tillable acres
- 65.63 +/- acres in CRP
- Available for the 2027 crop year



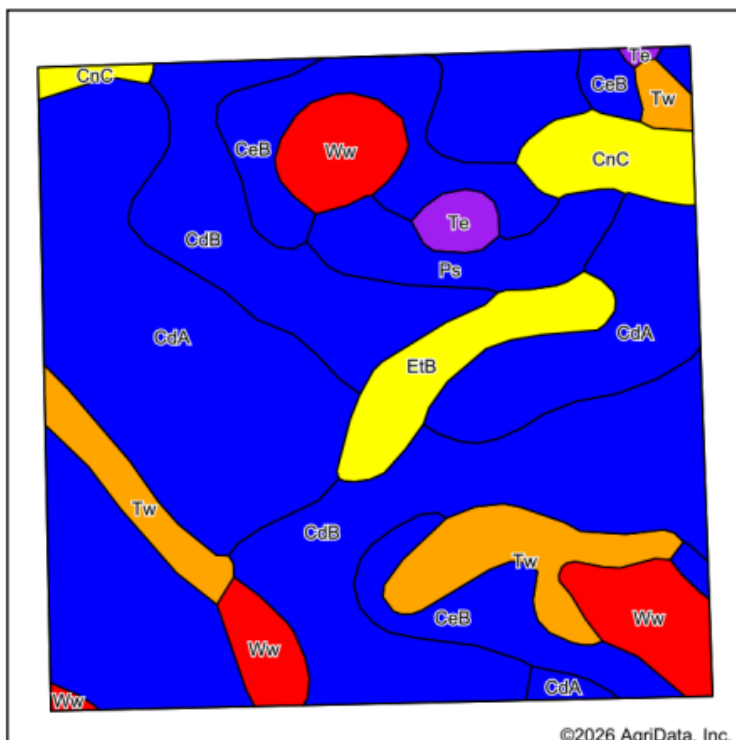
**GROW YOUR
LEGACY**



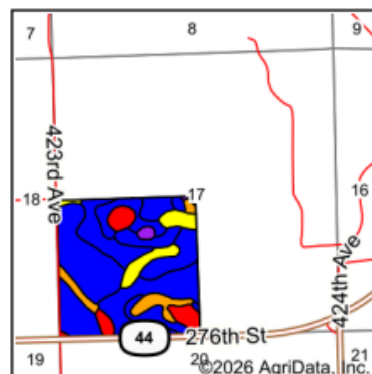
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hutchinson**
Location: **17-99N-58W**
Township: **Wittenberg**
Acres: **155**
Date: **10/5/2026**

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Maps Provided By
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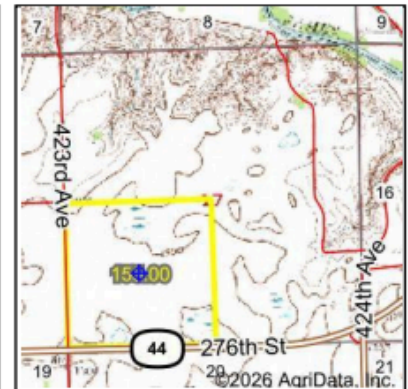


Area Symbol: SD602, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdB	Clarno loam, 2 to 6 percent slopes	54.27	34.9%		Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	40.20	25.9%		Ilc	88
CeB	Clarno-Davison loams, 2 to 4 percent slopes	17.47	11.3%		Ile	81
Ww	Worthing silty clay loam, 0 to 1 percent slopes	11.90	7.7%		Vw	30
Tw	Tetonka and Whitewood silty clay loams	11.10	7.2%		IVw	73
Ps	Prosper and Crossplain complex	6.48	4.2%		Ilc	86
EtB	Ethan-Betts loams, 3 to 6 percent slopes	6.46	4.2%		IIle	61
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	5.36	3.5%		IIle	69
Te	Tetonka silt loam, 0 to 1 percent slopes	1.76	1.1%		IVw	56
Weighted Average					2.47	77.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

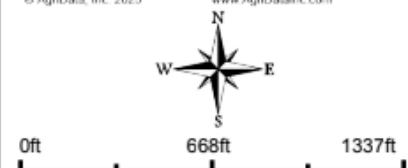
Wetlands Map



State: **South Dakota**
 Location: **17-99N-58W**
 County: **Hutchinson**
 Township: **Wittenberg**
 Date: **10/5/2026**

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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	15.33
PEM1A	Freshwater Emergent Wetland	1.91
PABFx	Freshwater Pond	0.32
PEM1Cx	Freshwater Emergent Wetland	0.24
PFOA	Freshwater Forested/Shrub Wetland	0.08
Total Acres		17.88

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

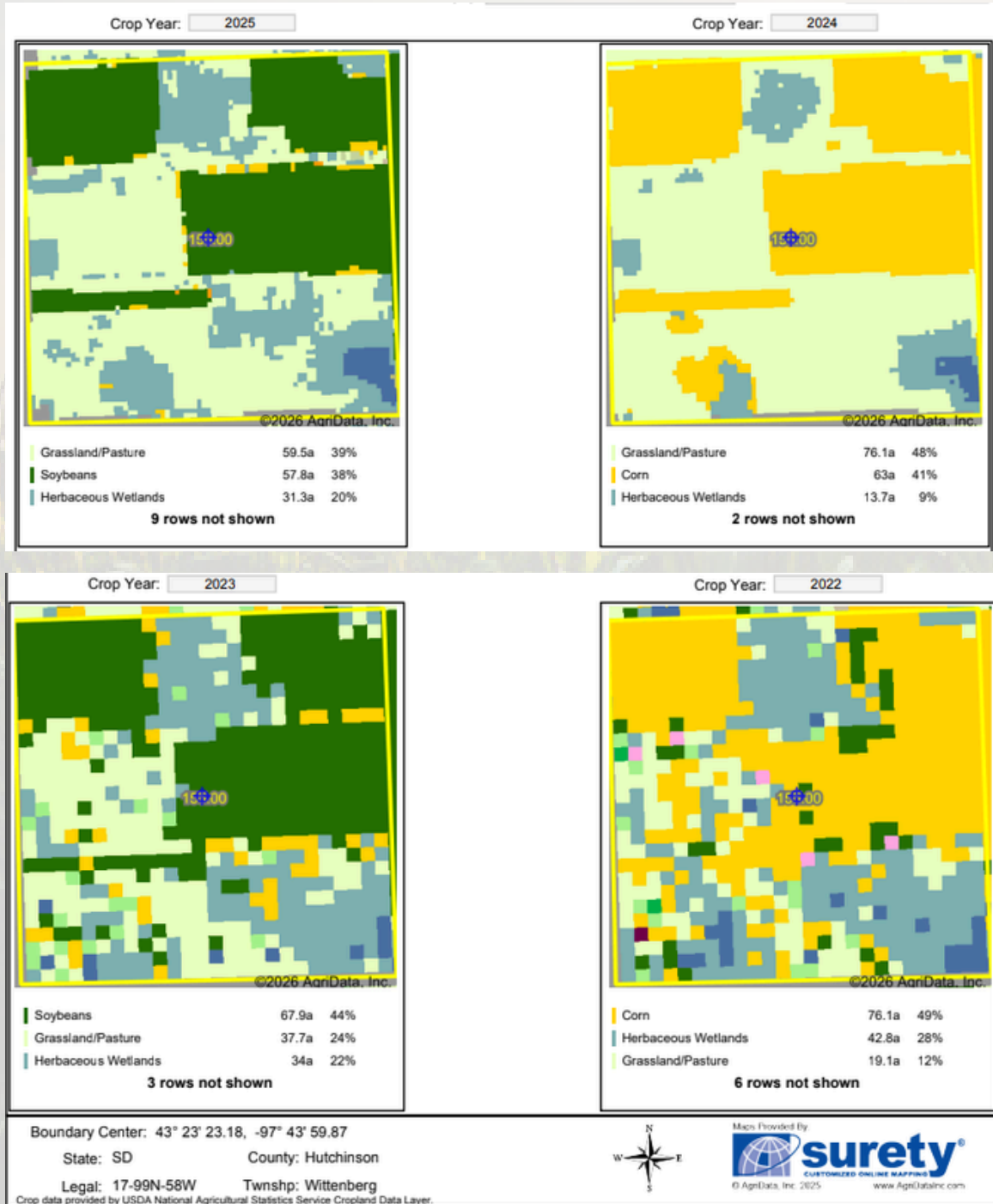


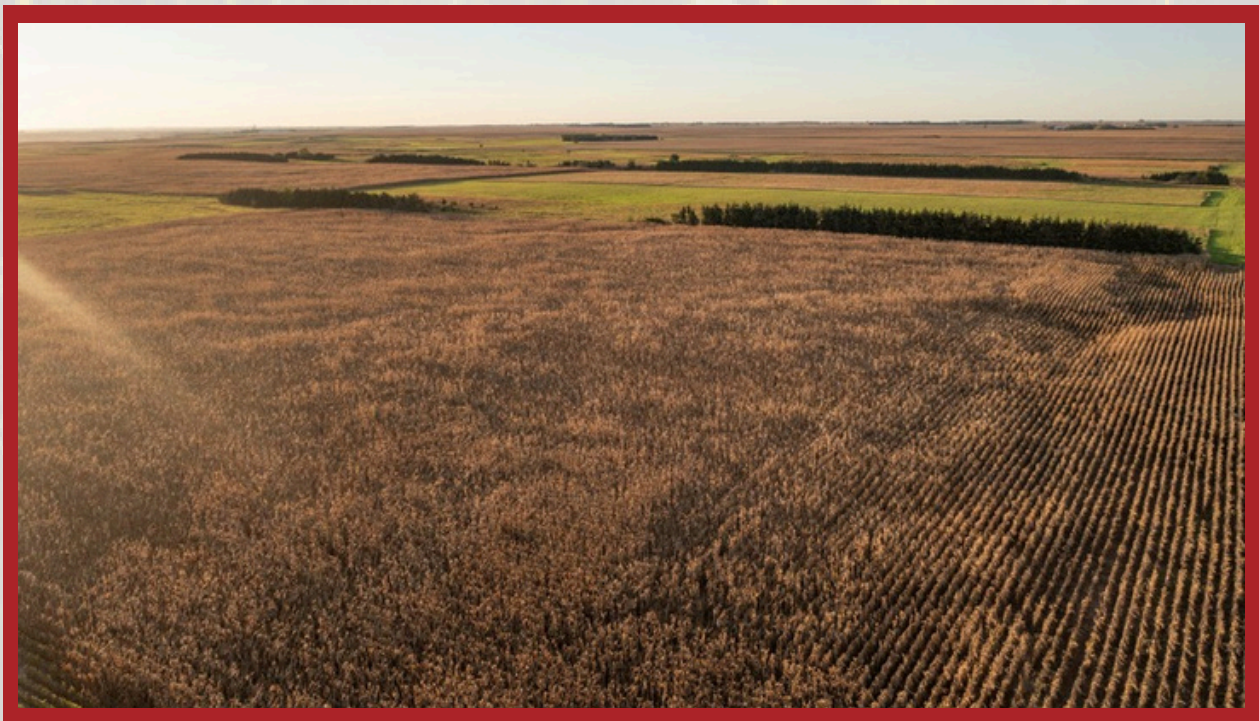
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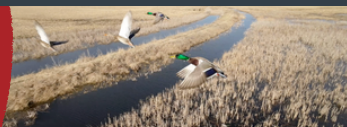
4 Year Crop History





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COMMITTED • DETERMINED
TRUSTED





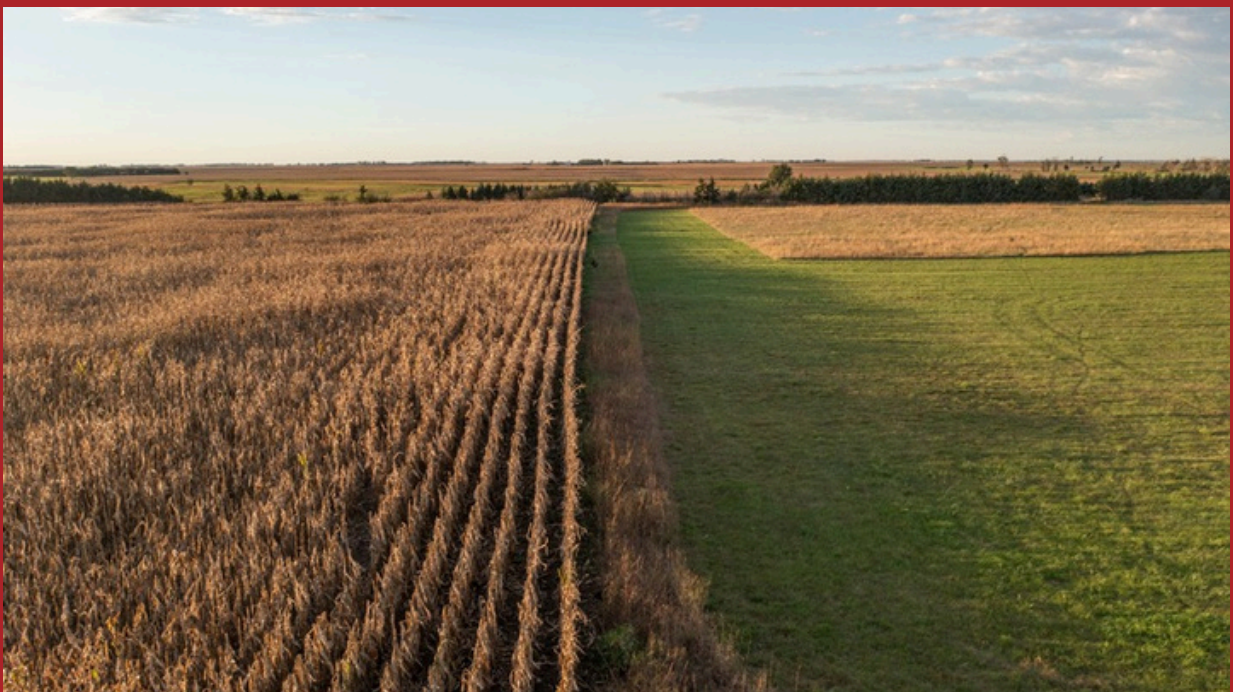
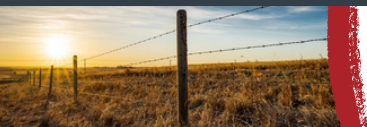


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AND SELL LAND



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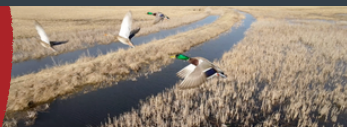
BUYING • SELLING
AUCTIONS





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Listing Agents:

Ben was born and raised on the family farm in northeast Nebraska. He grew up learning the importance of hard work and determination, both of which are needed to be successful in the agricultural world. Ben attended Northeast Community College in Norfolk Nebraska for 3 years where he obtained his associate degree in electrical construction and control, a business diploma, and a real estate license. After college, Ben returned to the family farm where he continued the family business of electrical contracting and construction of irrigation and grain handling equipment. Ben has extensive knowledge of all aspects in the agricultural world.

Ben's hobbies include hunting, fishing, and enjoying everything nature has to offer. He also enjoys taking family trips with his wife and son, trail riding in the black hills.



Ben Frisch

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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 Grafsgard

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Robbie Frisch grew up on the family farm north of Lindsay, NE where he attended Lindsay Holy Family graduating in 2012. He attended Northeast Community College where he received a degree in Electrical Construction and Control.

Robbie returned to the farm and worked for the family business as a contractor electrician specializing in irrigation pivots, wells, grain handling equipment, and grain bins. He became a land agent in 2022 and worked with Midwest Land Management LLC for 3 Years.

Robbie lives on the family farm with his wife Cassandra and two sons. He is also an avid hunter and fisherman. His love for the outdoors has made him take pride in the land on the farming side as well as the recreational side in maintaining what the land has to offer and produce.



Robbie Frisch

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