

Todd County Grassland Quarter

160.00 Acres | Todd County, SD | \$300,000



HAYDEN  OUTDOORS.

Todd County Grassland Quarter

TOTAL ACRES:

160.00

PRICE:

\$300,000

COUNTY:

Todd County

CLOSEST TOWN:

Mission, SD

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Income Producing

Land Details:

Address: N/A, Mission, South
Dakota 57555, USA
Closest Town: Mission
Total Acres: 160.00
Deeded Acres: 160.00
Leased Acres: 0.00
Topography: Gently Rolling
Pasture Acres: 160
Water Rights: Yes
All owned convey!
Mineral Rights: Yes
All owned convey!
Estimated Taxes: \$958.38 - 2023
Source of lot size: Unknown

About This Property

Nice grassland quarter in southern Todd County, South Dakota. The property features 160 acres of native grassland that is gently rolling and has been well managed. The property has ease of access off of a well maintained gravel road along with three phase electricity for anyone looking to potentially build their dream home out in the country!

Land

The Todd County Grassland Quarter is a conveniently sized tract to either add on to your current operation or is a great opportunity for a young entrepreneur to get started. The native grasses are highly productive and have the capability to support 16-20 cow/calf pair for a 5 month grazing season with the current summer grazing lease set to expire November 1st, 2024.





The current water source is from a neighboring well and the seller has agreed to pay for the installation of a new water well.

Water/Mineral Rights & Natural Resources

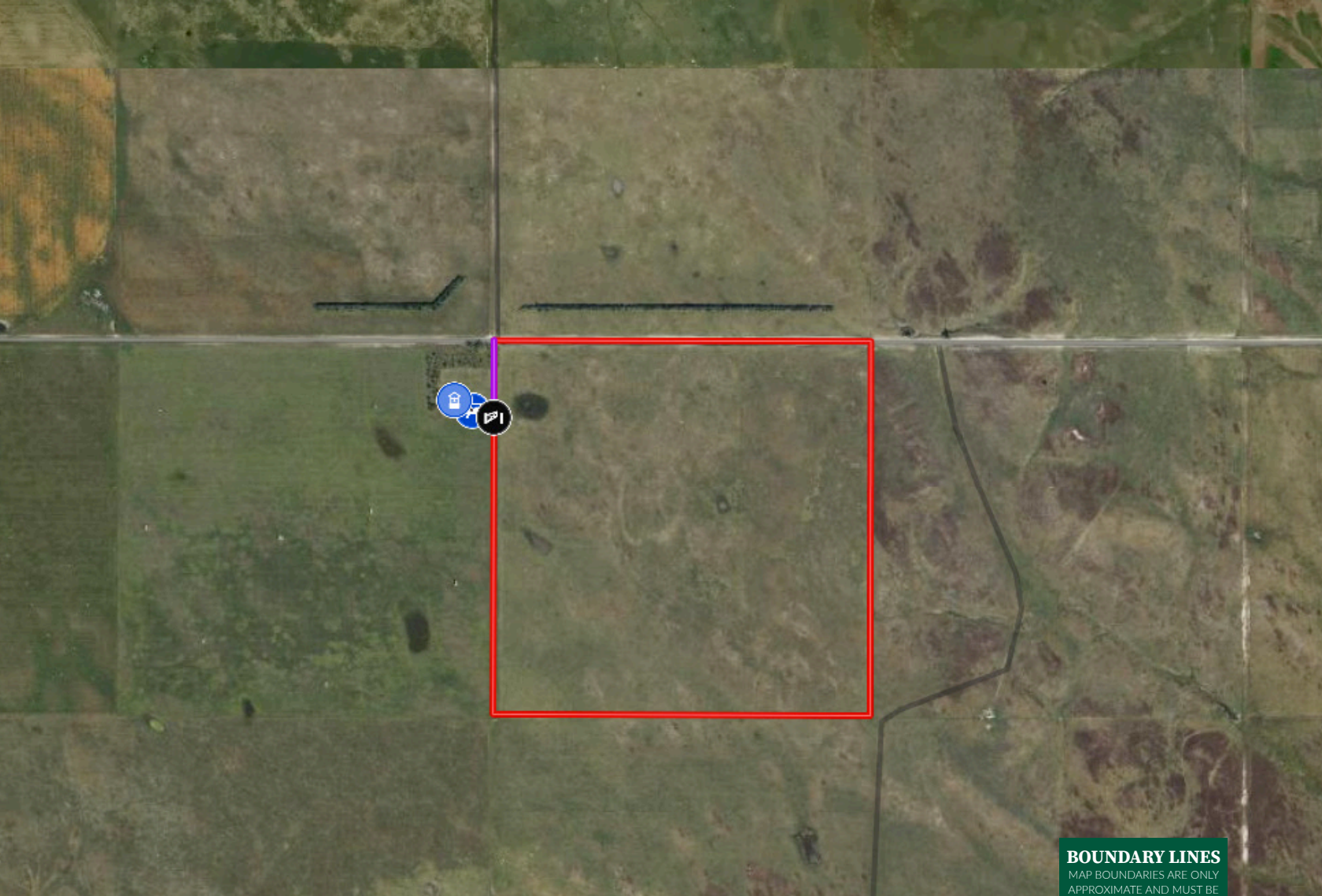
All owned convey!

Location

Property is located 14 miles south of Mission, SD and 16 miles north of Valentine, NE.

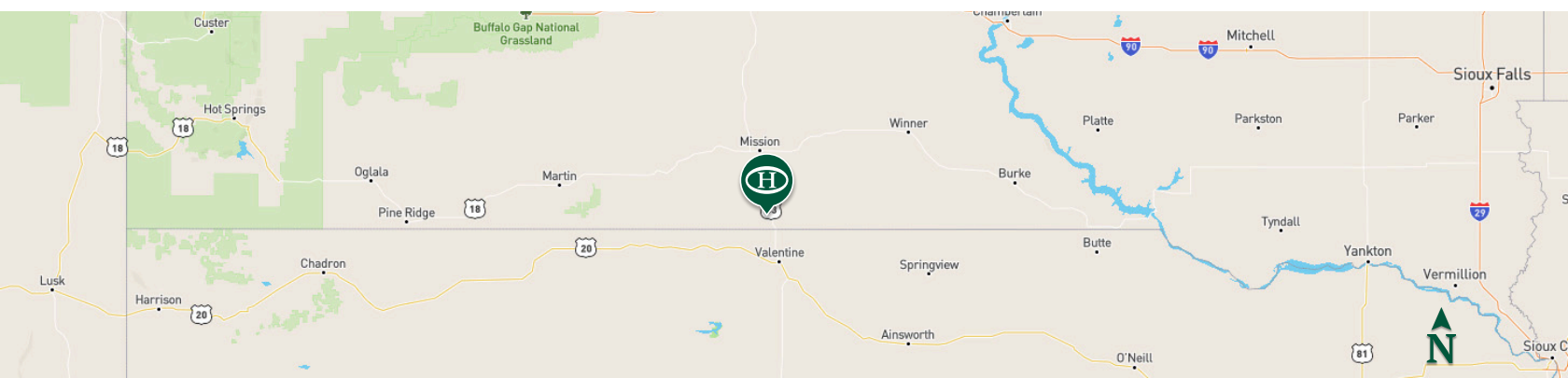
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Boundary Gate Water Storage Water Well

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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