

# TBD HWY 48, Elk Point, SD

\$544,570

Listing 713054 - Elk Point, SD - Farm



Acres	83.78 acre(s)
Taxes	2511

83.78 acre tract of prime Union County land. This tract has approximately 62.74 acres of tillable farmland with the remainder as trees adjoining the Brule Creek. Farm consists of a variety of soils including Wentworth Silty Clay, Wentworth-Worthing Silty Clay creating an Assessor rating of 87.3. According to the FSA, there are 62.74 acres of farmland including a 30-acre corn base with an 87-bushel direct yield and an 87-bushel CC yield. The farmland has a 32.2-acre soybean base with a 27-bushel direct yield and a 27-bushel CC yield. Here is the perfect opportunity to purchase productive farmland with a recreational bonus. Enjoy hunting and fishing along the Brule Creek. This property has eligibility for two acreages on a paved road. Farmland of this quality is rarely offered for sale and it will no doubt be generations down the road before it does again.

*Please visit website for more information.*

### Directions

*From Akron go west on SD Hwy 48. Located 1 mile east of Spink SD.*



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