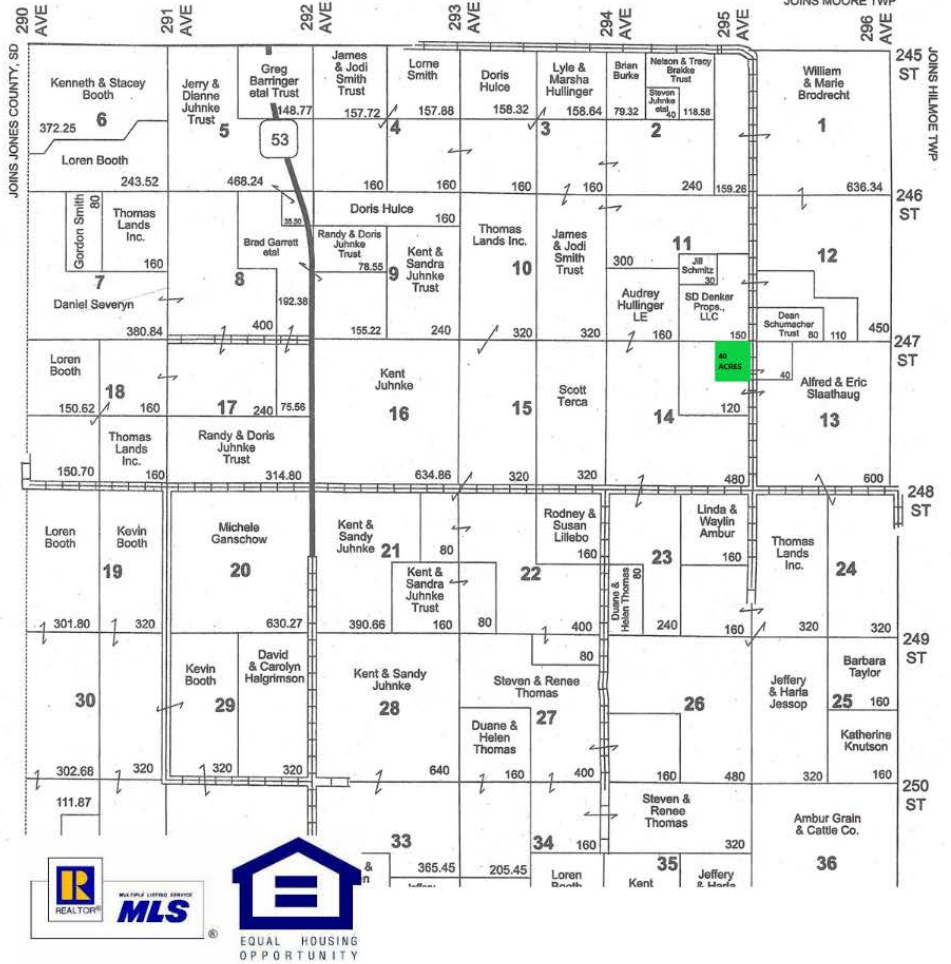




SIoux TWP NORTH

T 104 N
JOINS VIVIAN TWP

R 79 W
JOINS MOORE TWP



**40 ACRES
FOR SALE
IN LYMAN COUNTY,
SOUTH DAKOTA
\$4500/acre**

**FOR
SALE**

**SCAN TO
WEBSITE**



This property offers a blend of living and recreational potential, perfect for those seeking a personal retreat 🏡 or hunting ground 🎯. It's conveniently located near Pierre, Presho, and Vivian, with good roads to all three towns 🚗.

Currently, the land includes 40 tillable acres of alfalfa and grass mix 🌿 and an additional 12 acres of grass 🌱. Whether you're looking to cultivate, build, or enjoy the outdoors, this property has everything you need!

shippyrealty.com

**SHIPPY
REALTY
& AUCTION**

605 842 3212

CONTACT US



605-842-3212 📞
shippyrealty.com 🌐

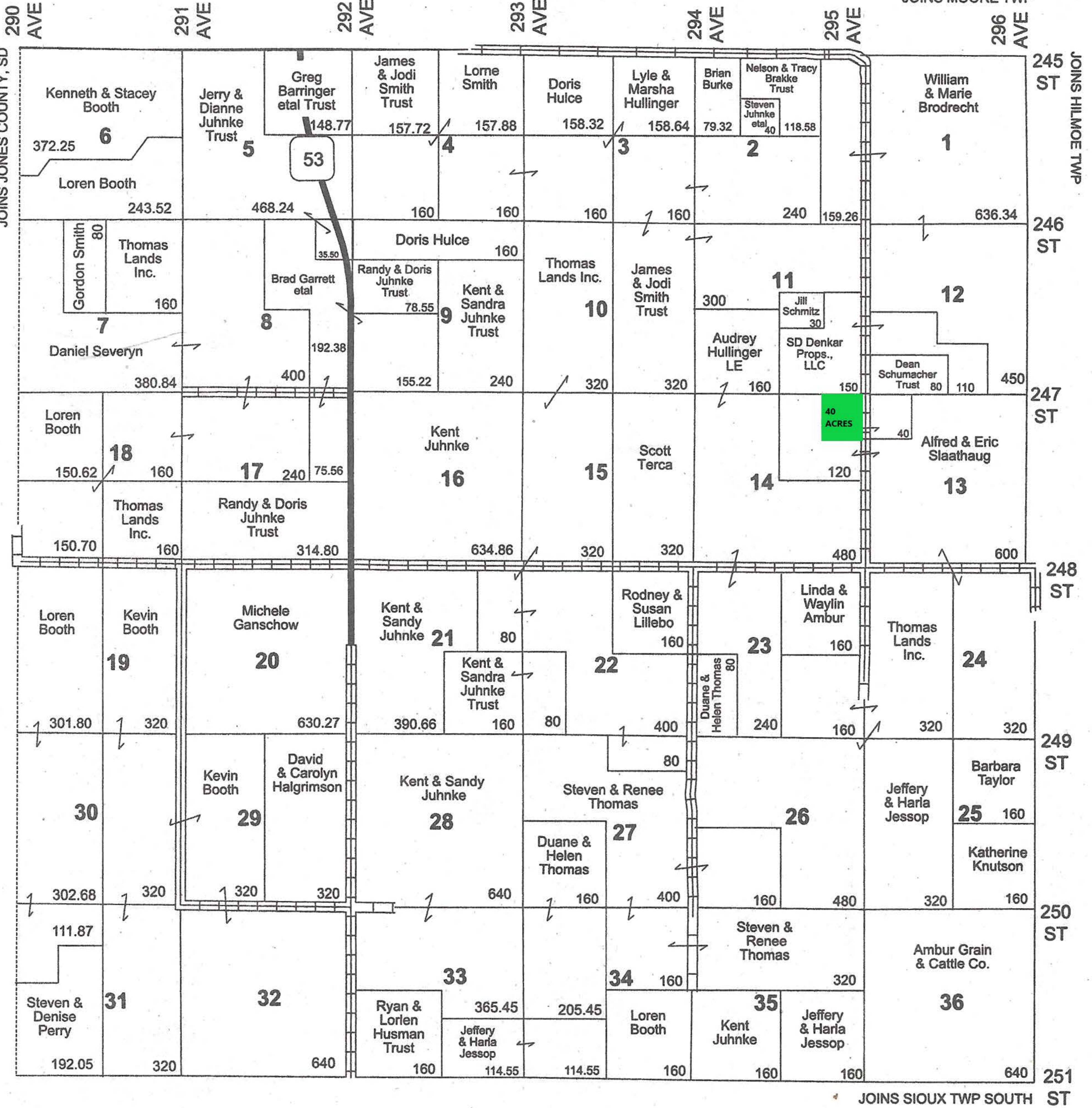
SIoux TWP NORTH

T 104 N

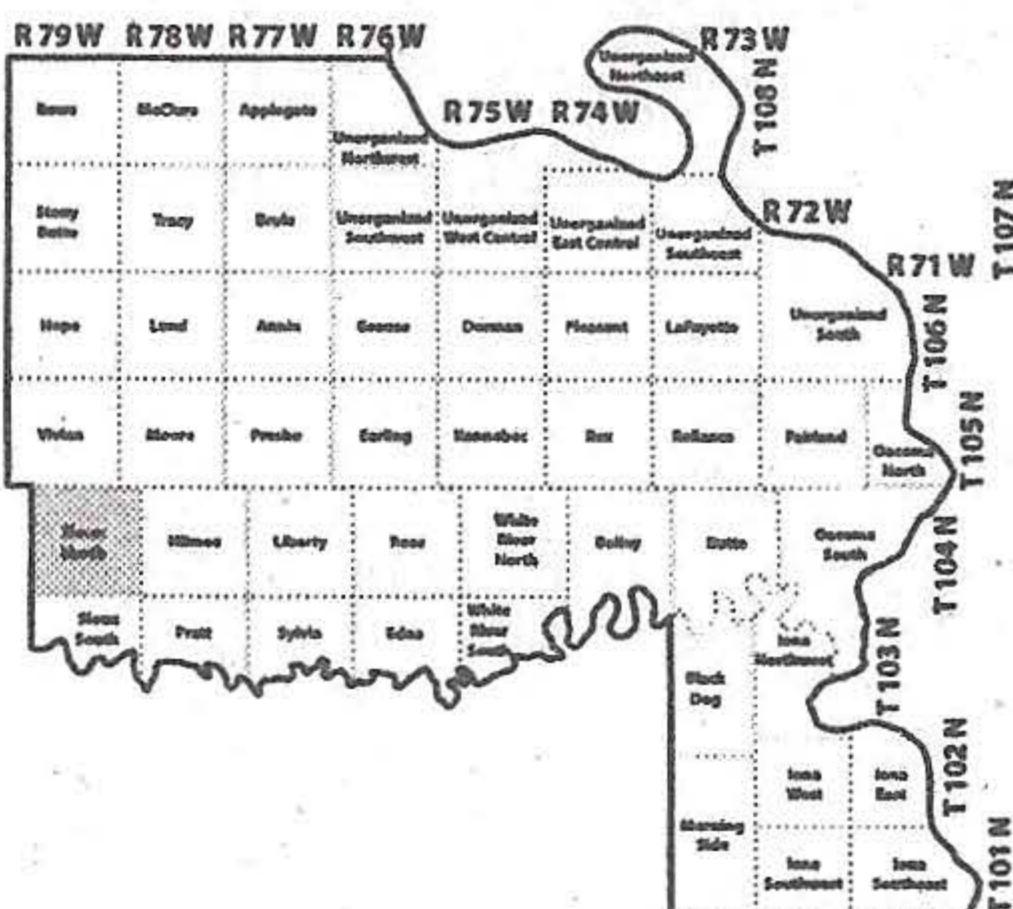
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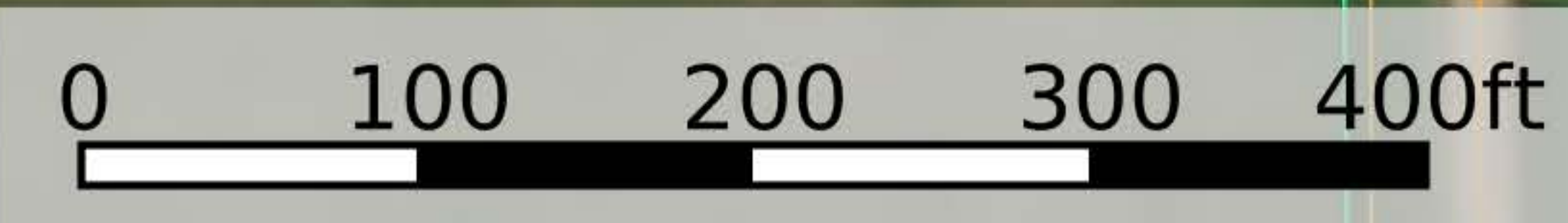
R 79 W

JOINS MOORE TWP



LYMAN COUNTY LAND OWNER & RURAL RESIDENT MAPS













- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

ACRES

CAPABILITIES

WAPI

Boundary  39.01 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	
 OnD	Opal-Sansarc clays, 6 to 15% slopes	28.43	72.88%	38	17	6e	
 PoB	Promise clay, 3 to 6 percent slopes	8.59	22.02%	64	20	3e	
 PoA	Promise clay, 0 to 3 percent slopes	1.98	5.08%	69	20	3s	
Totals		45.29	CPI	17.81	NCCPI	5.19	Cap.
39.01 ac 		Average		Average		Average	

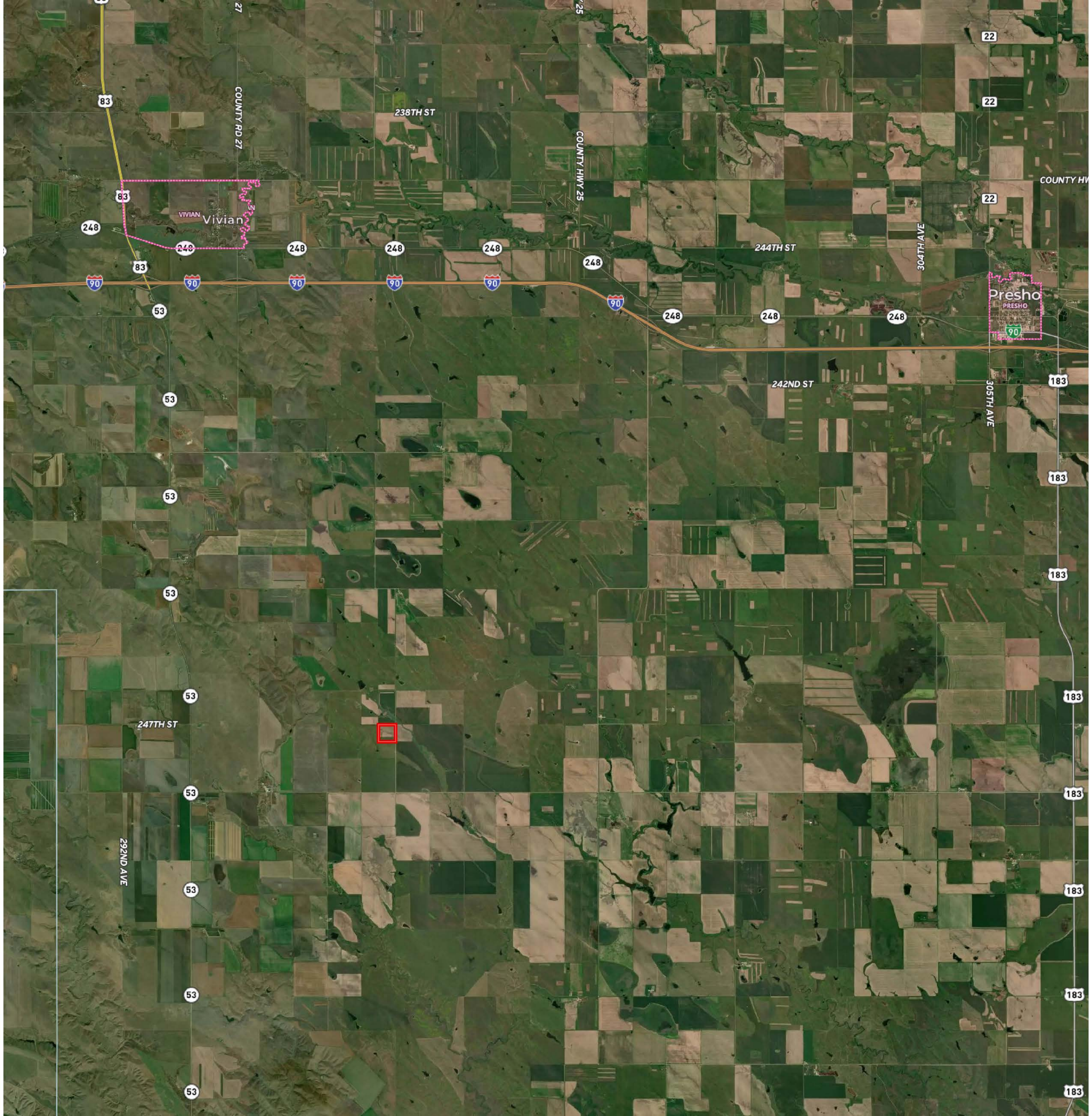


Soil: Non-Irrigated

Boundary 39.01 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
OnD	Opal-Sansarc clays, 6 to 15% slopes	38	17	6e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PoB	Promise clay, 3 to 6 percent slopes	64	20	3e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PoA	Promise clay, 0 to 3 percent slopes	69	20	3s	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals		45.29	17.81									
39.01 ac		Average	Average		5.19 Cap. Average							





VIVIAN
Vivian

Presho
PRESHO

