



# 80 ACRE ACREAGE

**10,500/ACRE (SELLER NOTE: THE SELLER IS WILLING TO DIVIDE THE PROPERTY INTO 40-ACRE PARCELS.)**

Discover the perfect opportunity with this 80-acre gem of primary farmland, situated just 6 miles north of Sturgis and Whitewood. Access is a breeze via a well-maintained gravel road off Hwy 79 in Meade County.

This versatile land is a mix of grass & alfalfa, currently thriving as productive hayland. With rich Nunn clay loam soils and an impressive average CPI of 85.52, it's ideal for growing hay or crops. The mostly level terrain features a natural drainage draw.

Also, this acreage has water on-site, and electricity to the site with a picturesque view of Bear Butte and the Black Hills! Don't miss your chance to own a piece of this agricultural, residential, or campground haven!



Contact Us

**605-842-3212**



MULTIPLE LISTING SERVICE  
**MLS**



# 80 Acres mostly cropland seeded into grass

Meade County, South Dakota, 80 AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body
- Townships
- Aerodrome
- Heliport
- Seaport
- Gilder Port
- Ultra Light
- Ballon Port



# Soil Report



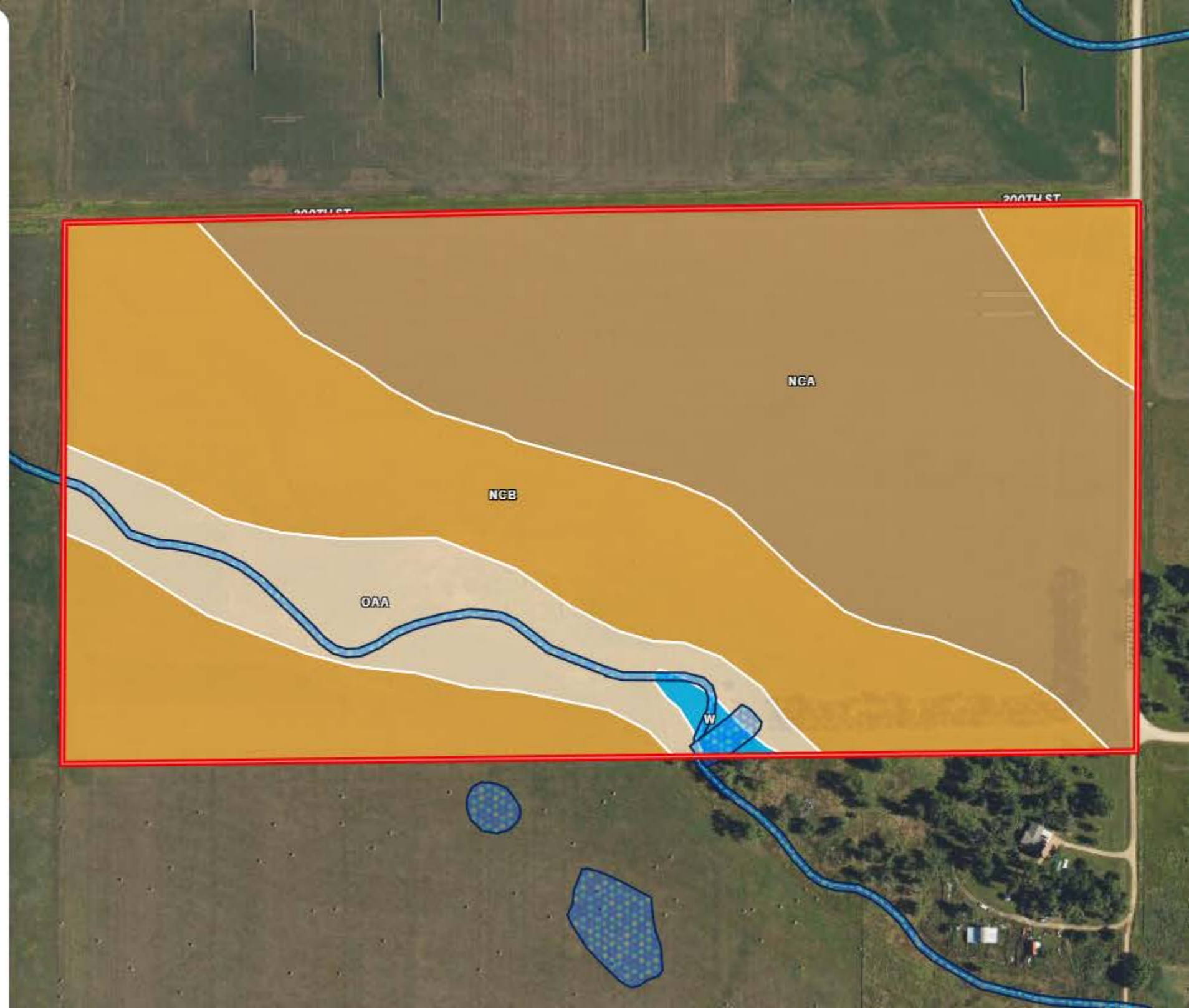
Acres

Capabilities

WAPI

Boundary: 81.01 ac

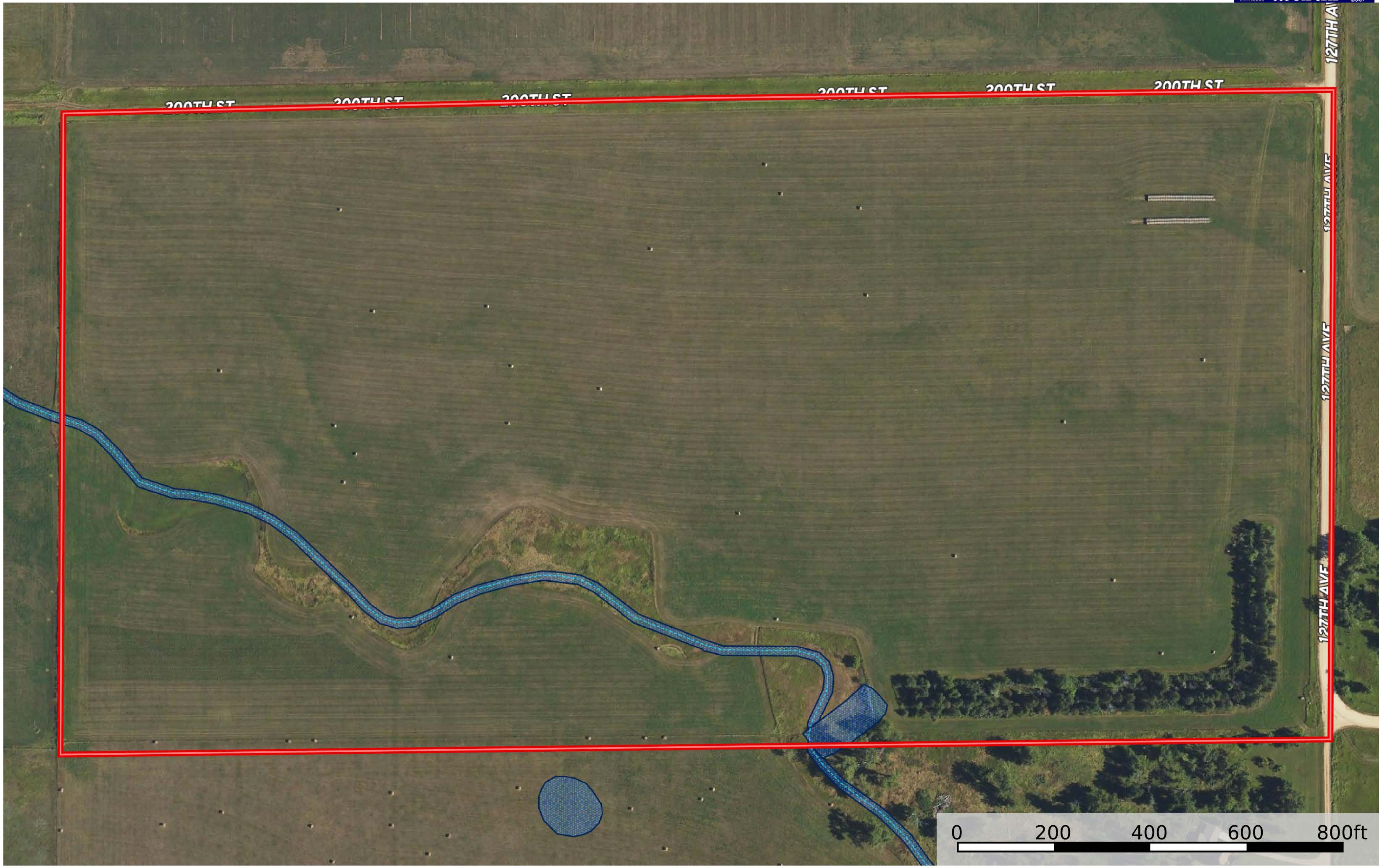
Code	Description	Acres	%	CPI	NCCPI	CAP	?
NcA	Nunn clay loam, 0 to 2 percent slopes	35.82	44.22%	88	41	3s	?
NcB	Nunn clay loam, 2 to 6 percent slopes	34.43	42.5%	81	41	3e	?
OaA	Onita clay loam, 0 to 4 percent slopes	10.16	12.54%	97	45	3c	?
W	Water	0.59	0.73%	-	-	8	?
<b>Totals</b> 81.01 ac		<b>85.5 CPI Average</b>	<b>41.2 NCCPI Average</b>	<b>3.04 Cap. Average</b>			





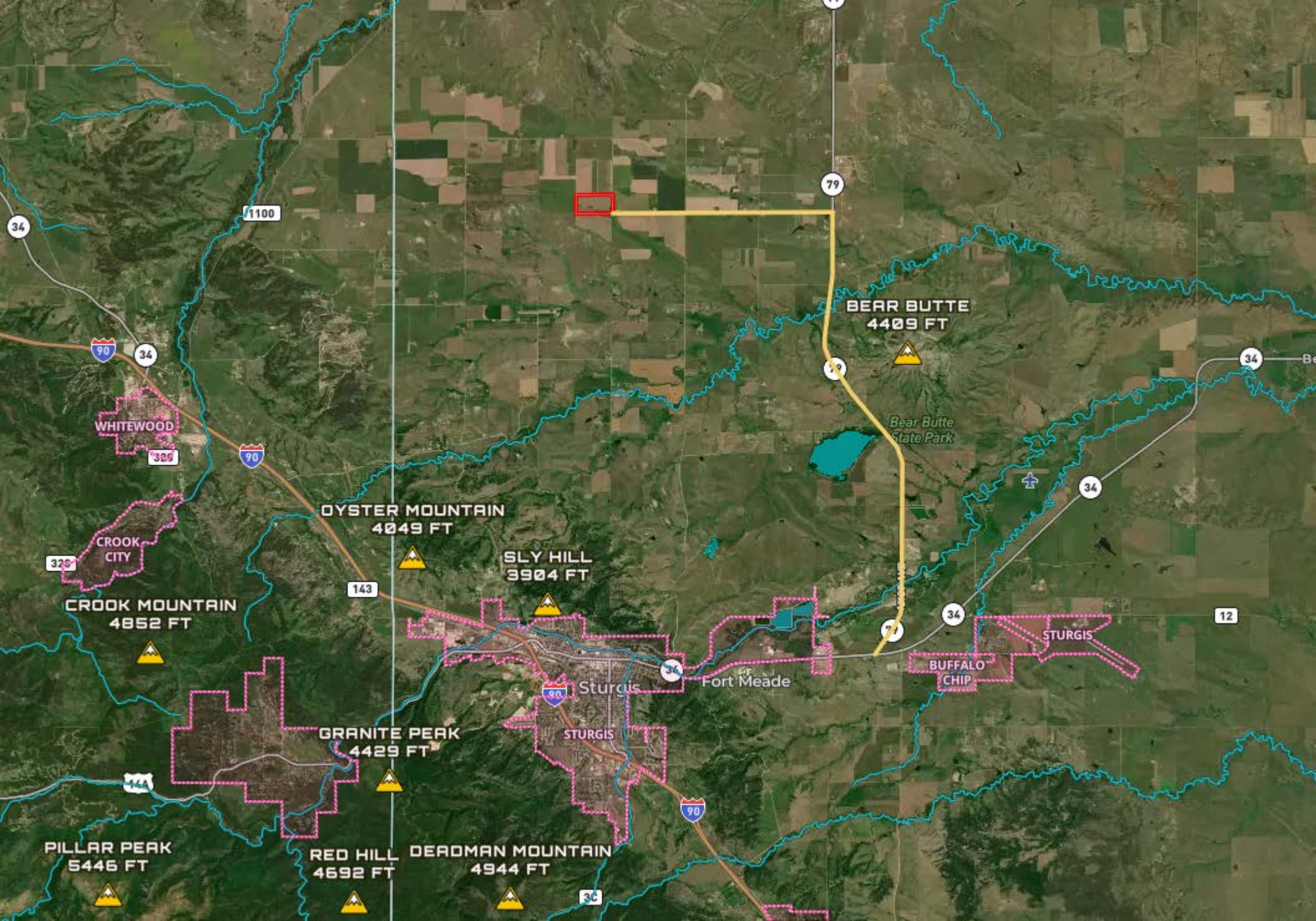
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**BEAR BUTTE**  
4409 FT

**OYSTER MOUNTAIN**  
4049 FT

**SLY HILL**  
3904 FT

**CROOK MOUNTAIN**  
4852 FT

**GRANITE PEAK**  
4429 FT

**PILLAR PEAK**  
5446 FT

**RED HILL**  
4692 FT

**DEADMAN MOUNTAIN**  
4944 FT

WHITEWOOD

CROOK CITY

Sturgis

STURGIS

Fort Meade

BUFFALO CHIP

STURGIS

Bear Butte State Park

1100

79

34

34

90

320

90

320

143

143

90

30

12

34

34

34





Go West on 200th Street  
3 miles

Go North on Hwy 79  
6.44 miles from Sturgis

