

# DIXON TWP

SOUTH

R 73 W

T 99 N



# 160 Acres of Farmland Dixon Twp, Gregory County, SD

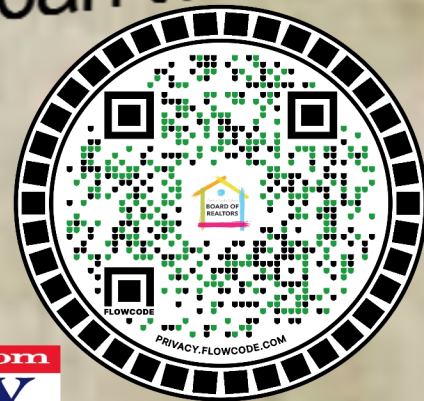
160 (+/-) acres in Dixon Township, Gregory County, South Dakota of crop/grazing land with rural water and dugout. Excellent pheasant hunting. There are around 141.6 tillable acres. The soil productivity average is 47. Good residential and recreation property!

From Gregory, SD it is 8.5 miles on Hwy 47, from Dixon on Hwy 44 it is 2.5 miles

Legal: NW1/4 of 35-99-73 (160 acres)

Price: \$3900

Scan to Website



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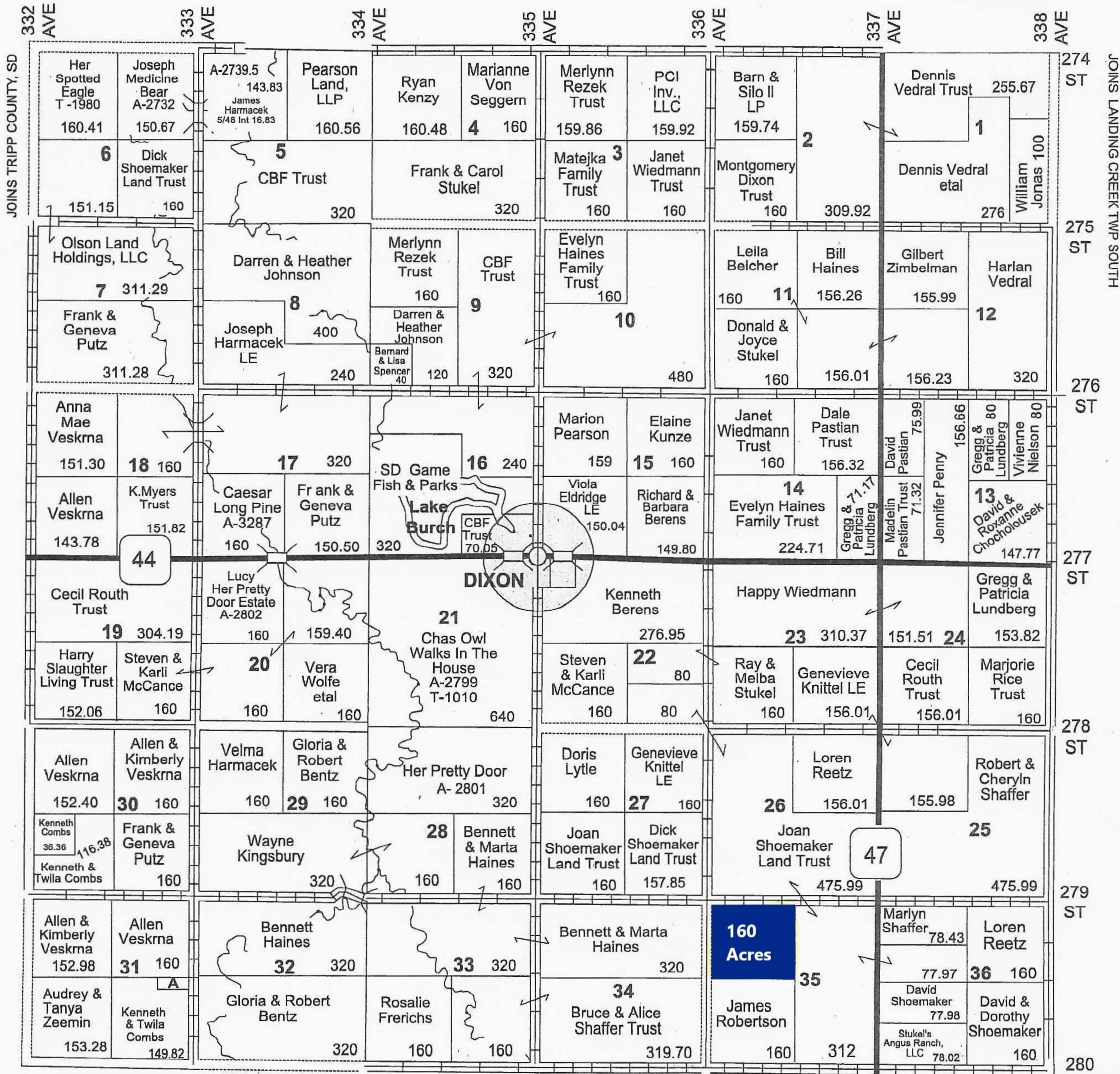
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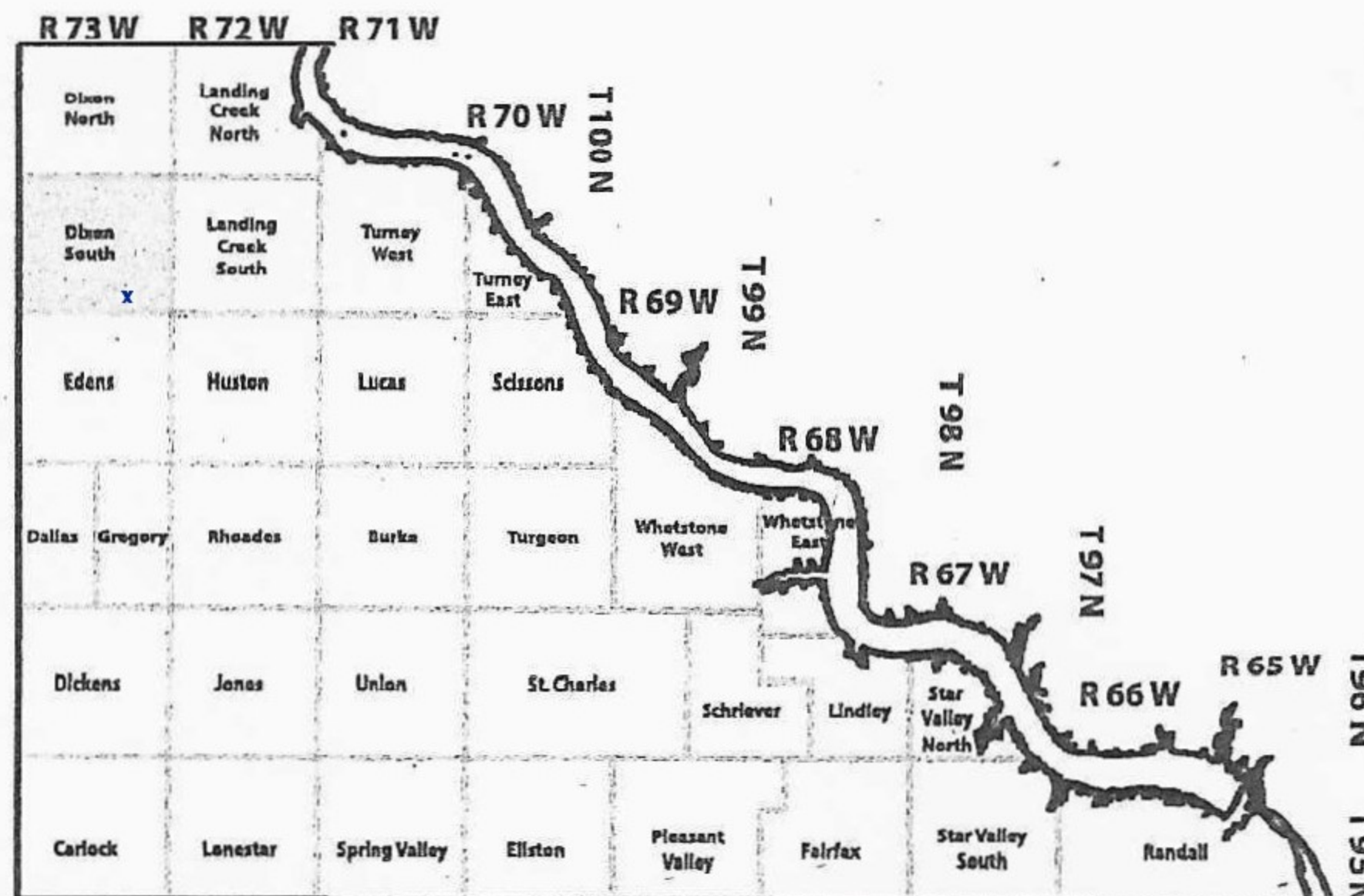
JOINS DIXON TWP NORTH



**Small Tracts**

Section 31 A Brent & Jennifer Combs - 6

JOINS EDENS TWP





T99N R73W  
SEC 35



 Boundary

# SOIL REPORT

Search by TRS

Gregory

TWP 99

N

RNG 73

E

SEC 35

GO

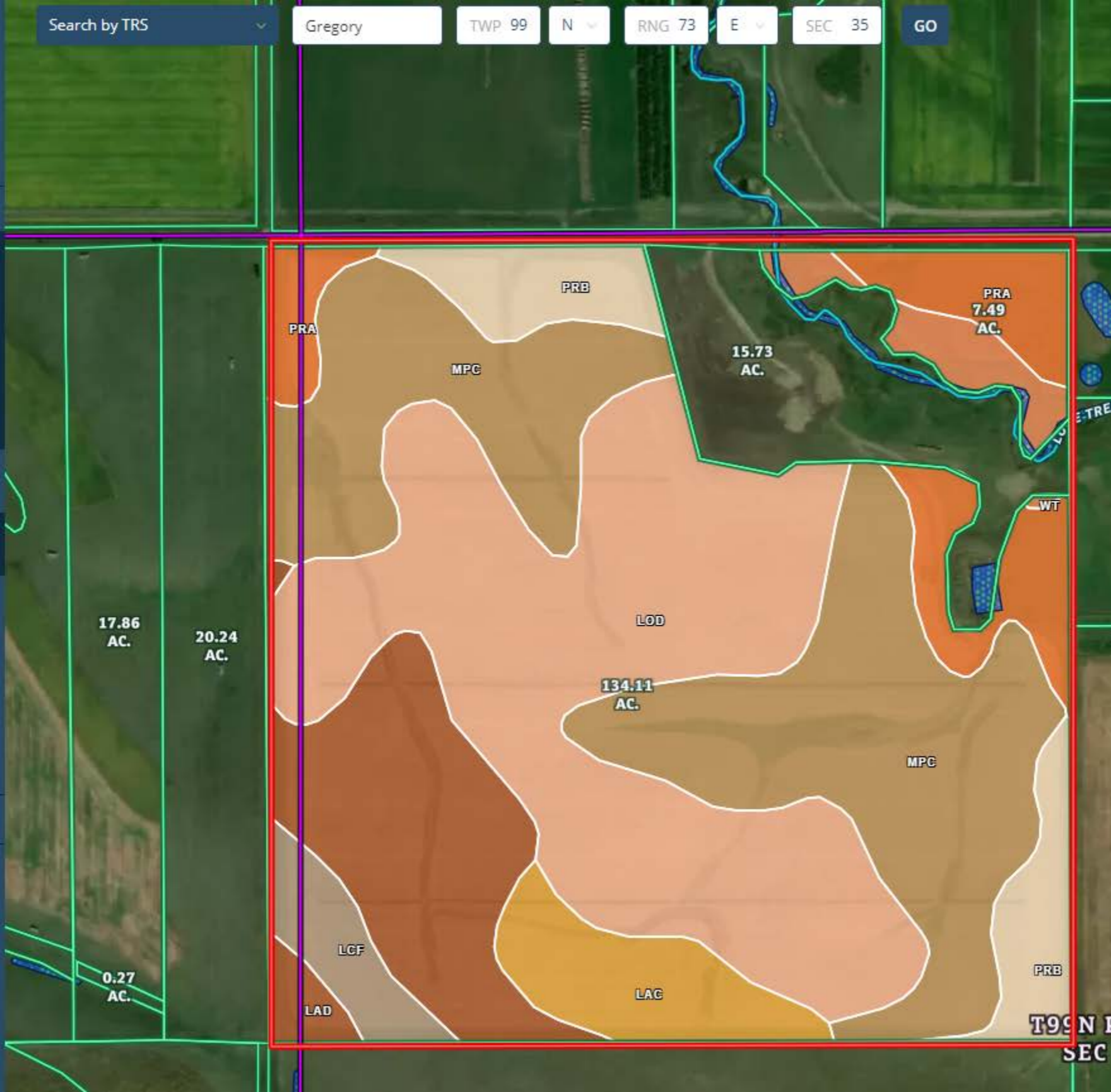
ACRES

CAPABILITIES

WAPI

FSA 141.45 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	46.28	32.72%	34	20	4e
MpC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	42.03	29.71%	59	26	4e
LaD	Labu clay, 9 to 15 percent slopes	17.59	12.44%	36	22	6e
PrA	Promise clay, 0 to 3 percent slopes	11.79	8.34%	69	20	3s
PrB	Promise clay, 3 to 6 percent slopes	9.07	6.41%	64	20	3e
LaC	Labu clay, 6 to 9 percent slopes	7.27	5.14%	43	24	4e
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	3.99	2.82%	33	20	6e
Wt	Wendte silty clay, channeled, occasionally flooded	3.44	2.43%	33	24	6w
Totals		46.93	CPI	22.34	NCCPI	4.21
141.45 ac		Average	Average	Average	Average	Average

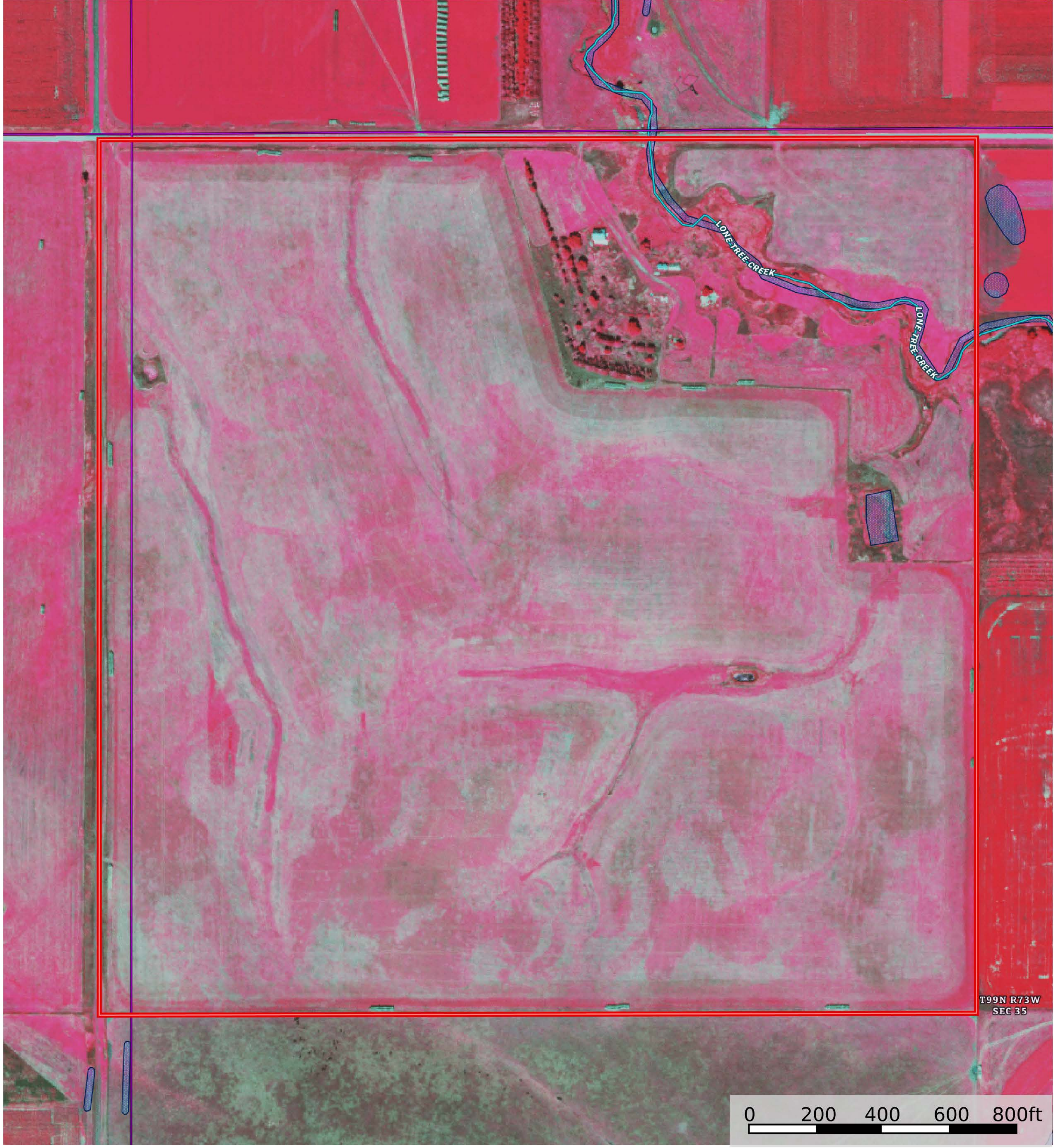




- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

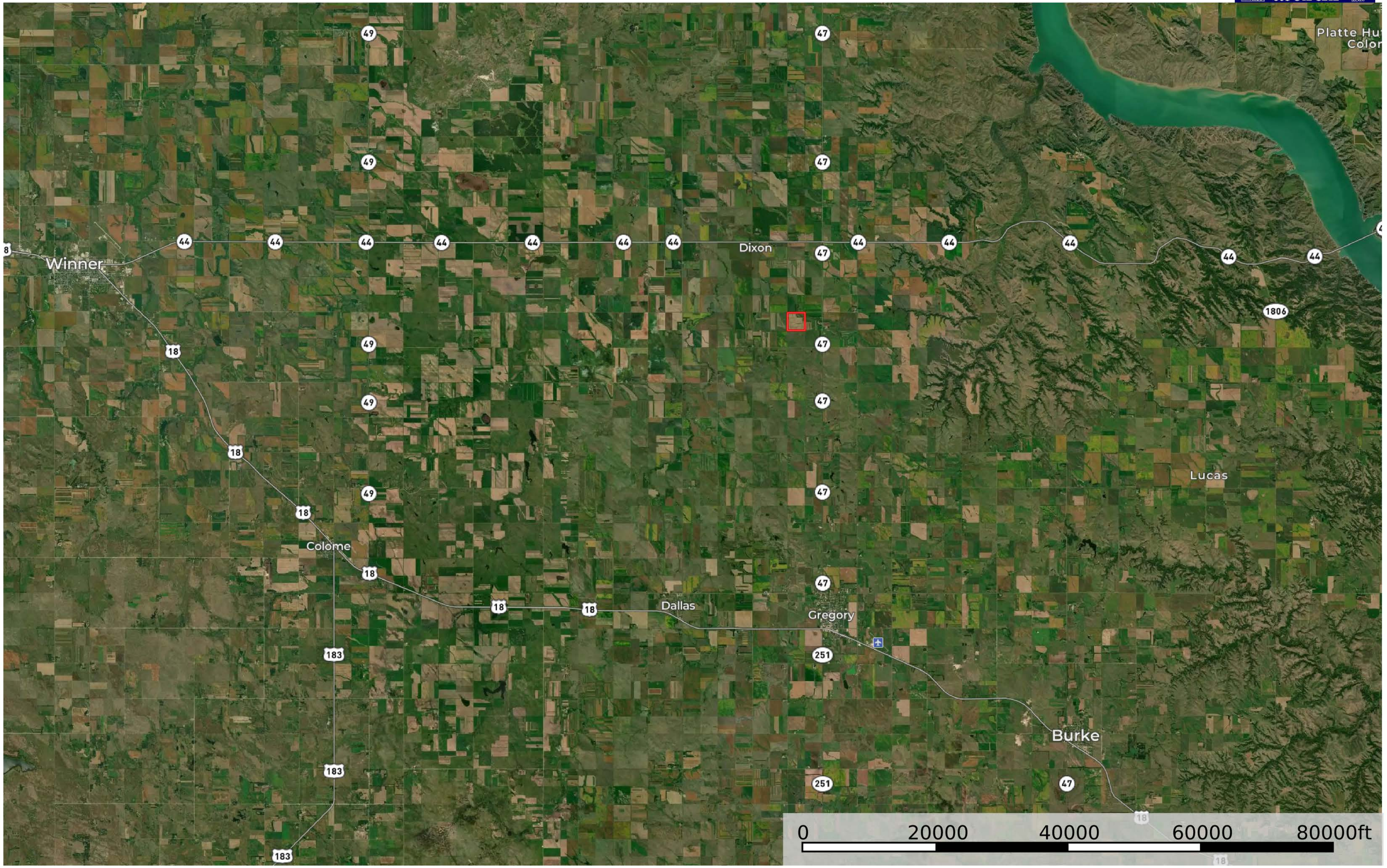


-  Boundary
-  Wetlands
-  Riparian
-  Stream, Intermittent
-  River/Creek
-  Water Body



T99N R73W  
SEC 35

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



 Boundary