



STATE LAND AUCTION

STARTING BID \$107,000

STATE HISTORICAL SOCIETY PROPERTY
97.50 ACRES OF AGRICULTURAL LAND
LOCATED IN NORTHWEST
SULLY COUNTY, SOUTH DAKOTA

97.50 Acres

35-116N-80W

Sully County

South Dakota

Public Auction

Late May TBD

Minimum bid

\$107,000

**OFFICE OF SCHOOL
AND PUBLIC LANDS –
STATE OF
SOUTH DAKOTA**

500 East Capitol
Pierre, SD 57501

605-773-3303

www.sdpubliclands.com

**Property is located 32 miles north
of Pierre, SD**



**THIS
PROPERTY
CONSISTS OF
UNIMPROVED
AGRICULTURAL
LAND LOCATED
ALONG THE
EAST BANK OF
THE MISSOURI
RIVER. 95.70
ACRES OF
PASTURE WITH
NO
IMPROVMENTS
CURRENTLY
ZONED AS
AGRICULTURE
DISTRICT B.**



The property provides good panoramic views of the Missouri River. Typical for properties along the Missouri River, the subject property does not have direct access to the river, with the Corp of Engineers/USA buffer between the river and the subject property. Property fences are limited to the south property line only - there are no other fences on subject property.

Topography of the property ranges from hilly and steep to fairly level plateau. Approximately 85 percent of the property is hilly to steep the remaining 15 percent is a fairly level plateau.

Topography of subject property is typical to this area along the east and west banks of the Missouri River. According to AgriData, Inc., none of the property is located within a flood zone.

Access is limited to the property, there is no access without crossing private property or a deep ravine that would not be passable by vehicle.