



This is an excellent hunting tract in a good pheasant, grouse and partridge area and there is enough habitat to attract white-tailed deer to the property. Located only approximately 13.5 miles, from Lemmon, SD which offers most services plus motels to stay in. This property is very accessible adjacent to an improved township road yet quite isolated with few neighbors. It offers exceptional pheasant hunting opportunities and has been enrolled in the Conservation Reserve Program since 1997. In 2007 it was renewed for five additional years at \$3,256/year for a conservative cash flow return. There is a good vegetative cover of alfalfa/tamegrass which would also offer good hay production in later years. The topography is undulating to hilly and the soils are Belfield-Daglum-Rhoades class II-VI loamy/sandy loam.
\$86,000

Legal Description: SW1/4, Section 8, T130N,
R92W, 5th PM, Adams County, ND



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