

Bird Hunters CRP Paradise



This parcel of 160 acres is highly tillable with 152.7 acres and the owner has extended 113 acres of CRP until 2014. This parcel is located in a prime South Dakota Pheasant Belt in Southern Clark County only 30 minutes from Watertown and 4 hours west of Minneapolis, MN. It has been groomed for bird hunting with 3 tree planting plots and food plots. It also has some low areas and a stock dam for water. Income potential on this 160 acres with the CRP program is approximately \$9,315 annually and taxes are \$1,070 per year. Great investment with income and hunting combined. **\$392,000**

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