

McCook County, *South Dakota*

FARMLAND AVAILABLE

238.53

ACRES M/L



PRODUCTIVE CENTURY FARM
WITH DEVELOPMENT POTENTIAL

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Listing #19768

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Property Information

Peoples Company is pleased to represent the beneficiaries of the Charlene M. Jarratt Family Living Trust in the sale of this exceptional 238± acre farm located just west of Lake Vermillion and east of Canistota in McCook County, South Dakota.

A true Century Farm, this property has remained in the Jarratt family since the 1800s, representing generations of stewardship and agricultural heritage. Farmland with this type of history and long-term family ownership rarely reaches the open market, creating a unique opportunity to acquire a property that may not be publicly available again for generations.

The farm consists of highly productive agricultural land and offers an attractive combination of current farming utility, long-term investment value, and future development potential. Its location near Lake Vermillion and within the greater Sioux Falls growth corridor further enhances the long-term appeal of this exceptional McCook County landholding.

The property is comprised of a full 160-acre tract on the north and an adjoining short 80-acre tract immediately to the south, creating an attractive opportunity to acquire a sizable contiguous landholding. Approximately 148± acres are tillable, providing productive agricultural income potential, with the balance consisting of grassland and other non-tillable acres.

An additional feature of the property is existing drainage tile on portions of the north 160 acres, adding value to the agricultural operation and productivity of the farm. Soil maps and available tile information are available for review.

Beyond its agricultural attributes, the property offers intriguing long-term development potential due to its location near Lake Vermillion and within convenient proximity to Sioux Falls. The continued growth of the Sioux Falls metropolitan area, combined with the recreational appeal of Lake Vermillion, provides an additional dimension to the property's long-term investment potential. Buyers have the opportunity to acquire productive farmland capable of generating agricultural income today while maintaining exposure to potential future residential, acreage, recreational, or other development opportunities.

The combination of productive tillable farmland, existing drainage improvements, proximity to Lake Vermillion, and accessibility to the growing Sioux Falls market makes this a unique offering for farm operators, investors, developers, and buyers seeking a long-term land investment.

Geographical Map



Directions

From Canistota, SD (Nearest Town): Head north out of town on Main Street (which becomes 444th Avenue). Turn right (east) onto 261st Street / City Highway 16. Follow 261st Street straight east for 6 miles until you hit 450th Avenue. Turn left (north) onto 450th Avenue. Drive north for 1 mile. The destination, 45000 262nd Street, is located at the intersection of 262nd Street and 450th Avenue.

From Humboldt, SD: Head west out of town onto Interstate 90 West. Take Exit 374 for 451st Avenue (towards Canistota/Monroe). Turn left (south) onto 451st Avenue. Follow 451st Avenue south for about 4.5 miles. Turn right (west) onto 262nd Street. Arrive: Continue west on 262nd Street for 1 mile. The destination will be on your left at the intersection of 450th Avenue.

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Tillable Soils Map

Code	Description	Acres	% of Field	OVERALL NCCPI
● EbC	Clarno-Ethan-Bonilla loams	46.45	31.27 %	64
● CdA	Clarno-Bonilla loams	42.11	28.36 %	67
● ChB	Clarno-Ethan-Bonilla loams	20.32	13.68 %	65
● EcD	Ethan-Betts loams	18.24	12.28 %	56
● CcB	Clarno loam	10.10	6.80 %	65
● HeB	Hand-Ethan loams	6.57	4.42 %	64
● CeB	Clarno-Davidson loams	2.45	1.65 %	51
● Ca	Bon loam, channeled	2.16	1.45 %	36
● Ck	Crossplain clay loam	0.12	0.08 %	37
Average:				63.4



Price: \$2,450,000



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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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