



L&E Properties 1,398+/-Acres 6 Diverse Parcels, Bennett County, South Dakota, 1,398.00 Acres **\$2,276,906**

Located in Bennett County, South Dakota, L&E Properties offers a multitude of possibilities. With its proximity to Lacreek National Wildlife Refuge, a 16,410-acre wildlife preserve, L&E Properties hosts nearly every species known to North America. Located on the North American waterfowl flyway this property hosts every species of waterfowl along with upland bird species pheasant, grouse and prairie chicken. In addition to the outstanding bird hunting opportunities, this property is home to world-class whitetail and mule deer plus antelope and a growing elk herd in the county that occasionally pass through. This is truly one of the most diverse wildlife populations in the country. In addition to all the hunting possibilities, L&E Properties also offers rolling farmland that would fit into an existing operation or a stand-alone farming operation. A portion of the property offers highway frontage in the county seat of Bennett County. Martin, South Dakota is on a very well-traveled route used by truckers and commuters between I-90 to the north and I-80 to the south. The commercial development potential of this property is ongoing and active. L&E Properties will be offered as an entire unit or in individual parcels. Don't miss this chance to own one of the most diverse properties we've ever had the opportunity to offer.

Parcel 1: Contains 304+/-Acres and is located on the outskirts of Martin, S.D. There has been extensive commercial development in the past 15 years on this parcel. Listing Price-\$2,000 per acre.

Parcel 2: Contains 145+/-Acres and is located a short distance Southeast of Martin, S.D. Listing Price-\$1,250 per acre.

Parcel 3: Contains 309+/-Acres and is located 2 miles East of Martin, S.D., along Highway 18. There are 9 older grain bins with approximately 70,000 bushels of storage. This parcel has a mix of farm ground and native grass. Listing Price-\$1,250 per acre.

Parcel 4: Contains 320+/-Acres and is located approximately 10 miles East of Martin, S.D., and borders the Lacreek National Wildlife Refuge. Listing Price-\$1,750 per acre.

Parcel 5: Contains 160+/-Acres and is located approximately 2.5 miles Northwest of the Lacreek National Wildlife Refuge headquarters. Listing Price-\$1,750 per acre.

Parcel 6: Contains 160+/-Acres and is located approximately 2.5 miles North of the Lacreek National Wildlife Refuge headquarters and has a mile of Refuge frontage. Listing Price-\$1,750 per acre.

Contact Broker for more information.

Main Info

- Postal / Zip Code : 57551
- Lot Size Acres : 1,398.00 Acres
- State / Province : South Dakota
- Dwelling : No
- County : Bennett
- Closest City : Martin

Taxes

Tax Year : 2018

Estimated Taxes per year are \$9,983.00

Broker Info



Jeff Johnson

Heartland Country Real Estate

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Jeff obtained his South Dakota Broker Associate License in March of 2017. He received his Nebraska Sales License and joined Heartland Country Real Estate in February of 2019. Jeff is a lifelong resident of Bennett County, South Dakota. Jeff is a third generation farmer and rancher in the Vetal area with almost 30 years in the business. Jeff and his wife Lonna had the opportunity to purchase his parents ranch. They operate a diversified cow/calf and irrigated farmland operation with their family. He attended South Dakota State University and graduated with a degree in Animal Science. In addition to his agricultural network throughout the area, Jeff is active in numerous community groups and organizations. His experience and knowledge of the ag community will make him a valuable resource to Heartland Country Real Estate.

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