



**88.37 +/- Acres of Highly Productive Davison County Crop Ground**  
**Property Location:** 4 miles West of Cubby's/Hwy 37 By Pass (245th St) then  
1/4 mile South on 404th Ave. Mitchell, SD  
**Live Auction will be conducted at the Davison County 4H Building**  
**40698 W Havens Ave, Mitchell, SD**

**Saturday, November 23, 2024 @ 11:00 AM**  
**Owners: Robert H. & Beverly Swenson Revocable Living Trust**

**Tract 1:** Legal Description: NW 1/4 Ex W 428' of E 969' of N 838' & Ex  
N 838.14' of W 1671' & Ex S 418' & Ex Tract 1 R.H. Swenson Tract  
26-103-61 Beulah Twp, Davison County, South Dakota  
**2023 due in 2024 Taxes: \$1,469.14 / Year**

**Description:** 88.37 +/- Taxable Acres. This Parcel consists of 85.63 acres of highly productive crop ground with a Soil Productivity Index of 83.2. Great location and good access to competitive grain markets. Opportunities like this don't happen everyday! If you are looking to expand your farm operation, don't overlook this property.

DCP Cropland Acres: 85.63

***For more information on this property go to [www.deanedwardsauction.com](http://www.deanedwardsauction.com)***

**Putting Technology & Tradition to work for you!**

For complete Description and Terms &  
Conditions please check out our website

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