

**Sale Name:** Moody Ranch Estate Absolute Real Estate Auction

**LOT 2 - Tract 2**



**Description**

**TRACT 2**

Township 2 South Range 21 East, BHM, Jackson County, South Dakota

Section 5; LOTS 3, 4, S1/2NW1/4, SW1/4

Section 6; LOTS 1, 2, 3, 4, 5, 6, 7; SE1/4NW1/4; E1/2SW1/4; SE1/4; S1/2NE1/4 less Hwy ROW AND less 7.07 ACRES IN THE NE1/4 (Moody Tract)

Section 6; Beginning at the E1/4 corner of said Section 6 running thence 1,100 feet due west along the east and west quarter lines to a point; thence 280 feet due north parallel to the east line of said section to a point; thence 1,100 feet due east parallel to the east line of said section to a point on the east line of said section; and thence 280 feet due south along the east line of said section to the place of beginning containing 7.07 acres or less.

Tract 2 includes 926.17+/- Acres. Approximately 65.29+/- acres in hay production and the balance acres currently utilized for grazing and the headquarter area. Roughly 2 miles of Brady Creek meanders across and through the property providing outstanding winter protection, and wildlife habitat! The property is accessed straight off of South Dakota Highway 73, which it borders for 1 mile. The improvements are modest and in some need of TLC. Improvement highlights include the 3 bed 2 bath home which is fully functional with a newer shingled roof and siding and attached 2 car garage. The post and frame style steel covered shop on the property was built in 2011

and measures 40' wide and 64' long. The main shop, barn, and corrals are definitely usable and add significant value to the property.

There is also a second home which is non-functioning currently, however, could be revived to serve purpose again.

Tract 2 comes with two existing water taps to the West River Lyman Jones water system, as well as pipeline water tanks and windbreak. All in all an amazing tract of land!

**Quantity: 1**



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