



## HAFNER RANCH

BISON, SOUTH DAKOTA | 480 ACRES | \$740,000

The Hafner Ranch is situated in one of the most fertile regions of western South Dakota, encompassing 480 acres of highly productive crop, hay, and native rangeland. It is available as a single parcel or can be divided into three separate parcels for purchase. This diverse property features a mix of cultivated crops, native grasses, and hay fields. The area is renowned for growing crops such as corn, sunflowers, wheat, oats, and hay. The hard grasslands of western South Dakota are also famous for supporting exceptional cattle weight gain. Wildlife on the ranch consist of deer, antelope, grouse, coyotes, turkeys, bobcats and fox.

The Hafner Ranch is located 9 miles south of Bison South Dakota. With the towns of Lemmon South Dakota 45 miles to the east and Buffalo South Dakota 56 miles to the west. Opportunities to purchase productive properties in the area are rare. The area in and around Bison South Dakota is known to be very productive.





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## ACREAGE DESCRIPTION

Parcel A is 160 acres of productive farm land that is capable of producing corn, sunflowers wheat and oats. Property is located 5 miles west of Bison South Dakota on Hwy 20 then south on Bixby Rd 6 miles then east on Section line Rd 1 mile then ½ mile south.

Parcel B is 200 acres with 120 acres of native hay with the remaining acres native pasture. Property is located 5 miles west of Bison South Dakota on Hwy 20 then South 7 miles on Bixby Rd.

Parcel C is 120 acres of native range land with one small stock dam. Property is located east of Bison South Dakota on Hwy 20 then south 8 miles on Lake Rd.

Parcel A: \$320,000

Parcel B \$300,000

Parcel C \$120,000







## WAYNE CHILDERS

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