



**A1 DEVELOPMENT  
SOLUTIONS**

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**FOR SALE:**  
**CLASS A FEEDLOT**  
346 +/- Acres  
Yankton County, SD



## GENERAL DESCRIPTION:

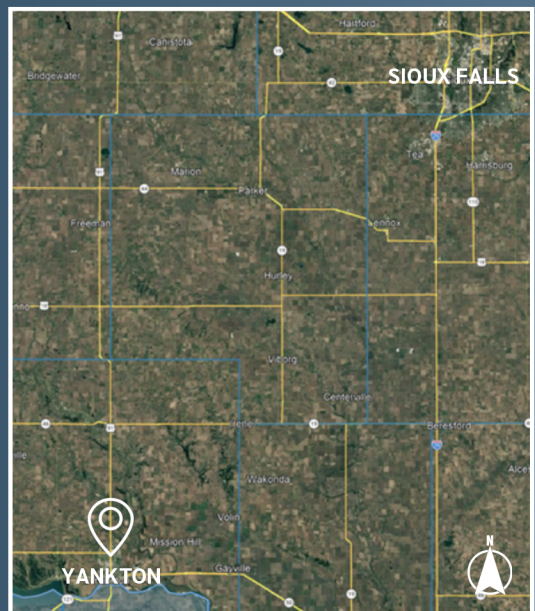
The Yankton Feedlot and Auction Barn is a turnkey, custom cattle feeding and auction operation on approximately 350 acres in southeast SD.

Permitted to feed 7,060 head of beef in open lots and 1,700 head under roof. All necessary equipment and experienced long-term staff in place.

Property also includes 212 acres of tillable ground; 106 acres of which is under pivot irrigation.

Improvements include:

- auction ring with scale
- veterinary office
- two sets of tubs/squeeze
- alleys and hydraulic chutes
- 80-foot outdoor scale
- feed shed with concrete bunkers
- roller mill
- silage/haylage pad
- maintenance shop
- pivot water drawn from holding ponds
- double-wide mobile home for on-site housing





### SITE SPECIFICS:

- 30651 US-81, Yankton, SD 57078
- 350 +/- Gross Acres (Broke out into 5 parcels)
- Located 2.5 miles north of City of Yankton
- Permitted for up to 7,060 Animal Units



### UTILITIES:

- Water: 2 active groundwater permits (1.65 cubic ft/second & 0.56 cubic feet/second)
- Power: Northwestern Energy
- Natural Gas: Northwestern Energy
- Fiber: SDN Communications
- Nearest Rail: SD State RR



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