

# LAND FOR SALE

40.17 +/- ACRE LIVESTOCK YARD • BON HOMME COUNTY, SD

**40.17 +/- Acres • Scotland, SD**  
**PRICE: \$449,000**

**Pifer's**  
AUCTION & REALTY

Originally constructed as a cattle feedyard capable of accommodating up to 1,000 head, this exceptional property offers versatile potential; it can readily serve as an equine facility or cater to various other animals like sheep or goats. Boasting three spacious feeding areas complemented by smaller holding pens, the property provides ample space and facilities to cater to different livestock needs.

#### Facility Features:

- 50' x 30' Maternity Barn with 110/220 Single-Phase Power
- 45' x 48' Open Face Commodity Shed with 110/220 Single-Phase Power
- (3) Large Feeding Areas
- (3) 2,000 Gallon Capacity Tire Waterers, Single-Phase, Concrete Pads
- (3) Big Spring Waterers
- (1) Bohlman Waterer
- 10,000 Gallon Poly Storage Tank (buried) with Pressure Tank, Concrete Pad, and Rural Water Backup

#### Home/Land Features:

- 1,330 sq. ft. House
- (2) Full Bath
- (2) Main Floor Bedrooms
- (1) Upstairs Bedroom
- Stove, Fridge, Washer/Dryer
- 10' x 25' Detached Garage
- 500 Gallon Propane Tank
- Large (healthy) Shelter Belt



For more information contact:  
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