

# FOR SALE: JOHNSON LAND



**25637 470th Ave  
Crooks, South Dakota 57020**

**SIZE:** 101.58 Acres  
**PRICE:** \$18,000 / Acres  
**TERMS:** Cash  
**ZONING:** Please see comments  
**LEGAL:** Please Contact Agent  
**AVAILABLE:** Immediately



**For more information,  
please contact:**

**Kristen Zueger, SIOR**

p: 605.271.2234

c: 605.376.1903

e: [Kristen@VBCLink.com](mailto:Kristen@VBCLink.com)



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

## PROPERTY INFORMATION

- Prime development land located north of Crooks, South Dakota.
- Full rail access along the west property line.
- This land has a gently rolling topography with a high percentage of crop soil, also rated excellent for construction and industrial (less than 3 story) development.
- City of Crooks Comprehensive Development Plan indicates this land will be zoned Industrial and Commercial.
- Water capacity and sewer studies will be performed by the City of Crooks in 2014.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: [VBCLink.com](http://VBCLink.com)

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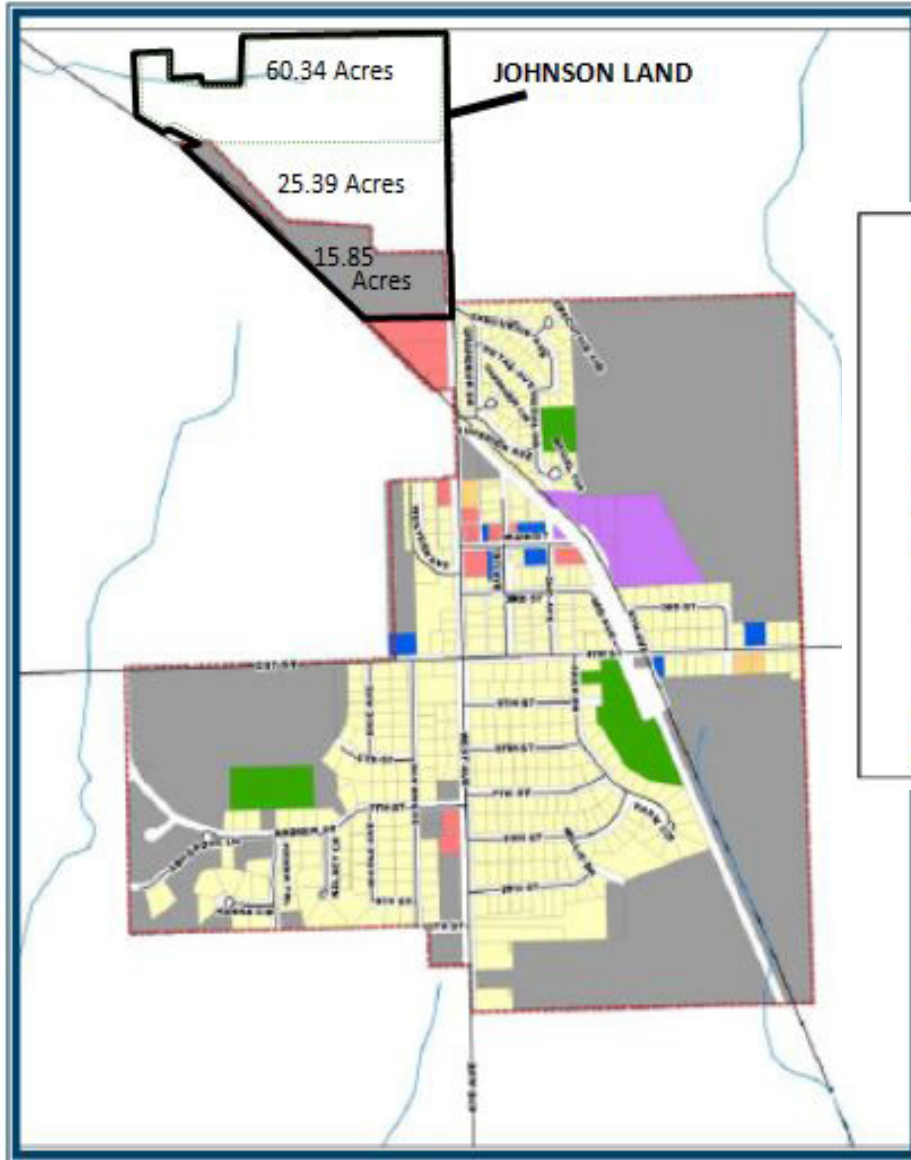
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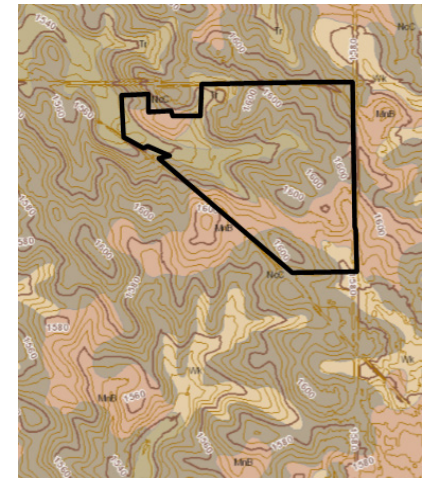
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Topography 4-Foot Contours  
and Soils Map



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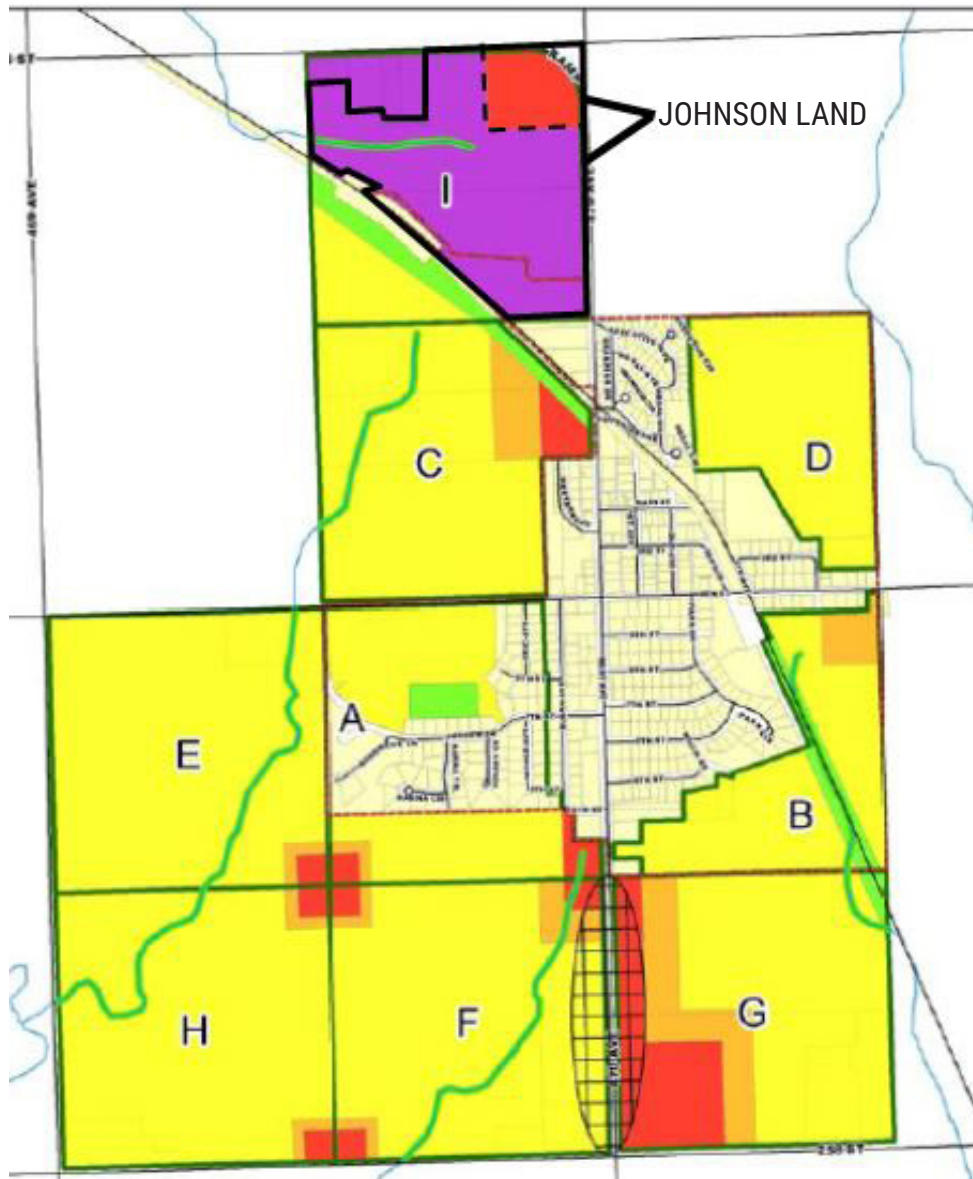
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FUTURE LAND USE



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