



FOR SALE

15,888.35 +/- Acres

Sully & Hughes County, South Dakota



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

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O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

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Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 15,888.35 +/- Acres

PROPERTY LOCATION: Just North of Pierre, South Dakota in Sully and Hughes Counties

PROPERTY DESCRIPTION: This large, irrigated farm lies generally flat with silty loam soils and water supplied by the Missouri River through 85 Valley Pivots. Approximately 2,000,000 Bushel grain facility, 5,000 head feedlot, bulk anhydrous storage, multiple storage buildings and homes.

LEGAL DESCRIPTION: Available upon request.

ACRES DESIGNATION:

12,492.06 Irrigated Acres (76% Irrigated)
2,333.74 Dryland Acres (14% dryland)
951.22 Canal and Vacant Land
73.9 Building Acres
37.43 Feedlot Acres

PUMPING SITES: Lakeside – 6 GE 500 HP electric motor and intake pumping approximately 70,000 GPM.

Lift Station – 5 100 HP and 1 125 HP Motors on the Northwest portion of the farm.

The water diversion dumps into the 13 mile long 60' wide with a 30' bottom canal. There's a 125' drop in elevation from lift station to the Easter portion of the canal. (Average rainfall is 19")

PROMIENT SOILS: Agar Silt loams, Highmore silt loam and Mobridge silt loam. Productivity Class %: Soil classes 1 & 2 average approximately 93 productivity rating with an all-around average of 84%.

IRRIGATION EQUIPMENT:

85 Low Pressure Valley Pivot
13 Corner Systems

Age Ranges:

Pivot #85 New in 2016
9-12 Years old (8%)
24-12 to 16 Years old (31%)
41-16 to 21 Years old (49%)
3-22 to 26 Years old (4%)
4-32 to 37 Years old (8%)

UNDERGROUND PIPES:

13 Miles of Irrigation Canal
52 Miles of Water Delivery Pipe

PVC-8" – 6,590 Ft.	Steel Pipe-28" – 1,400 Ft.
PVC-10" – 34,900 Ft.	Steel Pipe-68" – 4,000 Ft.
PVC-12" – 33,000 Ft.	Steel Pipe-78" – 3,000 Ft.
PVC-15" – 48,500 Ft.	PVC-21" – 1,200 Ft.

250 Miles of drainage tile was installed in 2017

125' Elevation drop from Northwest to Southeast allowing free flow in the canal.

FSA INFORMATION:

Cropland Acres:	14,961.94	
Corn Contract Acre Base:	10,726.2	PLC Yield: 139 Bu.
Wheat Contract Acre Base:	1,187.52	PLC Yield: 38 Bu.
Soybean Contract Acre Base:	1,334.08	PLC Yield: 38 Bu.

OTHER AMENITIES:

State walk-in only hunting lease that pays \$102,000 per year (can be terminated)
Thousands of cornstalk bales sold annually.

IMPROVEMENTS: 10 Dwellings

1,092 sq. ft. house, 864 sq. ft. bunk house, 2,432 sq. ft. mobile home, 2,092 sq. ft. house, 1,792 sq. ft. house, 1,532 sq. ft. house, 1,092 sq. ft. house, 1,496 sq. ft. house, 924 sq. ft. mobile home, 834 sq. ft. house.

MAIN ELEVATOR:

7 Bins (75' X 48', 60' X 48', 2-48' X 54', Wet Bin 36' X 60) and 2 dryers with 6,000 Bu. Per hour drying capacity at 10 points.

Quonset 70' X 224' set up to store grain; 2 overhead and 1 hopper bottom bin and a large, certified scale.

Approximately 2,000,000 Bu. Storage total

30,000 Gal. NH3 Tank with nursing tanks

5 Bins (approximately 50,000 Bu.) on the south end of the farm in Hughes County

2,000 Gal. Propane tank

Feedlot

4,800-5,500 head capacity

Silage bunker to hold 5,000 ton of silage

20,000 Bu. Grain bin

Owners take in 2,750 cows to run on corn stalks and silage for approximately 125 days at .90 to \$1.25 per day.

LOCAL MARKETS:

Fort Pierre Livestock market – 14 miles

Onita has two grain outlets – 20 miles (Northwest Grain Growers-Pacific Northwest Cooperative)

Ringneck Energy Ethanol Plant in Onita – 21 miles

Feedlot – 26 miles

LOCAL SERVICES:

Pierre is the State Capital of South Dakota

School – 14 miles

Avera Hospital – 13 miles

Pierre Regional Airport with 6,900' and 6,881' runways – 14 miles

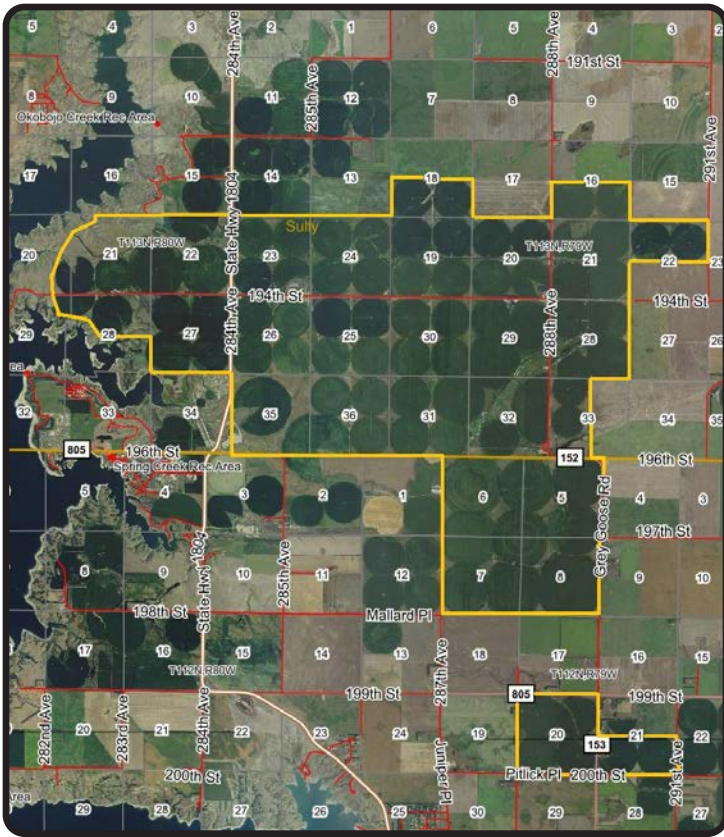
REAL ESTATE TAXES:	Hughes County:	\$44,959.05
	Sully County:	\$120,427.59
	Total:	\$165,386.64 or approximately \$10.40 per acre

PRICE & TERMS: \$172,000,000.00 Cash.

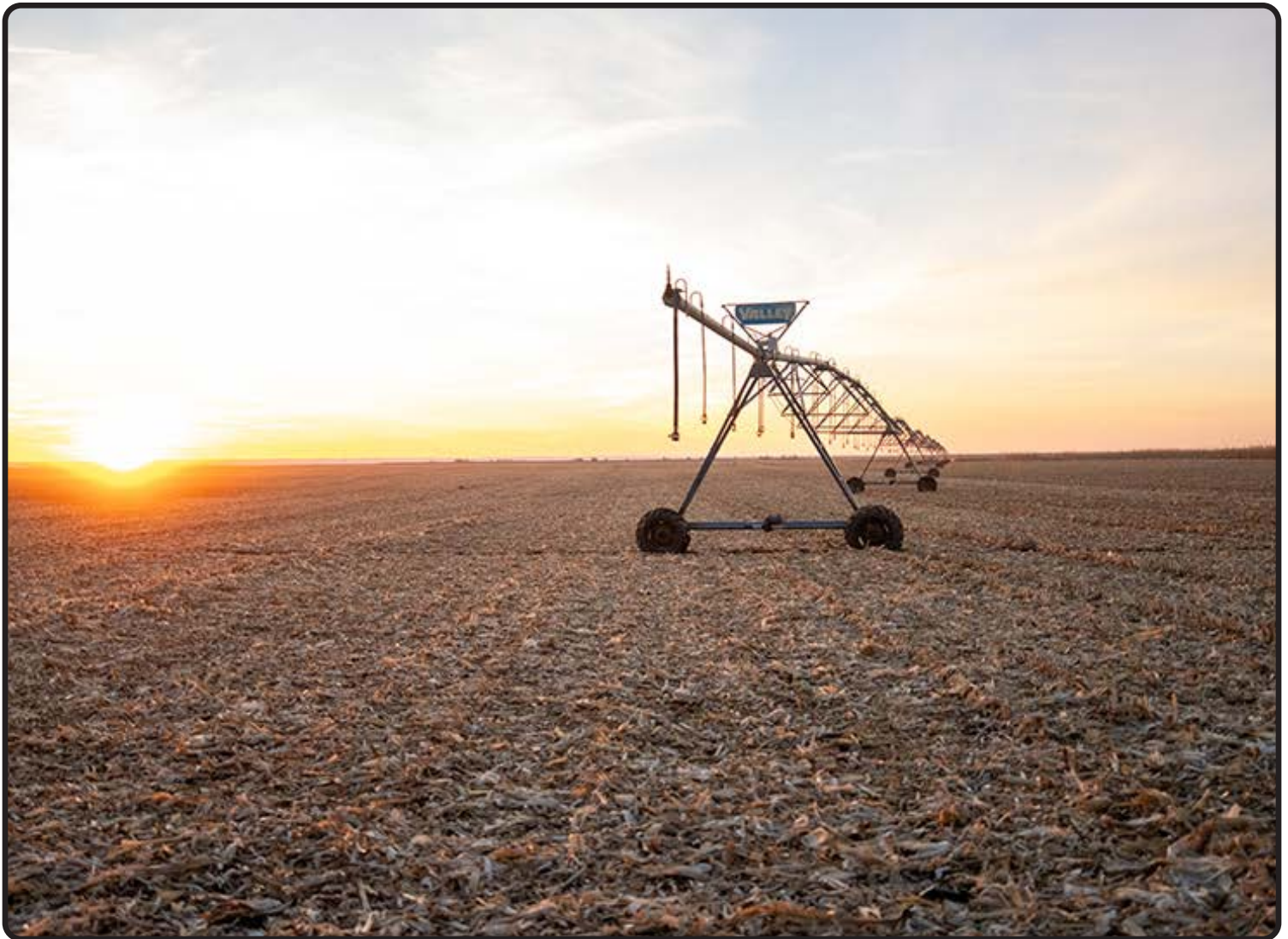
Subject to Seller's completing an IRS 1031 tax deferred exchange on a portion of the proceeds.

BROKER COMMENTS: We believe this may be one of the most profitable irrigated farms in the Midwest. Low pumping costs and real estate taxes additional income from livestock grazing and backgrounding yards along with walk-in only upland game hunting revenue. The proximity to multiple markets and low basis is truly available. Waldo Realty has multiple PDF files with in depth pertinent information to share with interested, qualified buyers. Thank you for your interest!

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundry lines are for visual aid only.

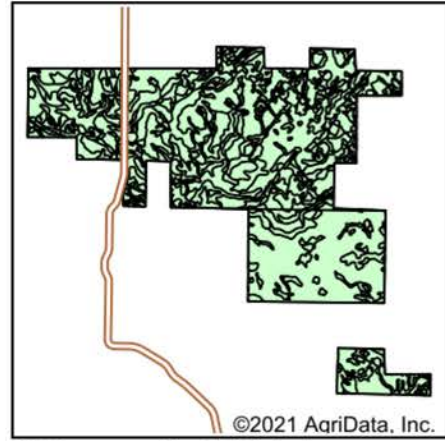
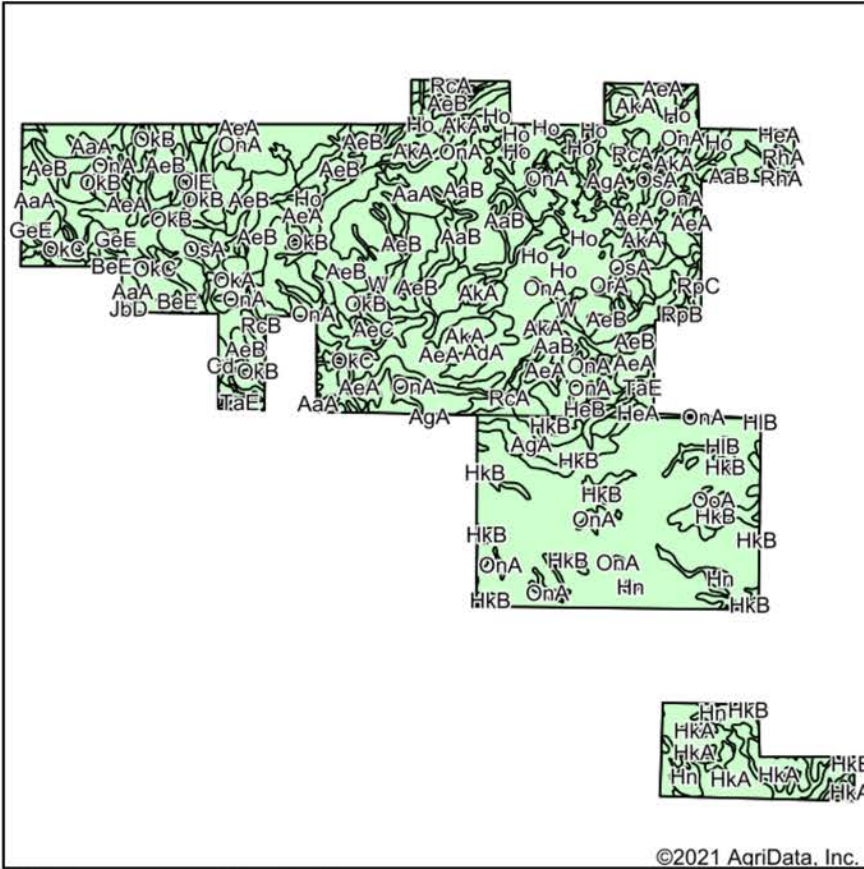








Soils Map



State: **South Dakota**
 County: **Hughes**
 Location: **1-112N-80W**
 Township: **West Hughes**
 Acres: **16919.38**
 Date: **12/6/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
AaA	Agar silt loam, 0 to 2 percent slopes	4304.01	25.4%		IIc	92	33	59	
HkA	Highmore silt loam, 0 to 2 percent slopes	3281.52	19.4%		IIc	92	32	57	
OnA	Mobridge silt loam, 0 to 2 percent slopes	1700.56	10.1%		IIc	94	36	59	
AeB	Agar-Eakin silt loams, 2 to 5 percent slopes	1632.38	9.6%		IIe	84	32	52	
AeA	Agar-Eakin silt loams, 0 to 2 percent slopes	1334.33	7.9%		IIc	92	33	53	
OnA	Mobridge silt loam, 0 to 2 percent slopes	598.70	3.5%		IIc	94	36	59	
AaB	Agar silt loam, 2 to 6 percent slopes	463.91	2.7%		IIe	85	33	58	
HkB	Highmore silt loam, 2 to 6 percent slopes	414.85	2.5%		IIe	91	31	55	
AKA	Agar-Walke silt loams, 0 to 2 percent slopes	271.92	1.6%		IIc	85	27	46	
Ho	Hoven silt loam, 0 to 1 percent slopes	253.01	1.5%		VIIs	15	2	5	
AdA	Agar-DeGrey silt loams, 0 to 2 percent slopes	248.03	1.5%		IIc	71	24	42	
AgA	Agar-Onita silt loams, 0 to 1 percent slopes	210.96	1.2%		IIc	94	36	54	
OsA	Onita-Hoven silt loams, 0 to 1 percent slopes	206.20	1.2%		IIc	59	21	31	
OkB	Oko clay loam, 3 to 6 percent slopes	179.25	1.1%		IIIe	46	19	35	
HeB	Highmore silt loam, 2 to 6 percent slopes	162.72	1.0%		IIe	91	31	55	
RcB	Raber-Cavo loams, 2 to 6 percent slopes	123.34	0.7%		IIe	57	25	43	
AgA	Agar silt loam, 0 to 2 percent slopes	122.82	0.7%		IIc	92	33	59	
R510E	Sansarc-Opal-Dupree, acid, clays, 6 to 25 percent slopes	110.72	0.7%		VIIe	VIIe	24	7	14
GhC	Glenham-Highmore silt loams, 5 to 9 percent slopes	110.28	0.7%		IIIe	62	32	52	
AeC	Agar-Eakin silt loams, 5 to 9 percent slopes	109.86	0.6%		IIIe	74	32	52	
RgB	Eakin-Raber complex, 2 to 6 percent slopes	97.25	0.6%		IIe	76	30	53	
W	Water	68.87	0.4%		VIII	0			
OkC	Oko clay loam, 6 to 9 percent slopes	64.29	0.4%		IVe	37	19	34	

Ru	Betts-Gettys complex, stony	62.19	0.4%	Vlls		1	4	5
CaA	Canning loam, 0 to 3 percent slopes	61.57	0.4%	llls	llls	57	17	25
OkA	Oko clay loam, 0 to 3 percent slopes	52.96	0.3%	llls		49	19	34
RhA	Eakin-Raber complex, 0 to 2 percent slopes	49.56	0.3%	llc		83	30	54
GeE	Gettys clay loam, 6 to 25 percent slopes	49.38	0.3%	Vle		13	21	36
HuA	Hurley silt loam, 0 to 5 percent slopes	45.90	0.3%	Vls		11	1	10
ReB	Ree loam, 2 to 5 percent slopes	45.58	0.3%	lle		80	32	50
OIE	Oko stony clay loam, 6 to 25 percent slopes	44.39	0.3%	Vlls		3	15	21
RcA	Raber-Cavo loams, 0 to 2 percent slopes	41.79	0.2%	llc		60	24	42
HeA	Highmore silt loam, 0 to 2 percent slopes	39.14	0.2%	llc		92	32	57
BeE	Betts loam, 6 to 25 percent slopes	32.54	0.2%	Vle		23	29	44
JcD	Java-Betts stony complex, 3 to 12 percent slopes	31.96	0.2%	Vlls		24	30	46
JbD	Java-Betts loams, 6 to 15 percent slopes	30.40	0.2%	IVe		43	31	51
ReA	Ree loam, 0 to 2 percent slopes	26.38	0.2%	llc		85	32	51
OoA	Onita-Hoven silt loams, 0 to 1 percent slopes	25.77	0.2%	llc		75	29	44
CaB	Canning loam, 3 to 6 percent slopes	25.65	0.2%	llle	llle	50	16	25
OrA	Onita-DeGrey silt loams, 0 to 2 percent slopes	24.62	0.1%	llc		76	28	43
TaE	Talmo gravelly loam, 9 to 25 percent slopes	22.51	0.1%	Vls		9	20	26
OnB	Onita silt loam, 2 to 5 percent slopes	21.82	0.1%	lle	lle	88	38	54
Hn	Hoven silt loam, 0 to 1 percent slopes	20.99	0.1%	Vls		15	2	5
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	19.99	0.1%	lle		80	33	55
RgC	Raber-Eakin complex, 6 to 9 percent slopes	15.65	0.1%	llle		61	29	51
AIA	Akaska silt loam, 0 to 2 percent slopes	14.91	0.1%	llls		66	30	46
GIC	Glenham loam, 6 to 9 percent slopes	12.31	0.1%	llle		64	32	52
AIB	Akaska silt loam, 2 to 5 percent slopes	10.72	0.1%	llle		58	29	46
RpB	Raber-Peno loams, 2 to 6 percent slopes	10.29	0.1%	lle		65	29	52
OhB	Oahe-Talmo loams, 2 to 6 percent slopes	6.85	0.0%	llle		38	24	34
RpC	Raber-Peno loams, 6 to 9 percent slopes	2.31	0.0%	llle		52	29	51
Cd	Wendte-Herdcamp complex, 0 to 2 percent slopes	0.87	0.0%	Vlw		34	9	27
W	Water	0.60	0.0%	VIII		0		
Weighted Average				2.25	0.06	84.9	*n 31.1	*n 53.4

*n: The aggregation method is "Weighted Average using all components"

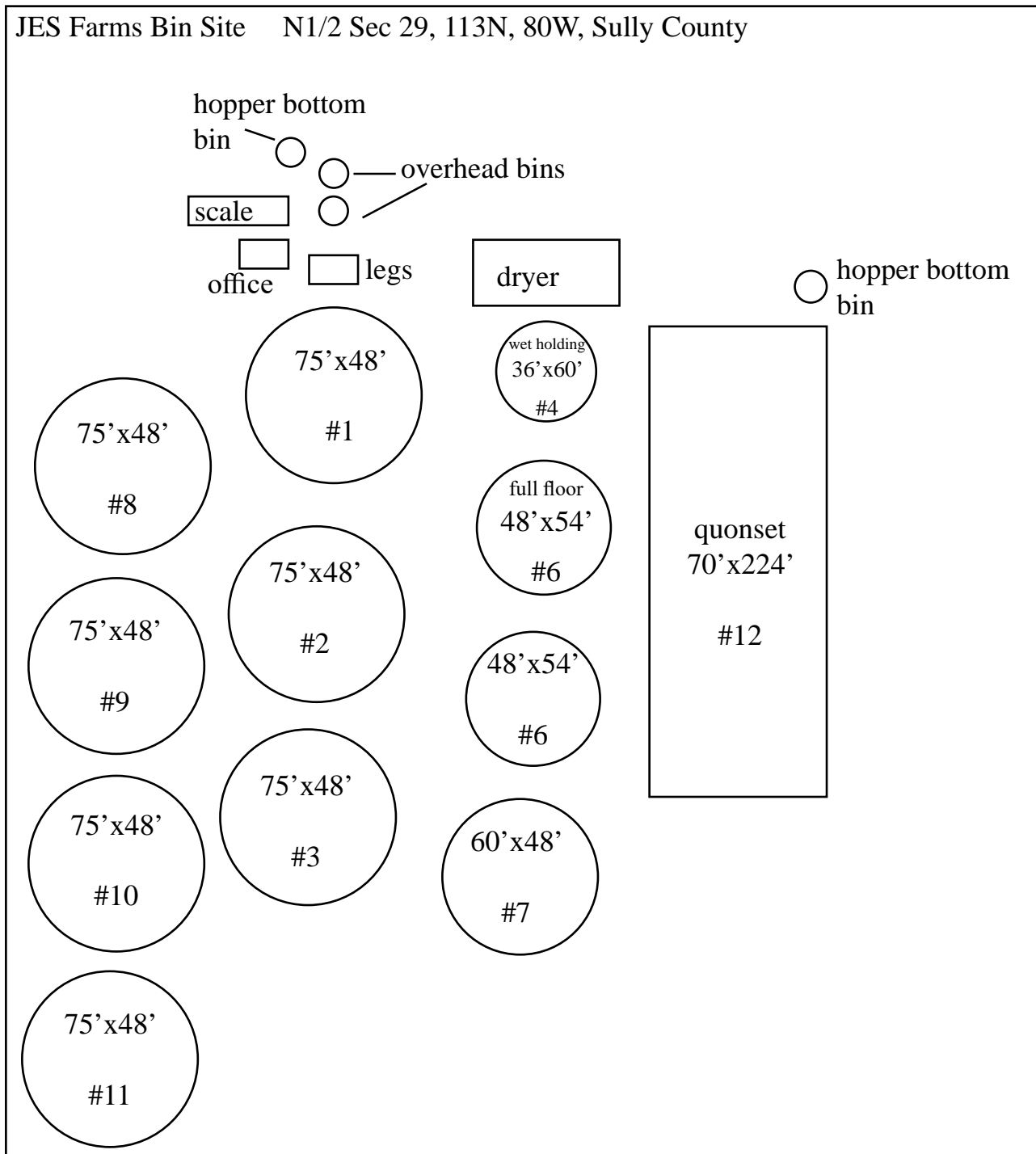
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





JES Farms Bin Site N1/2 Sec 29, 113N, 80W, Sully County



On farm grain drying and storage:

The storage on the farm consists of the facility shown above. There are two dryers with a combined rated capacity of 6000 bushels per hour with 10 points of moisture removal. They are run on propane with a 12,000 gallon storage tank on site. There are two legs that move grain to and from the bins and a third that services only the dryers. The flat storage building can be filled from overhead through the legs and conveyors. The scale is state certified for commerce.

At the main headquarters site there is also approximately 150,000 bushels of storage consisting of six 20,000 bushel bins and five bins of various sizes.

At the feedlot, there is a flat storage building capable of holding approximately 20,000 bushels and a bunker silo large enough to hold 5000 tons of silage.