



Property: 1,360 Acres – Mellette & Jackson Co. SD

Location: 664/A in Sec. 22 & 27 T41N R33W Jackson Co. SD
160/A in Sec. 15 T40N R32W in Mellette Co. SD
160/A in Sec. 34 T40N R32W in Mellette Co. SD
376/A in Sec. 31 T40N R31W in Mellette Co. SD

David Hueneke
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Maquoketa, IA 52060

Total Acres: 1,360
Till. Acres: 1,280
Production Index (PI): 66.1 – 76.4 (Whole Farm Ave.) (With Soils up to 89 PI)
Ask - Gross: \$ 2,900,000.
Per Acre Price: \$ 2,132.

Income:

	1,280	(Tillable Acres)
	X 60.	(Current Lease Contract through 2023)
- Cash Rent:	\$ 76,800.	
<u>Gross Rent:</u>	\$ 76,800.	
<u>R.E. Taxes (Est.):</u>	\$ 7,474.	(Est. \$5.49 per Acre)
<u>Net Return (After Tax):</u>	\$ 69,326.	
<u>Return Hypothetical:</u>	2.39%	

Comments:

- Reasonably Priced South-Central South Dakota farmland
- South Dakota's top PI is 100
- Highly tillable rolling terrain.
- Reasonable taxes
- Possible Hunting Lease
- Farm Lease in place for 2023 (Open lease for 2024 giving opportunity to increase rent)

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

South Central South Dakota Farmland

Mellette and Jackson Counties, SD

Norris-Parmlee SD



Iowa Farm Land Brokers

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Midwest Farmland

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Mellette and Jackson Counties, SD | Norris- Parmlee SD

1,360 Acres | 

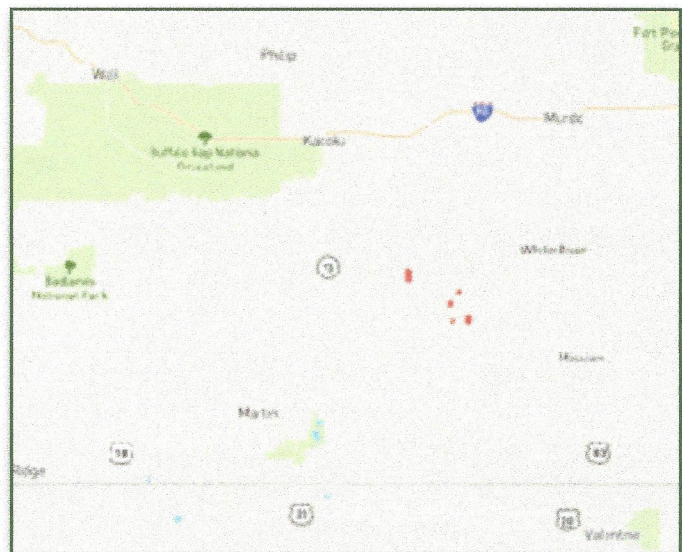


Location:

This farmland is located in the rich and fertile farmland area known locally as the Blackpipe area of Mellette, Todd and Jackson counties of South Central South Dakota.

Nearby Locations:

- Murdo, SD- 53 Miles
- Sioux Falls, SD- 272 Miles
- Valentine, ND- 68 Miles
- North Platte, NE- 203 Miles





Access:

The property is conveniently situated along or near US Hwy 63, an all weather route connecting SD Hwy 44 and 18. Much of the property is also accessible by well maintained county gravel roads.

Acreage:

This property consists of 1,360.79+/- acres; of which 1,279.88 acres (or 94%) are considered Cropland according to the USDA Farm Service Agency. The balance of the property (81+/- ac.) is comprised of roads, tree belts, and waterways.





Topography:

The property is comprised of level to rolling mostly tillable cropland predominately comprised of silty loam soils



Improvements:

The property has a building site with a steel structure that formally housed a grade school. The building site includes four RV site hookups with power and water, a steel building and shelter belt. The facility has been used most recently as a hunting camp.

Water:

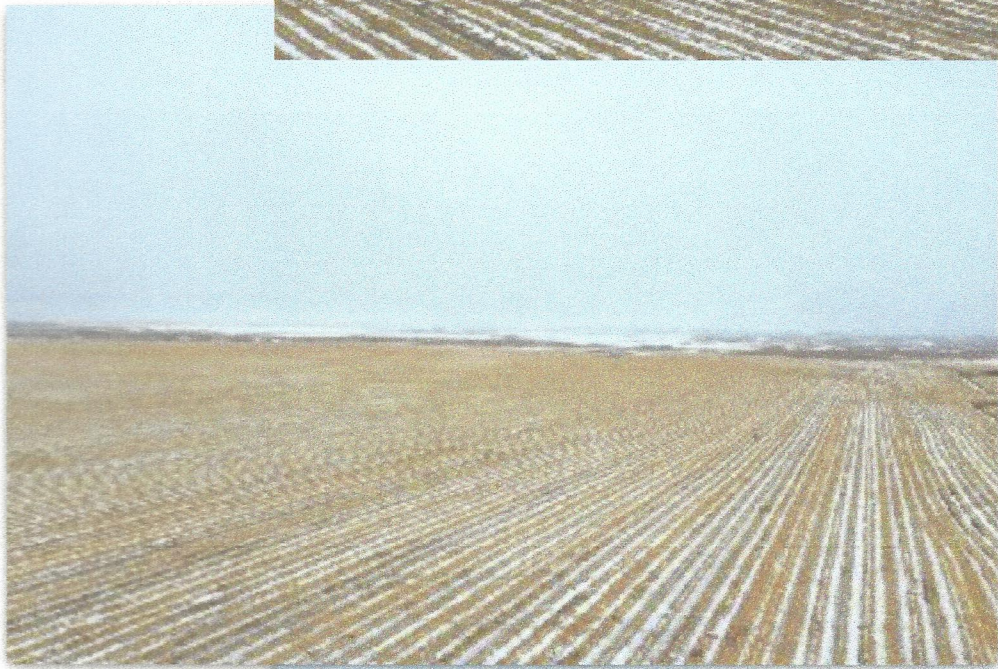
The Mini-Waconi rural water system is available in several locations on the property. Additionally, shallow wells and live-water draws are prevalent in the area.



Operation:

The property has historically been farmed by a local farming operation and has been rented on an annual basis. The possibility exists for a longer-term lease. The property has been well cared for and has benefited from excellent husbandry practices.





Legal Description

LEGAL DESCRIPTION EXHIBIT A

JACKSON COUNTY, SOUTH DAKOTA	ACRES	TAXES
TOWNSHIP 41 NORTH, RANGE 33 WEST		
Section 22: Lots 3, 6, 7, W2W2	307.91	\$1,363.94
Section 27: Lots 2, 3, 6, 7 (E2W2) W2SW4	316.44	\$1,337.64
Section 27: NW4NW4	40.00	\$118.82
MILLETTE COUNTY, SOUTH DAKOTA		
TOWNSHIP 40 NORTH, RANGE 32 WEST		
Section 15: SW4	160.00	\$1,267.22
Section 34: SE4	160.00	\$1,044.70
TOWNSHIP 40 NORTH, RANGE 31 WEST		
Section 31: Lots 1, 2 E2NE4	188.19	\$1,158.44
Section 31: Lots 3, 4 E2SE4	<u>188.25</u>	<u>\$1,353.12</u>
TOTALS	1,360.79	\$7,643.88

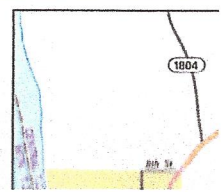
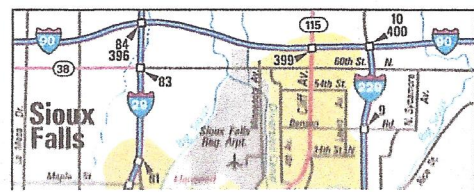
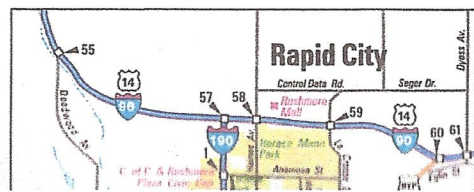
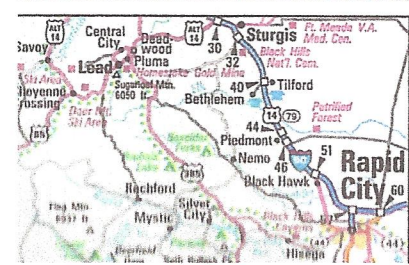
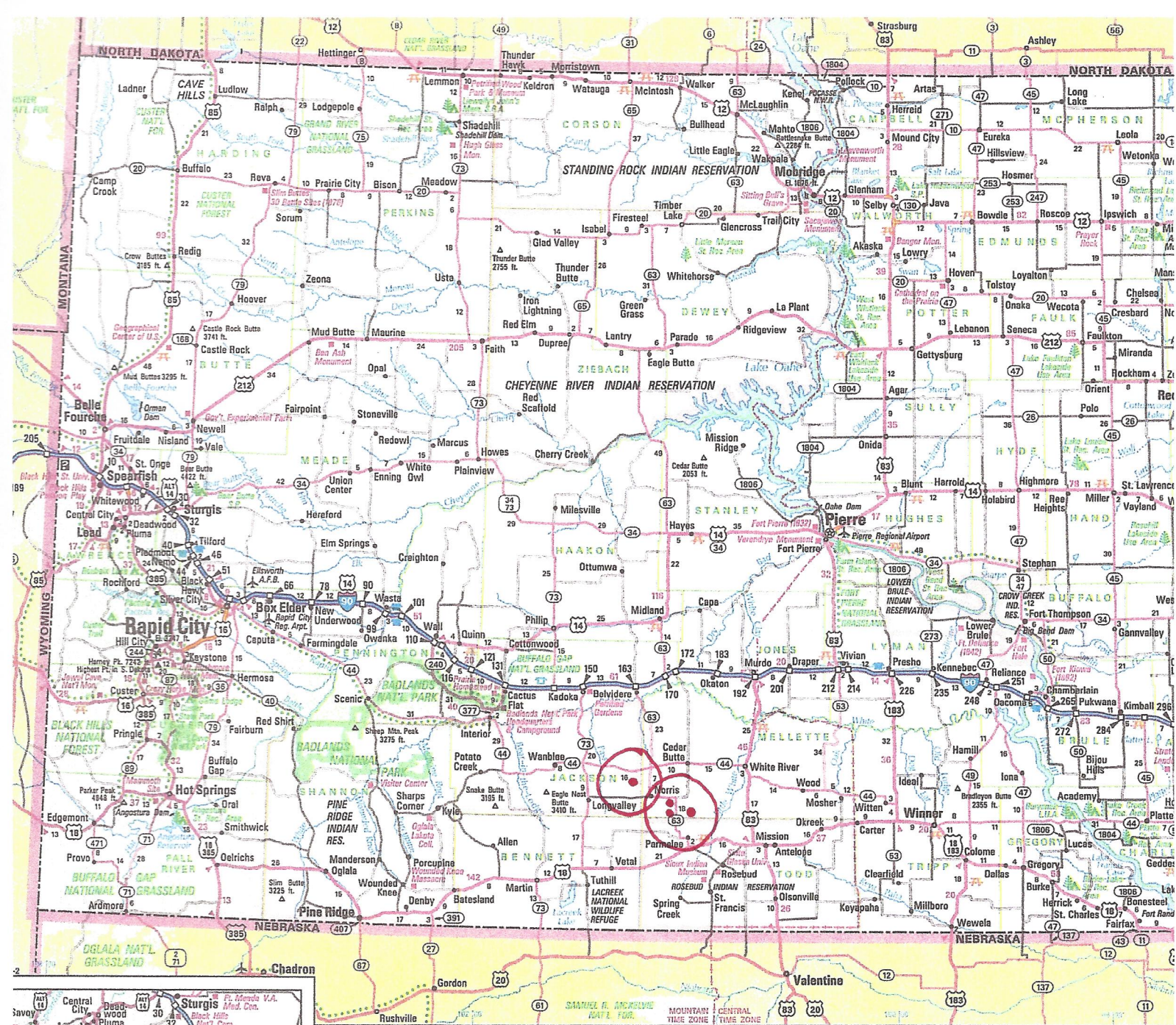
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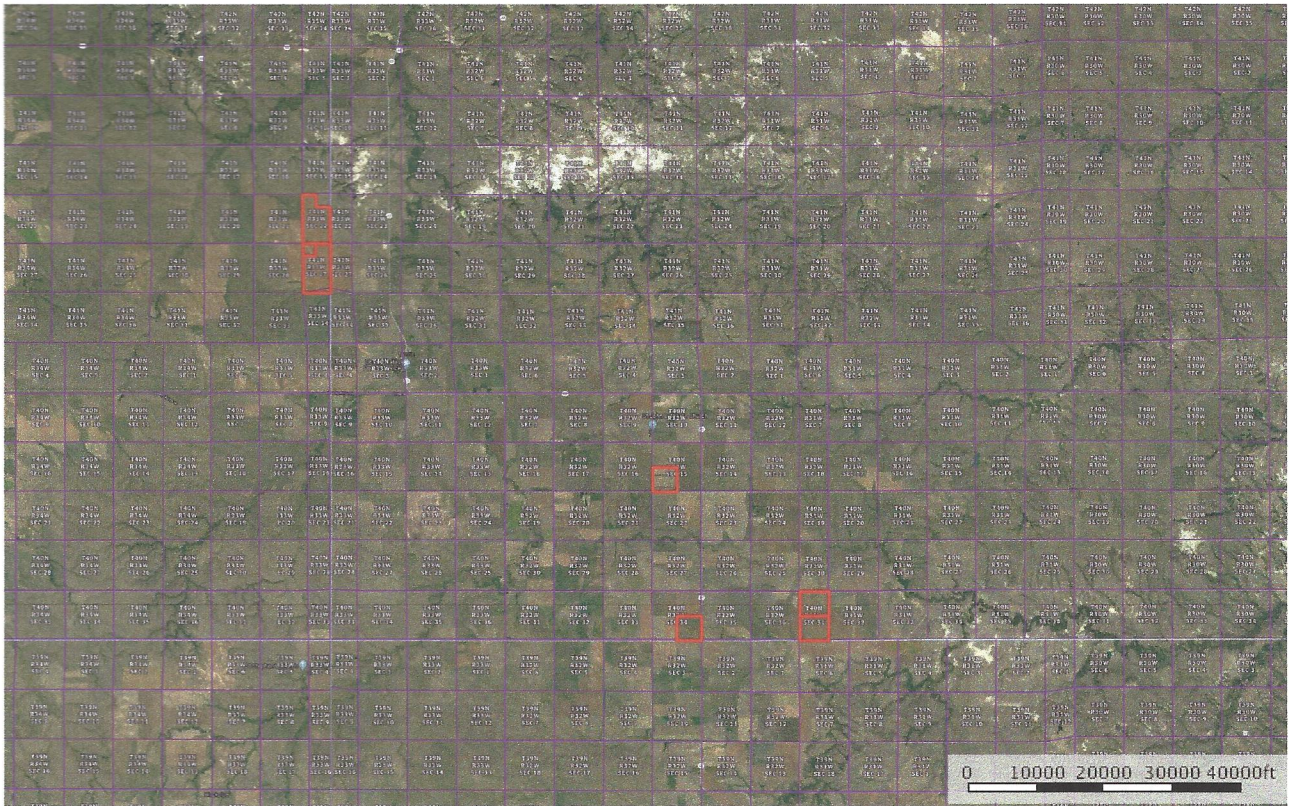
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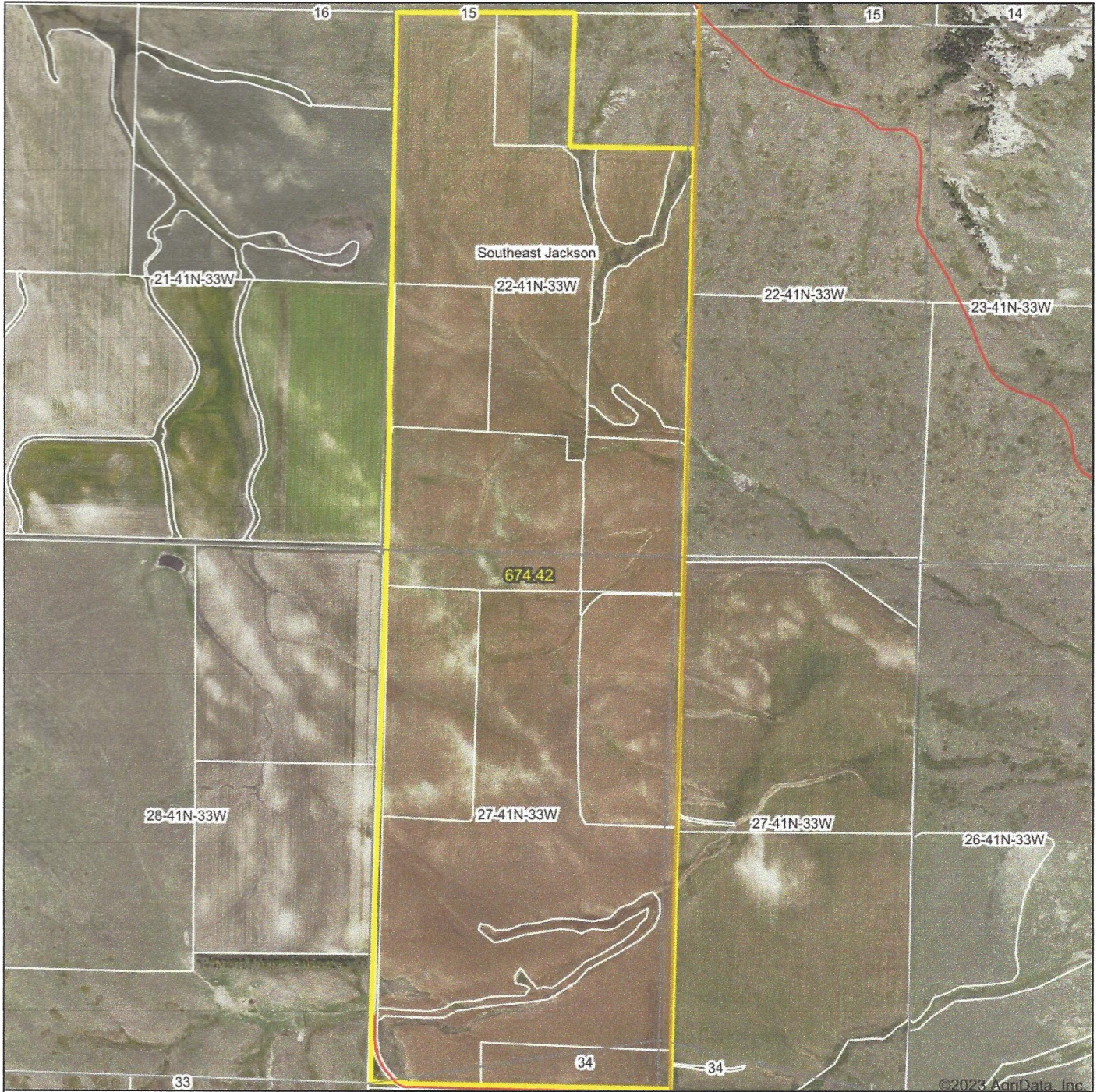
Sieck-Parmlee Unit
South Dakota, AC +/-



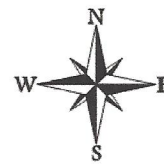
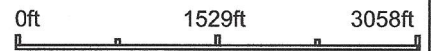
 Boundary

 The information contained herein was obtained from sources deemed to be reliable. Maplighti Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Aerial Map



Map Center: 43° 30' 19.9, -101° 14' 0.14



1/16/2023



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

22-41N-33W
Jackson County
South Dakota

Aerial Map



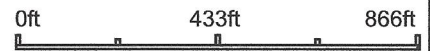
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 26' 10.45, -101° 5' 35.49



15-40N-32W
Mellette County
South Dakota

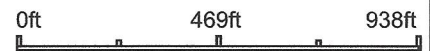


Aerial Map



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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 23' 33.85, -101° 5' 0.23



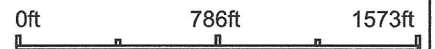
34-40N-32W
Mellette County
South Dakota

Aerial Map



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Map Center: 43° 23' 47.2, -101° 1' 58.87

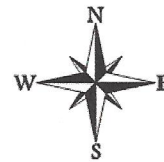


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31-40N-31W
Mellette County
South Dakota



1/16/2023

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