



Fuller Feedlot

Onida, South Dakota, Sully County

Location:

The Fuller Feedlot is established 6 miles Southwest of Onida, SD, Sully County. Sully County is known for its fertile soil and high yielding production in various crops including; corn, sunflowers, wheat, soy beans, sorghum, triticale, alfalfa, and barley. The Fuller Feedlot is also approximately 30 miles from Pierre/Ft. Pierre, SD. Pierre is the South Dakota State Capitol, and has many amenities including; movie theatres, restaurants, implement dealerships, auto dealerships, women's prison, and a major live-stock sale barn across the Missouri River in Ft. Pierre. The Pierre/Ft. Pierre area is a place in the know in South Dakota, with the some of the State's top business men and women visiting the Capitol when in session, as well as a class AA school education system.

A contributing asset to the location of the Fuller Feedlot is that it is merely minutes from the location of an Ethanol plant build site. Although the organization building the plant is currently on their "equity drive", prerequisites to the approval of the plant have been met and it is more a matter of "when" rather than "if" the ethanol plant will be built. This will provide what is known as 'distiller grain', a by-product of ethanol production, to cattle producers. Distiller grain is a highly efficient and economical source of protein when feeding cattle. This could give the local area a competitive edge in feeding cattle with trucking being minimal cost factor.



Improvements:

3,800 head permitted feedlot

All pens equipped with free flowing wells, run off of artisan well system.

Clay mounds and drainage in every pen.

- 4,000 feet feed bunk space
- 5 pens at 400 head per pen
- 2 pens at 250 head per pen
- 6 pens at 225 head per pen

Water

- 2,650' free flowing Artisan well
- Water comes out at 90 degrees Fahrenheit under 80-110 pounds of pressure
- House and sheep pen hooked up to rural water system, also available to feed lot pens as a secondary water source.

Buildings

Home

- 3,400 +/- Sq. ft. plus the basement
- 4 Bed / 3 Bath
- Half basement (finished)
- Kitchen with modern updates
- Wood fire place
- Tile, hardwood, and carpet flooring
- Most appliances stay

**Shop 42' x 96'**

- Hoop building type
- Heated concrete flooring
- Office (heat and A/C)
- Rural water hookup

Garage 30' x 56'

- 3 door

Lambing barn 36' x 54'

- Heated

(2) CoverAll Livestock sheds

- 30' x 72'
- New tops

Commodity Shed

- Two stall (12' x 12' per stall)
- Extended cement pad

Equipment to be included in sale

- Hydraulic Squeeze chute
- Tub and Alley
- Irrigation equipment
- Roller mill Setup





Legal Description

<u>Township 113 North, Range 77 West, Sully County SD</u>	<u>Acres +/-</u>	<u>Taxes</u>
Sec. 5; SE4	158.52	\$2,300.00

Real Estate Taxes - \$2,300

The Fuller Feedlot consists of 158.52 total acres, about 80 of which could be tillable and partially irrigated. The Feedlot is priced in its entirety at \$1,600,000. Purchase price is to include all things pertinent to operation of the Feedlot barring any rolling machinery.



For more information regarding the Fuller Feedlot and the outstanding business possibility in Sully County, please contact either office; Pierre Office at 605.494.0205 or the Piedmont Office at 605.791.2300.