



Bennett County Farmland

Martin, South Dakota

1,739 Acres | \$3,000,000

LOCATION: This Farmland property is located just west of Martin, South Dakota. The HQ can be accessed by taking US Hwy 18; From Martin, take Hwy 18 6.5 mi. west and north 1 mi. on graveled County Rd.

IMPROVEMENTS: The improvements include;
Two (2), 50,000 bu. grain bins constructed in 2009 totaling 100,000 bushels of grain storage.
A 50'x80' machine shed.
A 32'x50' Quonset building, and a newer 40'x50' barn.
These improvements are located at the headquarters, where there is also an uninhabited home of approximately 1,032 square feet.

CLIMATE: Bennett County regularly sees an average of 83 degrees high temps (Fahrenheit) during the summer months and experiences an average of 19.08" precipitation (source; US Climate Data). With about 110 day growing season, the grower has an opportunity to plant a wide variety of crops with positive expectations.

SIZE: The property consists of 1,739 acres of which 1,636 acres are tillable. (94% Tillable)

TAXES: The real property taxes, for the year most recent, were \$15,708.



OPERATION: The property is currently being operated by the owner. Crop history has been a combination with Corn, Wheat, Sunflowers, and Grain sorghum, in the rotation. Yield histories are on file and available upon request. The Seller reserves the right to lease the property for the 2017 crop year. The rental rate shall be no greater than \$70.00 per tilled acre.

SOILS: The soil base has a makeup of several different types of Silty Loams. Silty loam soil contains healthy amounts of sand, clay, and silt, making the soil adequate for nearly all plant life to flourish given favorable conditions. The most predominant silt loam in the offering is the Keith-Rosebud silt loams making 45.4% of the property with a Productivity Index (PI) of 82. The highest Indexing soil found on the property is the Mobridge silt loam, comprising 9.5% of the property and a PI of 91. The weighted average Productivity Index is an astounding 73.4.



PRICE: The Bennett county farmland is priced at \$3,000,000. USD The Seller reserves the right to qualify this property in an IRC 1031 Tax Differed Exchange and will require Purchasers cooperation. No added costs or delays shall be incurred by the Purchaser.

BROKER COMMENTS: The Bennett Co. Farmland property is in an area known for productive cropland, consistent rainfall and stable operations. This is an attractive opportunity to either add to an existing operation, or utilize as an autonomous enterprise. Don't overlook this opportunity, agricultural property of this caliber doesn't present itself often.



**ARNOLDY FARMLAND
BENNETT CO., SOUTH DAKOTA
LEGAL DESCRIPTION**

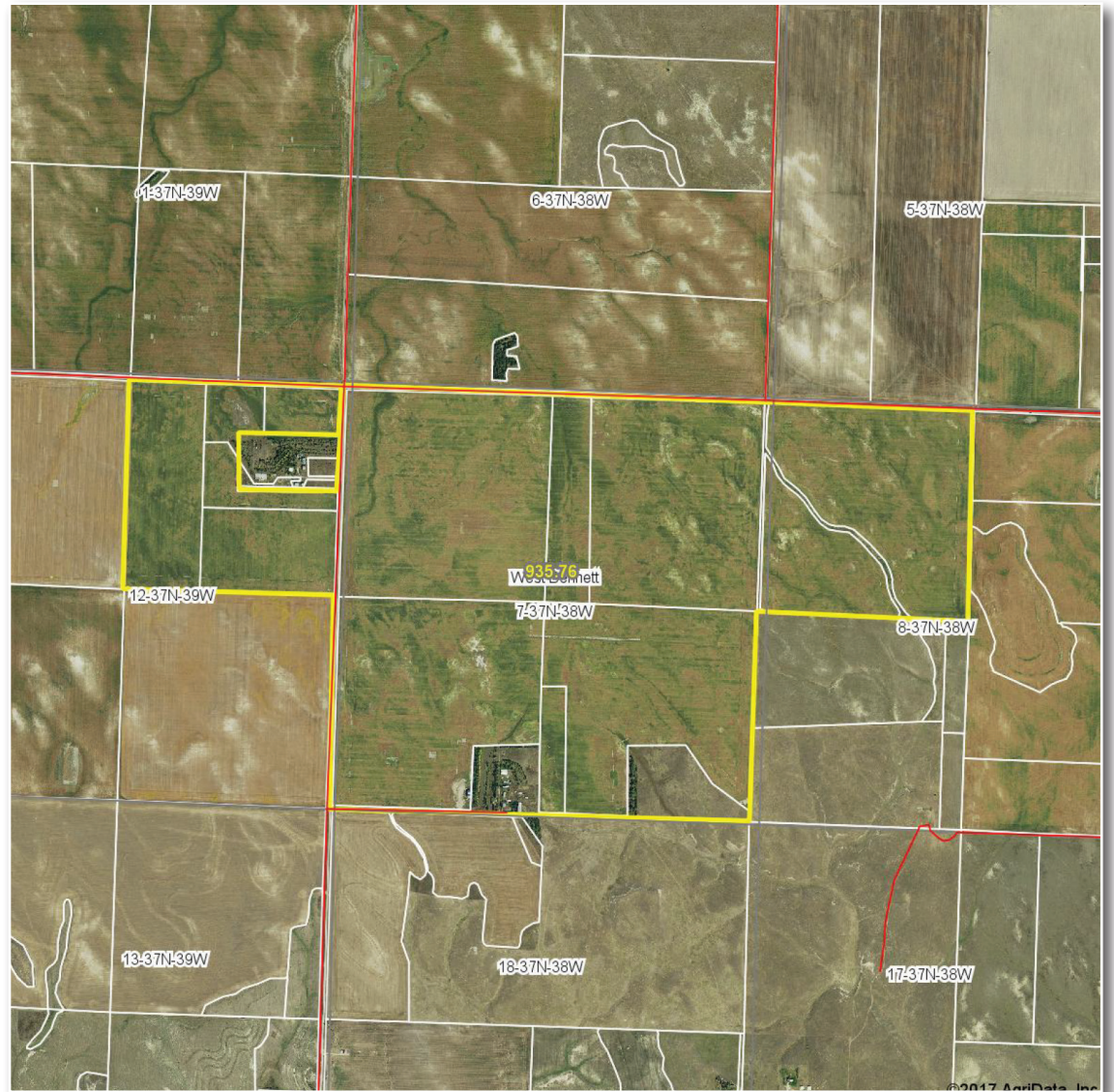
<u>Township 37 North, Range 37 West, Bennett Co., SD</u>	ACRES
Section 7; Lots 3-4; E2SW4	167.27
<u>Township 37 North, Range 38 West, Bennett Co., SD</u>	
Section 7; NE4, Lots 1-2; E2NW4; Lots 3-4 E2SW4; SE4	635.76
Section 8; NW4	160.00
<u>Township 37 North, Range 39 West, Bennett Co., SD</u>	
Section 12; NE4 (less S2NE4NE4)	140.00
<u>Township 38 North, Range 38 West. Bennett Co., SD</u>	
Section 30; Lots 1-2; E2NW4; NE4	319.84
Section 31; Lots 1,2,3,4; E2NW4; E2SW4	<u>316.16</u>
Total	1,739.03

HLC



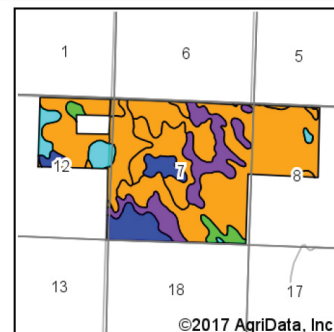
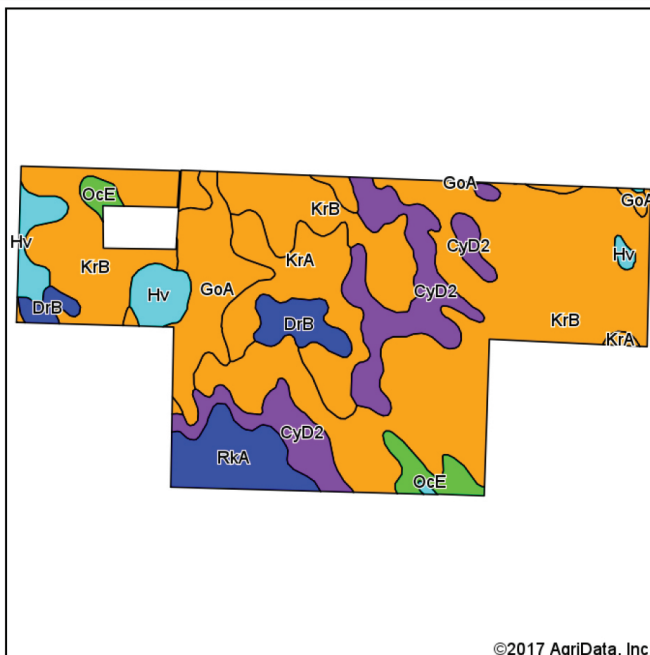


Arnoldy 935.76 Aerial Map





Arnoldy 935.76 Soils Map



State: **South Dakota**
 County: **Bennett**
 Location: **7-37N-38W**
 Township: **West Bennett**
 Acres: **935.76**
 Date: **2/14/2017**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

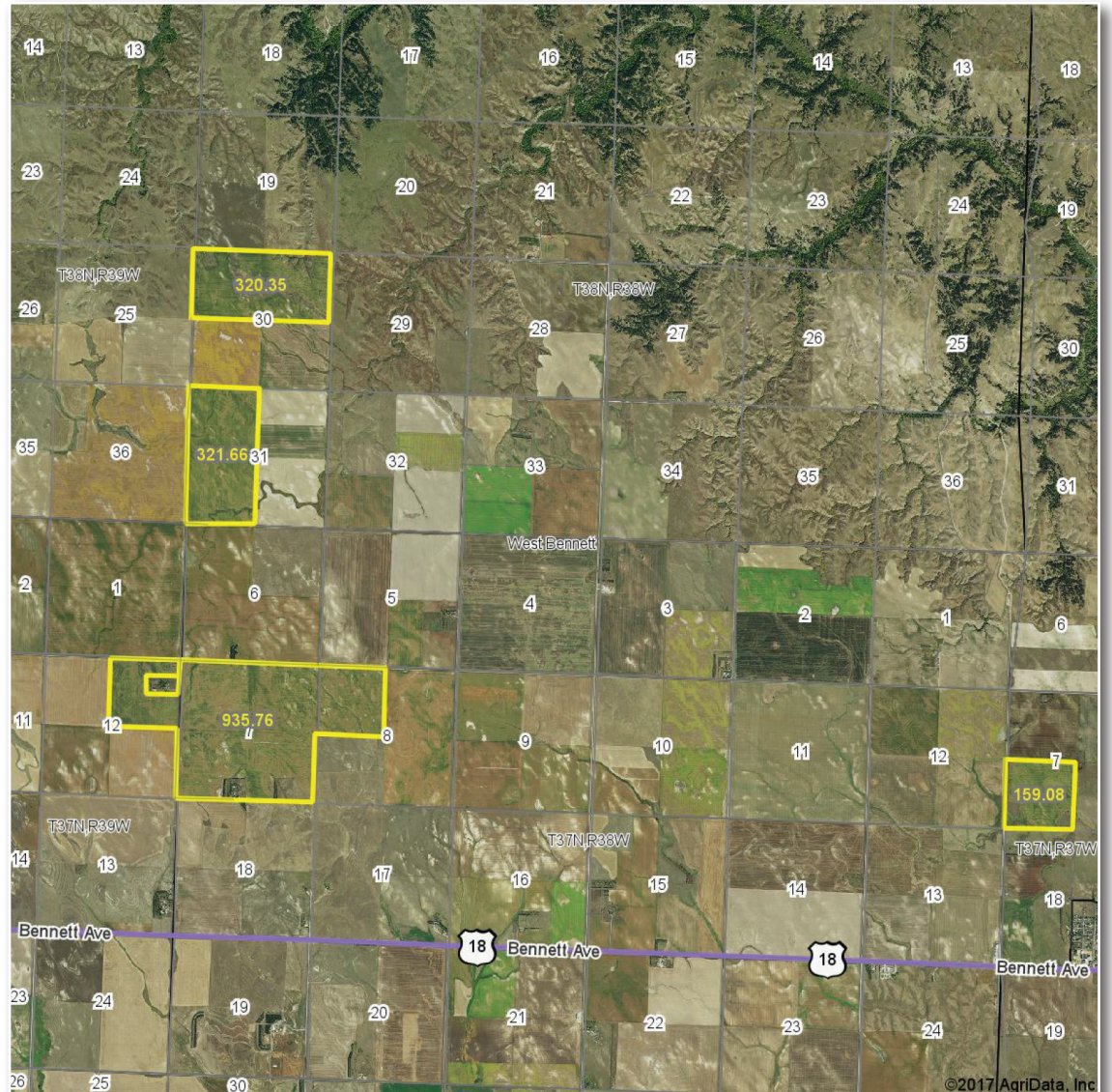
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Area Symbol: SD007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Corn Irrigated	Grain sorghum Irrigated	Smooth brome/grass Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	NCCPI Overall
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	506.78	54.2%		Ille		82							29
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	119.98	12.8%		Vle		30							12
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	83.91	9.0%		Ilc		87							29
GoA	Mobridge silt loam, 0 to 3 percent slopes	77.29	8.3%		Ile		91							36
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	50.13	5.4%		Ilc		79	6	140	130	11	24	50	32
Hv	Hoven silt loam, 0 to 1 percent slopes	40.64	4.3%		Vls		14							6
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	31.93	3.4%		Ills	Ills	65	4.7	100	95				25
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	24.13	2.6%		Vle		38							20

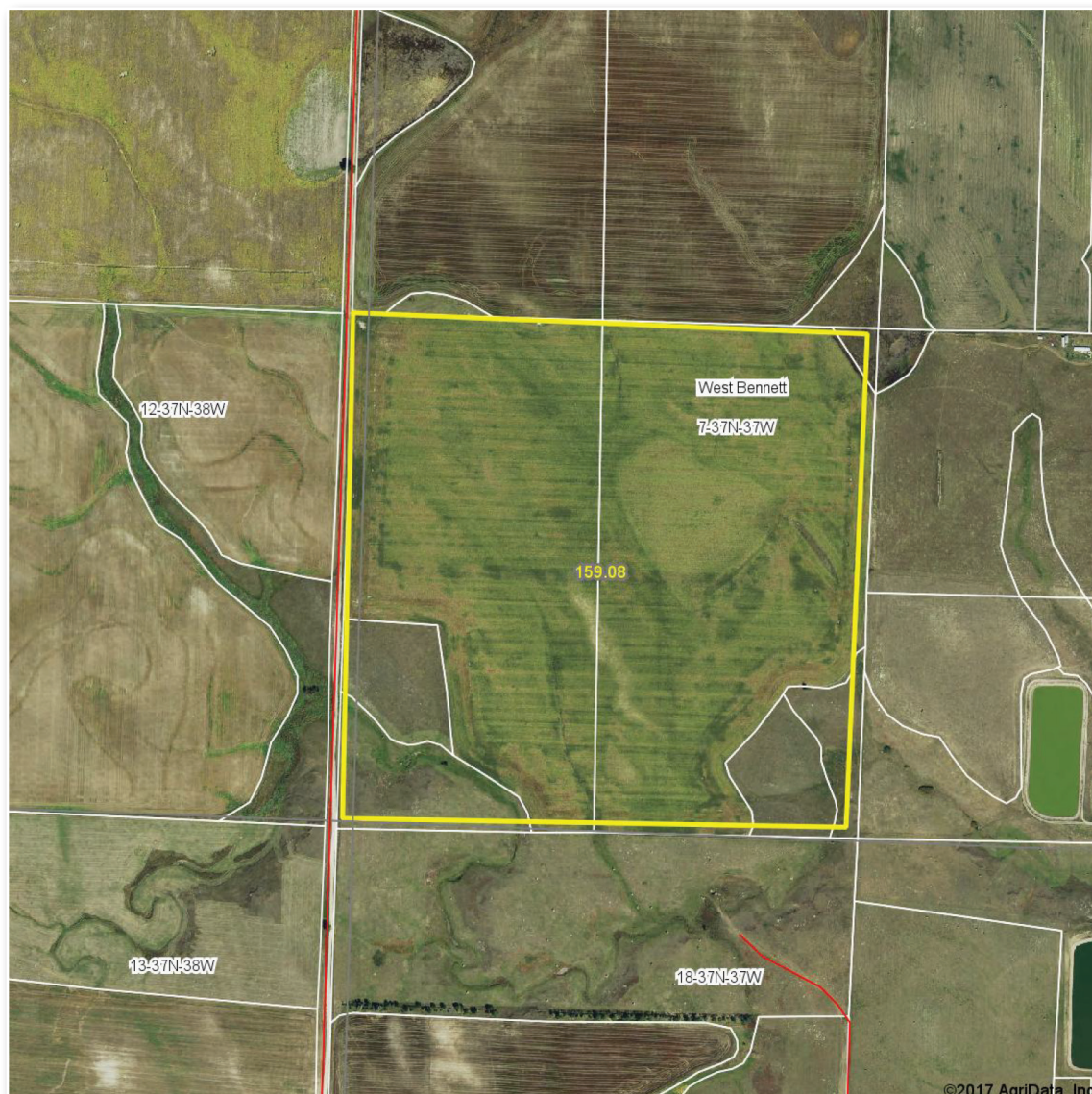


Entirety Aerial Map



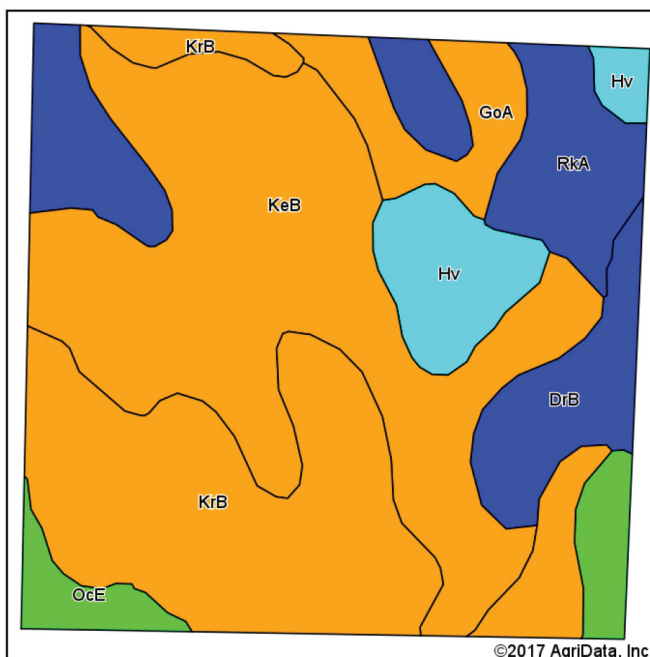


Sec. 7 Aerial Map

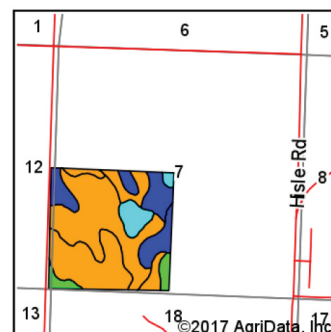




Sec. 7 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Bennett**
 Location: **7-37N-37W**
 Township: **West Bennett**
 Acres: **159.08**
 Date: **2/14/2017**



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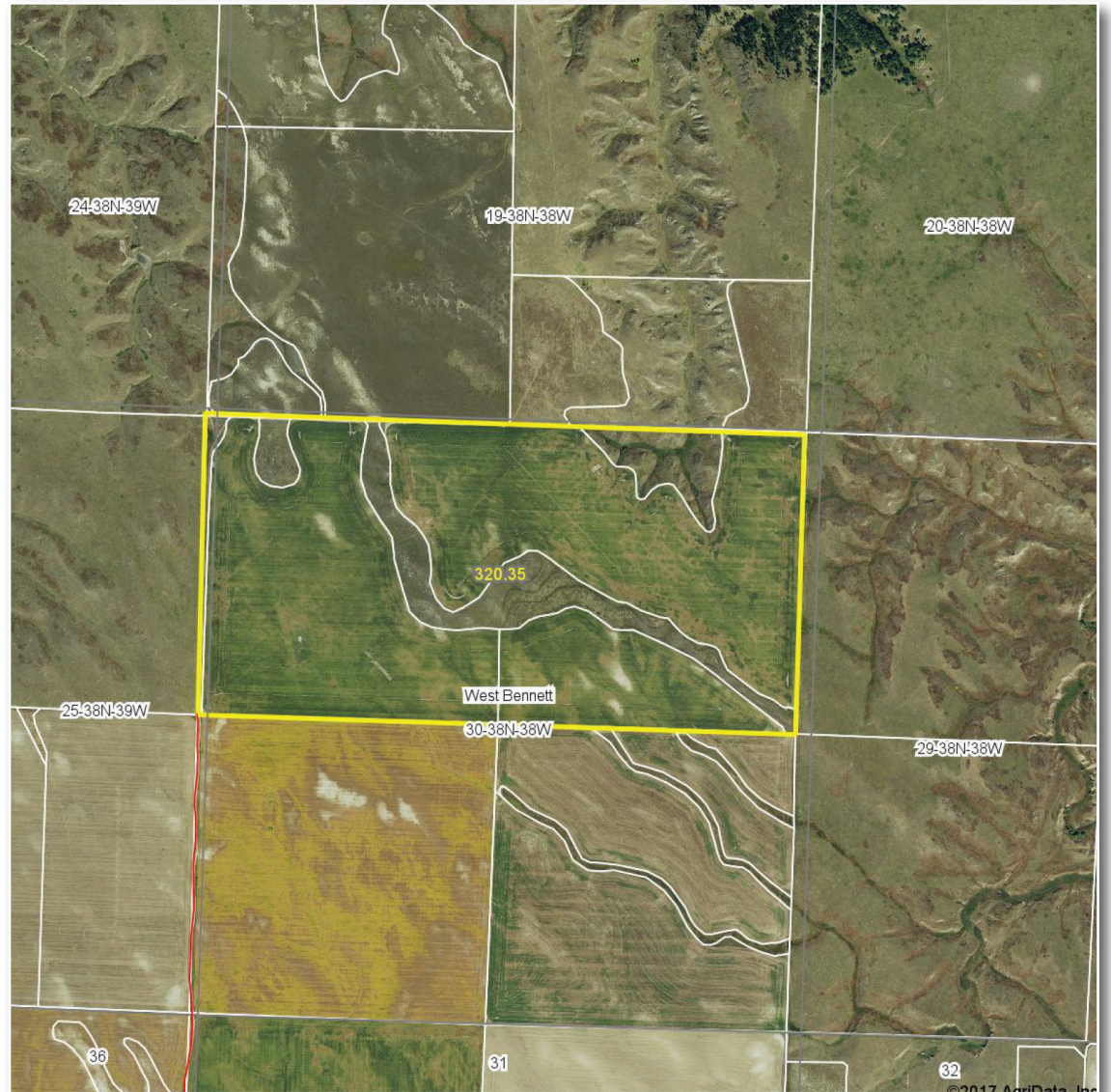


Area Symbol: SD007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Corn Irrigated	Grain sorghum Irrigated	Smooth brome grass Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	NCCPI Overall
KeB	Keith silt loam, 3 to 6 percent slopes	57.38	36.1%		Ile		85							33
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	43.67	27.5%		IIle		82							29
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	21.30	13.4%		IIc		79	6	140	130	11	24	50	32
Hv	Hoven silt loam, 0 to 1 percent slopes	10.63	6.7%		VIIs		14							6
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	10.11	6.4%		IIIs	IIIs	65	4.7	100	95				25
GoA	Mobridge silt loam, 0 to 3 percent slopes	8.52	5.4%		Ile		91							36
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	7.47	4.7%		VIe		38							20
Weighted Average							75.5	1.1	25.1	23.4	1.5	3.2	6.7	29

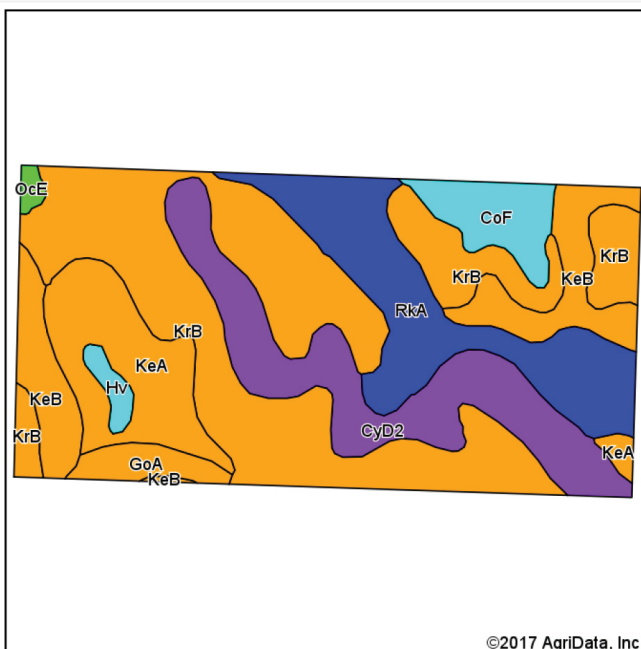


Sec. 30 Aerial Map



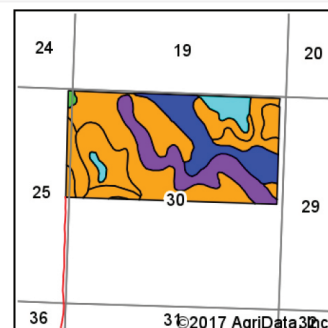


Sec. 30 Soils Map



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Soils data provided by USDA and NRCS.



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State: **South Dakota**
 County: **Bennett**
 Location: **30-38N-38W**
 Township: **West Bennett**
 Acres: **320.35**
 Date: **2/14/2017**



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Area Symbol: SD007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Corn Irrigated	Grain sorghum Irrigated	Smooth bromegrass Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	NCCPI Overall
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	126.70	39.6%		Ile	82							29
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	51.61	16.1%		Vle	30							12
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	49.88	15.6%		Ilc	79	6	140	130	11	24	50	32
KeA	Keith silt loam, 0 to 3 percent slopes	33.31	10.4%		Ilc	91							33
KeB	Keith silt loam, 3 to 6 percent slopes	31.97	10.0%		Ile	85							33
CoF	Canyon-Oglala loams, 18 to 40 percent slopes	14.48	4.5%		Vlle	10							4
GoA	Mobridge silt loam, 0 to 3 percent slopes	7.48	2.3%		Ile	91							36
Hv	Hoven silt loam, 0 to 1 percent slopes	3.34	1.0%		Vls	14							6
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	1.58	0.5%		Vle	38							20
Weighted Average						70.4	0.9	21.8	20.2	1.7	3.7	7.8	26.3

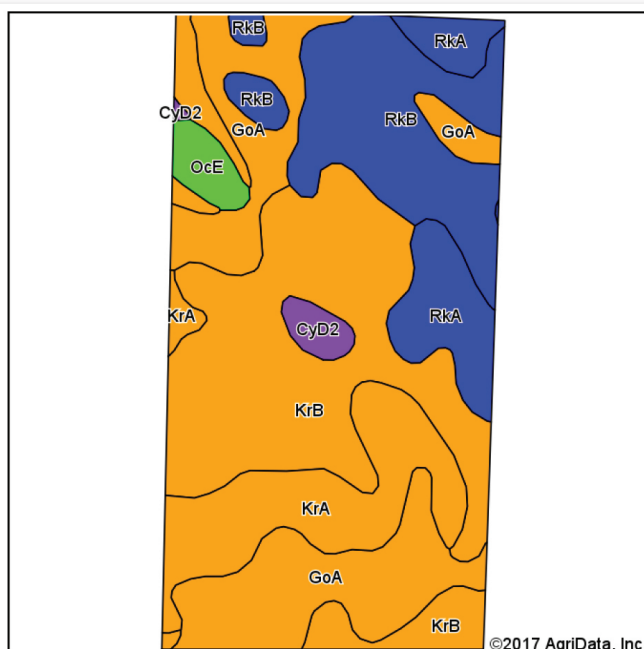


Sec. 31 Aerial Map

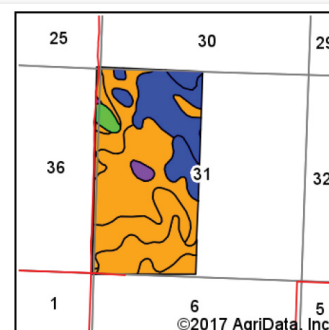




Sec. 31 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Bennett**
 Location: **31-38N-38W**
 Township: **West Bennett**
 Acres: **321.66**
 Date: **2/14/2017**



Area Symbol: SD007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Corn Irrigated	Grain sorghum Irrigated	Smooth brome grass Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	NCCPI Overall
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	112.16	34.9%		IIIe	82							29
GoA	Mobridge silt loam, 0 to 3 percent slopes	71.22	22.1%		Ile	91							36
RkB	Richfield-Keith silt loams, 2 to 6 percent slopes	56.66	17.6%		Ile	70	5	135	120	10	22	45	32
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	44.73	13.9%		IIc	87							29
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	25.06	7.8%		IIc	79	6	140	130	11	24	50	32
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	6.86	2.1%		VIe	38							20
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	4.97	1.5%		VIe	30							12
Weighted Average						80.6	1.3	34.7	31.3	2.6	5.7	11.8	30.9

For more information and to schedule a showing Contact:

JD Hewitt, Broker 605.791.2300 or (cell) 605.347.1100 or Tyson Hewitt, Broker 605.206.0034
 Hewitt Land Company, Inc. www.hewittlandcompany.com