



LaGrand Ranch North Unit

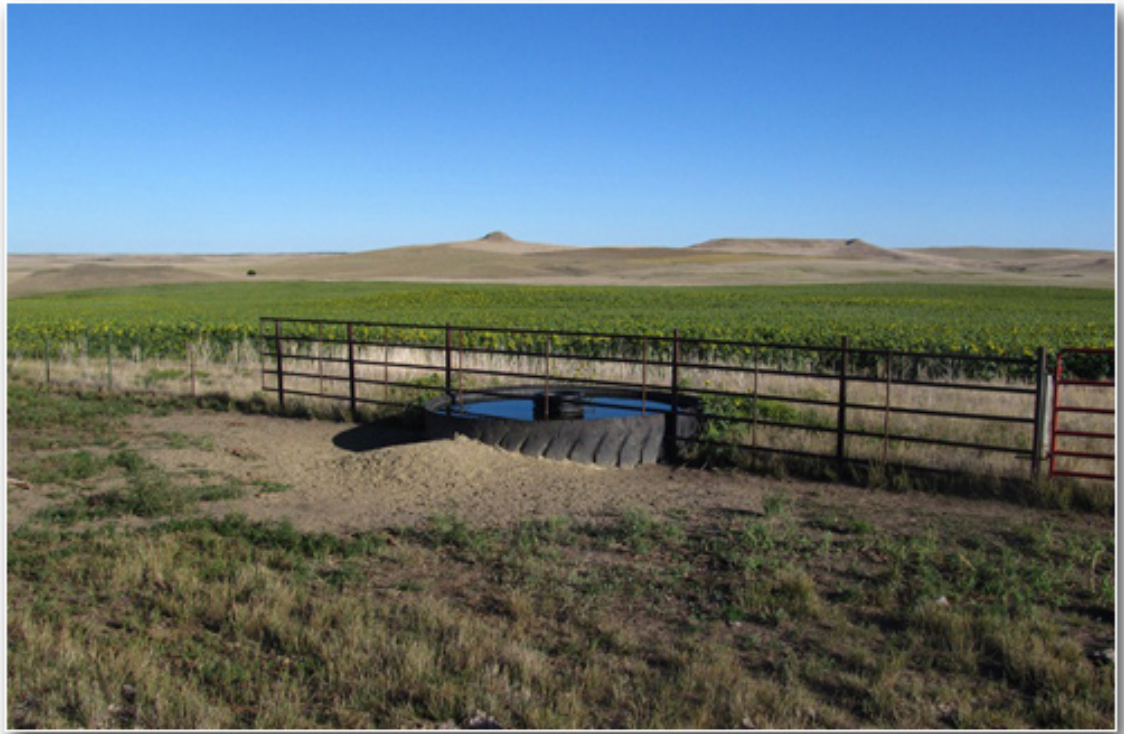
North Unit

Perkins County, South Dakota

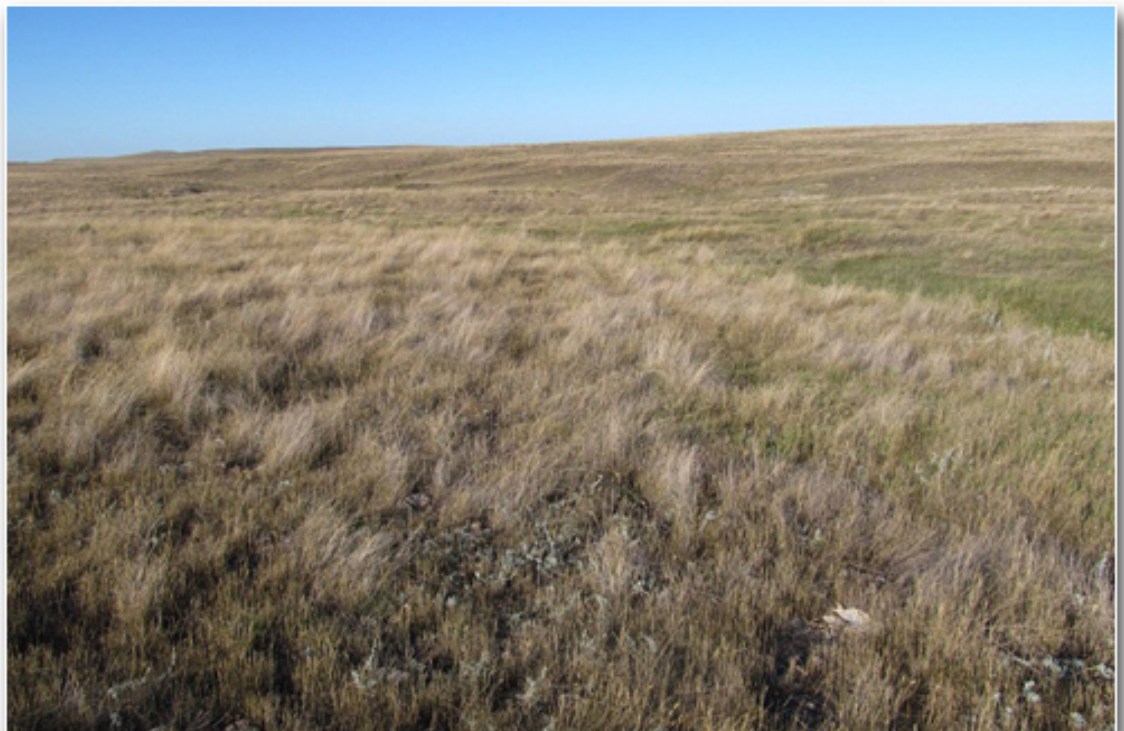


The LaGrand Ranch has established itself as one of the foremost recognized Angus seed-stock operations in the northern plains. Their reputation has been built on honesty, integrity and fair-dealing. Along with the production of purebred seed-stock they have expanded their farming operation not only relative to feed production but in cash grain farming as well.





Typical of the tire tanks located in the fence-line with steel panels in the stress points.



This offering consists of 4,148.15+/- acres all deeded; of which 2,341.72+/- ac. are mapped tillable (1,740.22 currently in crop or feed production) and 1,806.43+/- well blocked acres are currently in grass production. Approximately 515 acres of the grassland is gently sloping and has been farmed in the past. The 2011 real estate tax assessment was \$10,786.22.

The improvements on the property are located in the northern portion of this unit (lying north of Hwy 20). They consist of an older well-kept home, three shallow wells, miles of pipeline with large rubber-tire tanks set in concrete. The grassland is fenced and cross-fenced into pastures of 160 to 320 acres in size.



The grass on the LaGrand Ranch has been under superb management and is in excellent condition.

The fences on the grassland are in excellent condition with miles of nearly new fencing constructed of mostly 4 to 6 strand high tensile barbed wire and a generous ratio of wood to steel. The water on the grassland is provided by a series of a dozen (+/-) tanks on the Perkins County Rural Water system, several stock dams, and localized shallow wells. These attributes along with access being directly off SD Hwy 75 make this one of the most desirable large tracts of grass offered anywhere.





The farmland included in this offering is comprised of highly productive class II, III and IV soils including; Morton-Lantry loam, Morton-Loam, Belfield-Grail silt loam, Reeder- Rhodes loam, Manning fine sandy loam and others. The farming program has been continuous cropped with a wheat, sunflower, corn and alfalfa rotation with a rigorous weed control and fertilizer regimen. The 2012 crop consists of wheat, sunflowers and alfalfa. Possession can be made available for a fall 2012 planting given a timely close on the property.

Broker Comments:

*It's with extreme pleasure that we at Hewitt Land Company present the LaGrand Ranch North Unit to you for your careful consideration. Rarely does one have the opportunity to purchase a combination of farm and ranch property of this caliber. **The property is priced in its entirety at \$4,075,500. All mineral interests owned, if any, will be retained by the seller.***

Although the entire property makes an outstanding well balanced operation, in the event a prospective buyer would be interested in purchasing only a portion of the property the opportunity exists to purchase the property in individual parcels. We invite you to contact us regarding your individual interests.

LaGrand Ranch North Legal and 2011 Taxes

North Unit:

Township 19 North, Range 12 East:	Acres+/-	Taxes
Sec. 21: NE 1/4 less Lot H-1; E 1/2 NW 1/4; NE 1/4 SW 1/4, S 1/2 SW 1/4; SE 1/4 Less Lot H-1	517.3	\$ 1,198.36
Sec. 22: S 1/2 NW 1/4 Less Lot H-1	78.1	\$ 154.86
Sec. 27: Tract North side of N 1/2 NW 1/4 Less Lot H-1; S 1/2 SW 1/4 Less Lot H-1	82.91	\$ 224.54
Sec. 28: NE 1/4 NE 1/4 Less Hwy Lots; SE 1/4 SE 1/4 Less lot H-1	78.84	\$ 572.34
Sec. 34: E 1/2 NE 1/4; W 1/2 NE 1/4, E 1/2 NW 1/4; NW 1/4 NW 1/4 Less Lot H-1; SW 1/4 NW 1/4, N 1/2 SW 1/4 Less Lot H1; SE 1/4	553.40	\$ 1,297.08
Sec. 35: E 1/2 NW 1/4, SW 1/4 NW 1/4; NW 1/4 NW 1/4; SW 1/4	320.0	\$ 712.22
Township 18 North, Range 12 East:		
Sec. 1: NW 1/4; SW 1/4; NW 1/4 SE 1/4	359.40	\$ 864.32
Sec. 2: All	638.2	\$ 1,564.66
Sec. 3: E 1/2 SW 1/4; SE 1/4	240.0	\$ 490.80
Date Road Unit:		
Township 18 North, Range 12 East:		
Sec. 31: NE 1/4	160.0	\$ 465.68
Sec. 32: S 1/2 NE 1/4, S1/2, NW 1/4; SW 1/4; SE 1/4	480.0	\$ 1,228.44
Richland Quarter:		
Township 17 North, Range 12 East:		
Sec. 12: SE 1/4	160.0	\$ 507.54
Bison Township:		
Township 18 North, Range 13 East:		
Sec. 25: NW 1/4; SW 1/4	320.0	\$ 974.28
Sec. 32: NW 1/4	160.0	\$ 531.20
Totals:	4,148.15	\$10,786.32

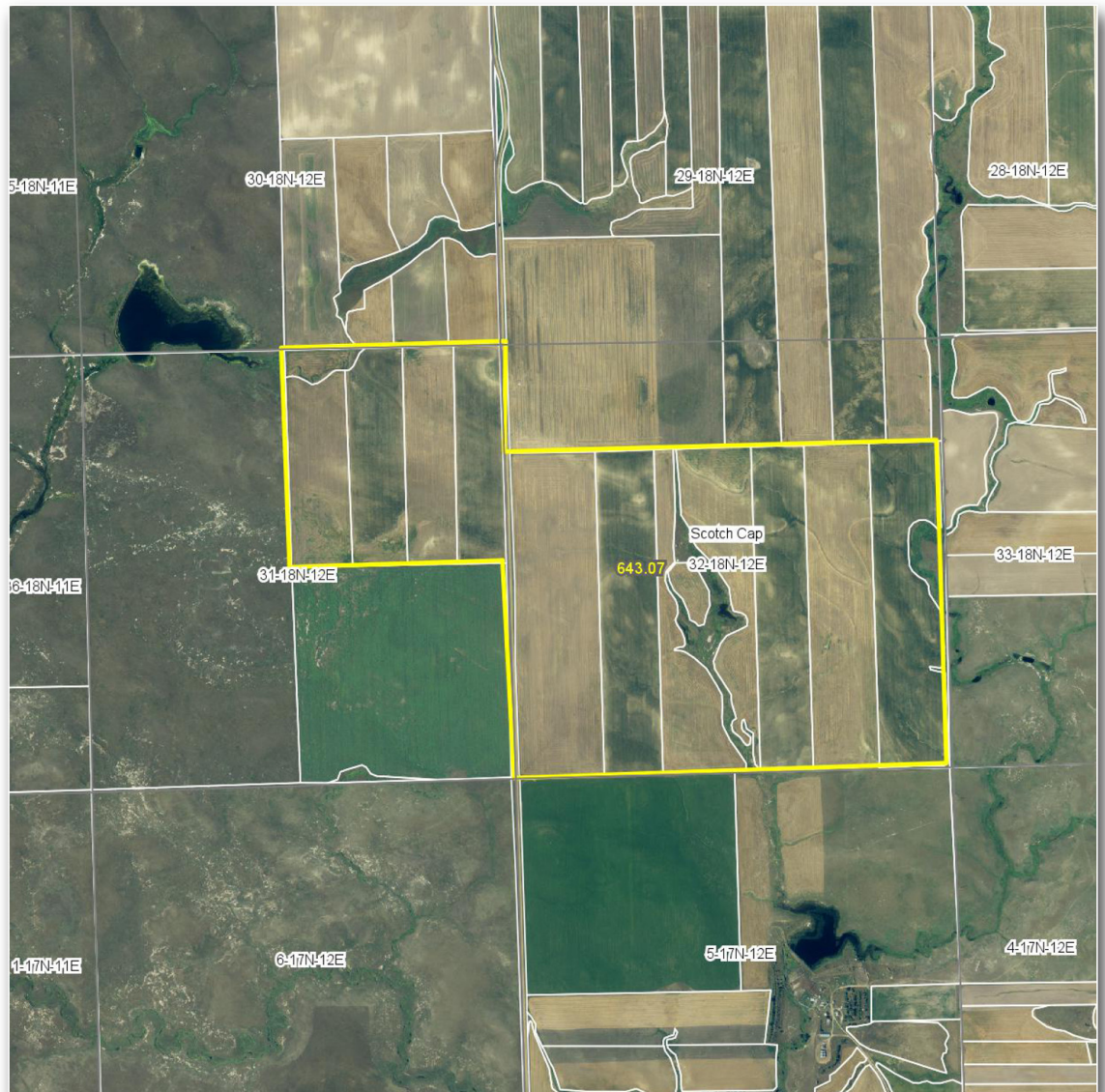


Aerial Maps

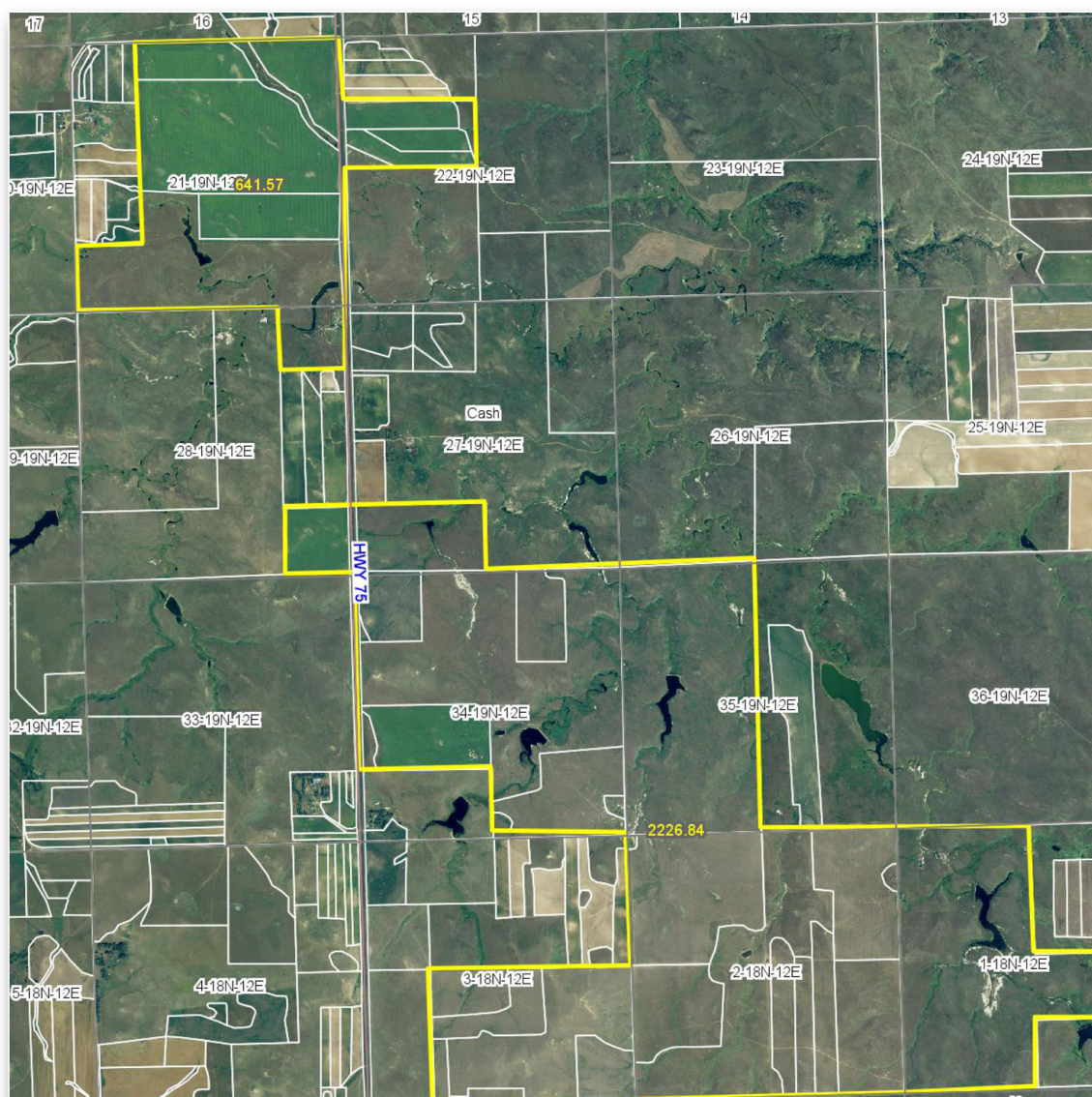
Richland Quarter



Date Road Unit

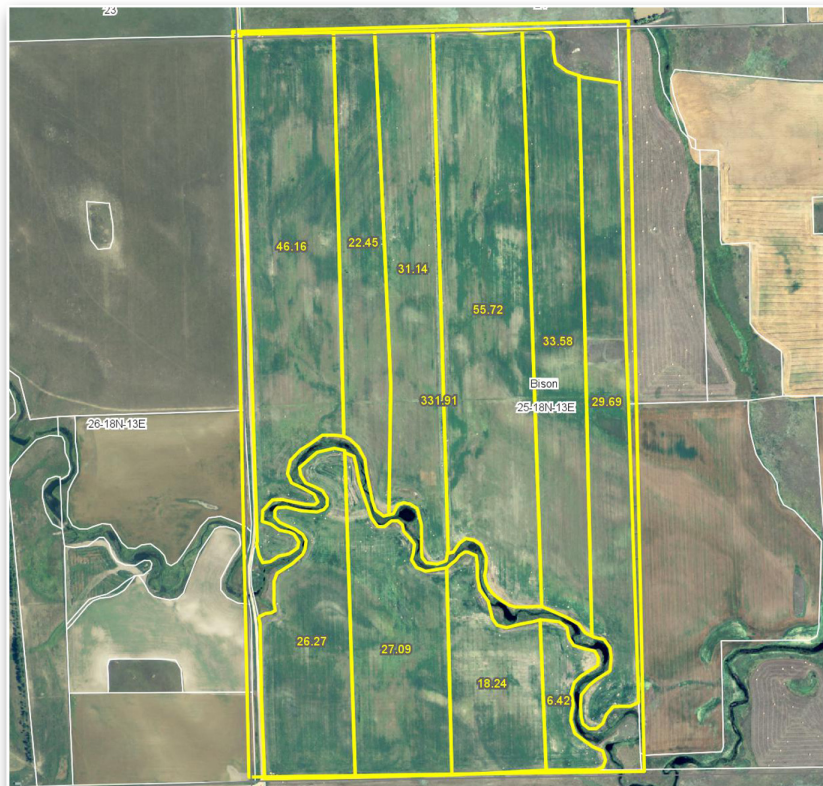
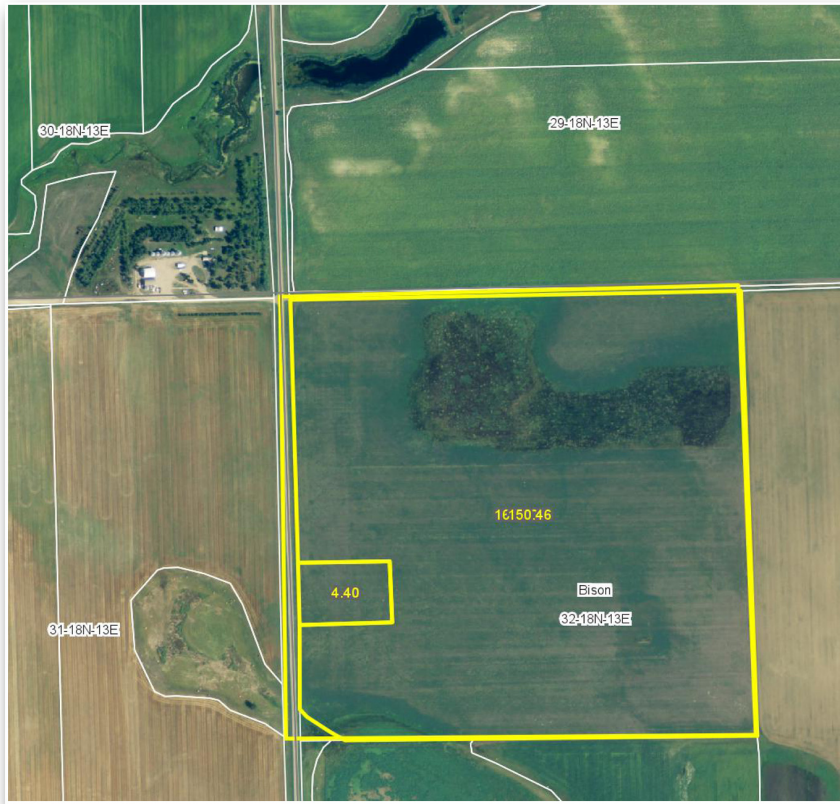


North Unit





Bison Township



For more information or to schedule a viewing contact
JD Hewitt 605.347.1100 or Tyson Hewitt 605.206.0034