



Hughes County Farmland

Pierre, Hughes County, SD
160 +/- acres | \$440,000



Executive Summary:

The Hughes County Farmland is conveniently located western Hughes County, approximately 10 miles east of Pierre. With soil levels earning high productivity indexes, these 160 acres provide opportunity for high yields. This choice acreage is going to make corn even in a drought year. If you're looking for a good investment or a great addition to an existing farm operation, this is the property.



Location:

This quarter section of farmland is located in western Hughes County, in central South Dakota, approximately 10 miles east of Pierre. The Hughes County Farmland is uniquely located in farm, ranch, hunting and fishing country. It is situated less than 2 miles from Highway 14 on a well-maintained gravel road, giving this property access to the finer things of life and easy delivery of crops to market. The property is situated approximately three hours from regional air terminals at Rapid City, SD, Sioux Falls, SD, and Bismarck, ND.

Locale:

Hughes County is located on and adjacent to the Missouri River, with rich heritage in native culture, old west history, hunting, fishing, recreation and of course claims some of the richest farmland in the central United States. Pierre, as the State Capitol, is the center of government, is the leader in business and finance influenced significantly by the area's agricultural industry, provides excellent educational opportunities, and offers a large variety of entertainment, hunting, fishing, golf and many other outdoor recreational activities.





Ownership:

This farm land is owned by Leo and Mary Anne Stoner, now retired and wanting a little spending money. The Stoner family owns another 800 acres that is either close or adjacent to this quarter, 240 acres of which is similar farmland available for lease for the 2018 farm season. The successful buyer may want to negotiate both a purchase and lease.

Agronomy and Market Services:

Agriculture is by far the major industry in South Dakota and agronomy services are available from a number of local and regionally owned outlets. Grain markets are also readily available either through local markets at Pierre ten miles to the west, Onida about 26 miles to the northeast, or Harrold 25 miles to the east. All three markets have access to the rail and both Onida and Harrold have 110 car shuttle facilities.



Access:

This 160 acres of farmland lies adjacent to well-maintained 205th Street on the south with a fair weather dirt road on the east providing easy access to markets and services and community resources. Rural water and electric utilities are close and available for use or future development.

Operation:

This Hughes County farmland is currently subject to a cash lease which expires following the 2017 growing season. According to FSA records, there are 152.3 crop acres. The current crop is corn.



Soils:

This farmland is comprised of Highmore-DeGrey silt loams, Highmore-Glenham silt loams, Highmore silt loam, and Mobridge silt loam with as high as a 94 productivity index and has an impressive productivity index weighted average of 79.4 that will provide the new owner with high yields of his or her choice of crops.

Taxes:

Real estate taxes for 2016 being paid in 2017 are \$2,240.64.

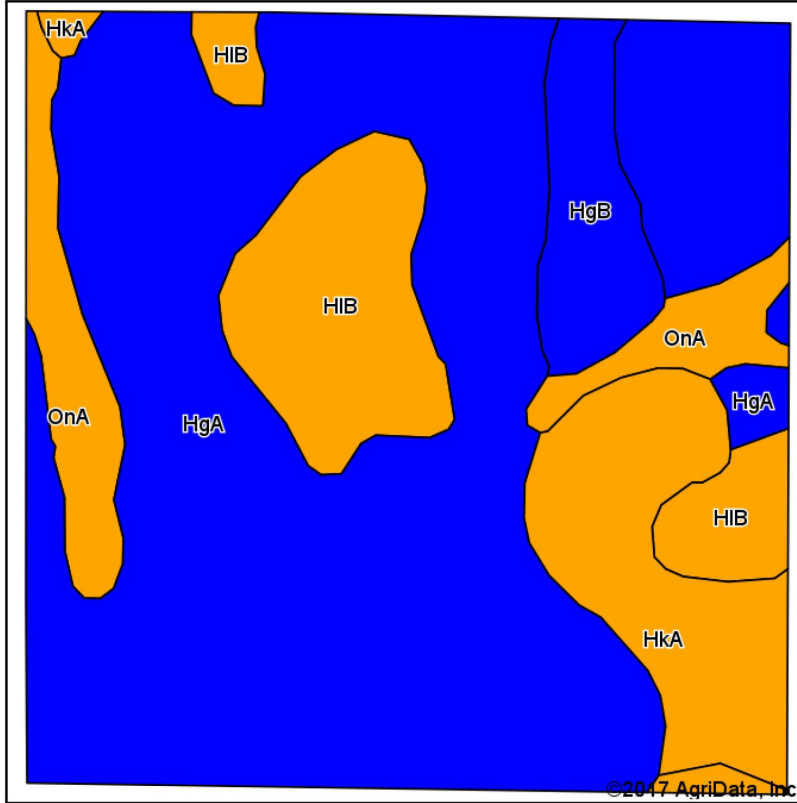
Price:

This property is priced to sell at \$440,000.00, which is a reasonable \$2,750.00/acre. The owners will consider a contract for deed with the right terms and conditions. Information contained herein has been obtained from sources deemed reliable, however is not guaranteed accurate.

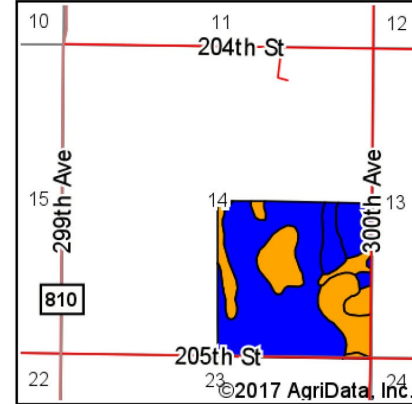




Soils Map



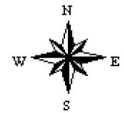
Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hughes**
 Location: **14-111N-78W**
 Township: **West Hughes**
 Acres: **160**
 Date: **8/28/2017**



Maps Provided By:



Area Symbol: SD065, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	State Productivity Index	NCCPI Overall
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	102.80	64.2%		IIc	76	52	31
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	19.69	12.3%		Ile	80	54	41
HkA	Highmore silt loam, 0 to 2 percent slopes	16.99	10.6%		IIc	92	63	38
OnA	Mobridge silt loam, 0 to 2 percent slopes	12.28	7.7%		IIc	94	64	43
HgB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	8.24	5.2%		Ile	73	50	32
Weighted Average						79.4	54.2	33.9

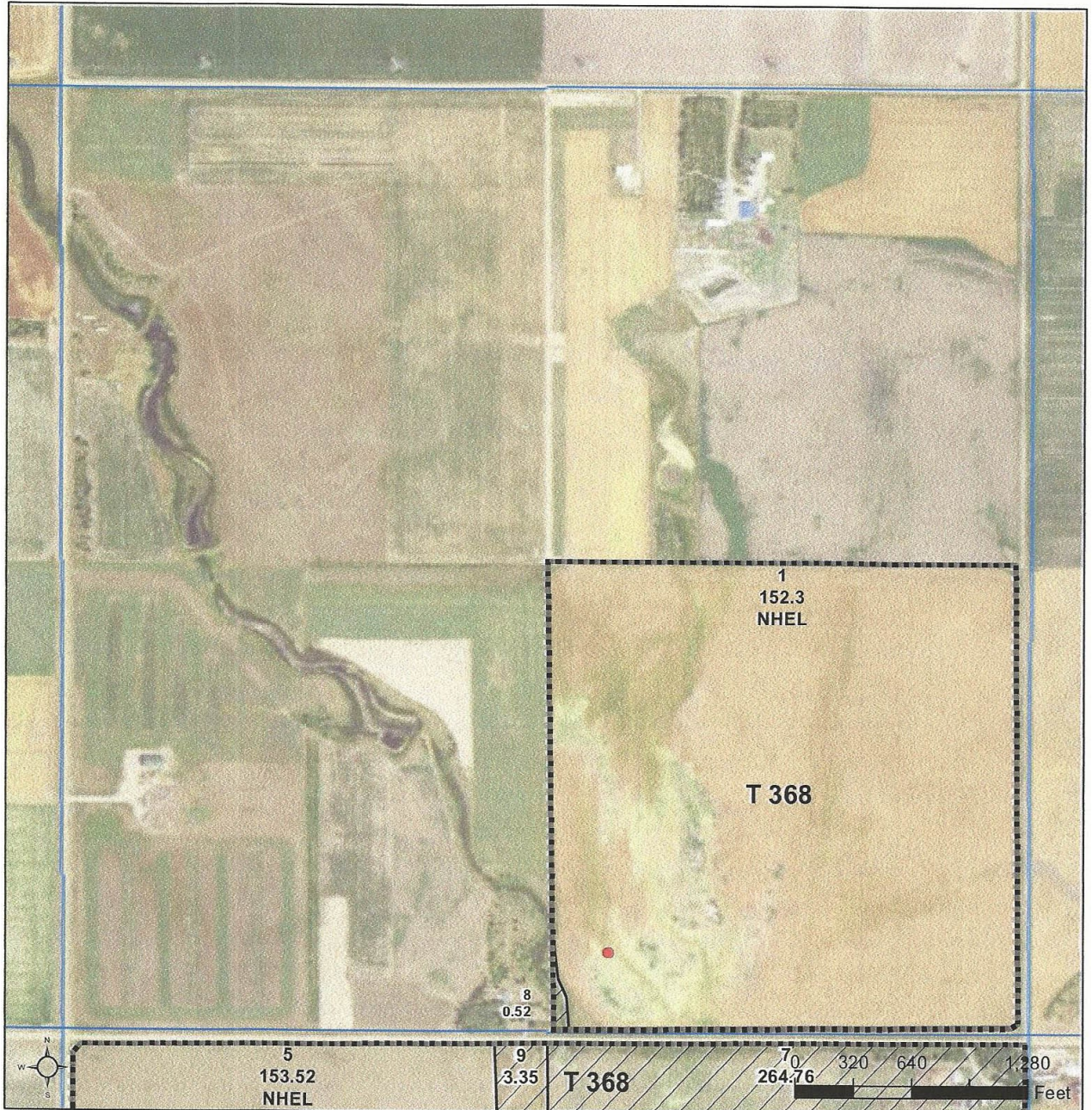
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hughes County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

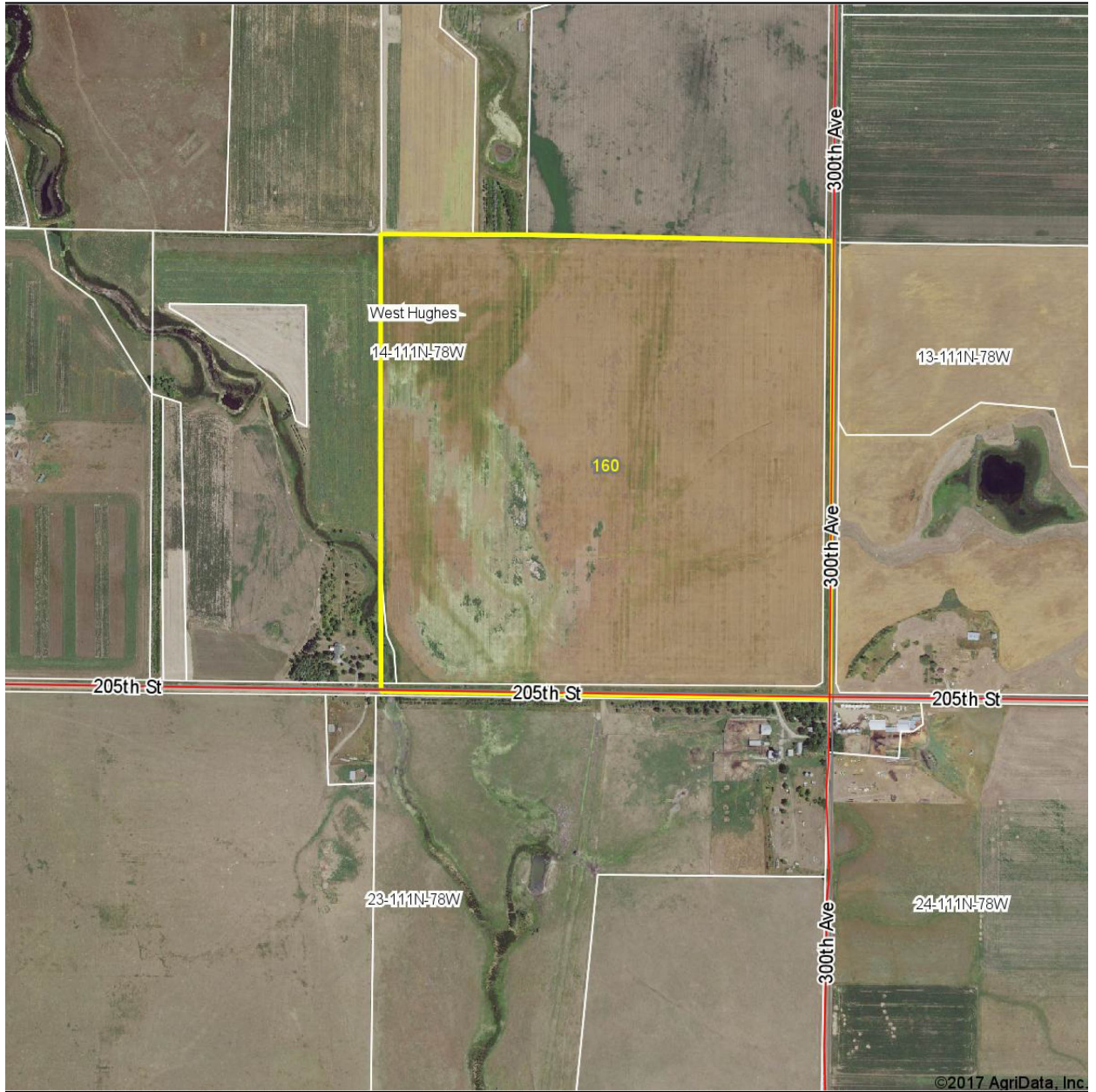
Tract Boundary
 PLSS

2018 Program Year

Map Created July 26, 2017

Farm 441

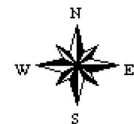
14 -111N -78W



map center: 44° 24' 48.5, -100° 10' 32.19

0ft 902ft 1804ft

14-111N-78W
Hughes County
South Dakota



8/28/2017

Contact

For more information and to schedule a showing, contact:
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