



Nelson Farm

Newell, Butte County, SD
3,620 +/- acres | \$3,610,000



Executive Summary:

The Nelson Farm is a complete farm operation in an area where grain and feed production is always in demand. The property is comprised of 3,620.4 contiguous acres, of which 3,224.4 are tillable with the balance in well sodded native pasture and grassed waterways. The Nelsons have owned and operated this property for some 80 years and are stepping aside in order to allow a new owner the opportunity to continue.



Location:

The Nelson Farm is situated in western South Dakota, just four miles north of the small town of Newell. The property lies along US Hwy 79, with over two miles of highway access as well as county gravel road access to several parts of the property.

Locale:

The area surrounding the Nelson Farm is predominately an agricultural community comprised of a mix of fertile farmland and productive grassland. Belle Fourche is the county seat of Butte County and is situated approximately 30 miles SW of the property. Rich in history, Butte County was established in 1883, when still part of the Dakota Territory. The area population began to grow after gold was discovered in the Black Hills by Custer's expedition in 1874, and the homesteading gradually increased after the 1890's.

Today the Black Hills offer an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently located than ever.

The town of Newell hosts all the services needed and expected in a small town, such as, K-12 school, grocery, banking, farm-ranch supply store, gas-convenience stores, restaurants, churches, etc. Regional services such as medical, commercial airline services, financial and legal, retail shopping, entertainment and higher education opportunity are all available in the surrounding communities of Rapid City, Spearfish and Sturgis.



Size:

The Nelson Farm is comprised of 3,620.41+/- contiguous acres, of which 3,224 are tillable (with 354 acres irrigated) and 395 acres native grass. It's becoming increasingly difficult to find this size of property, especially all contiguous, with exceptional access.



Improvements:

The improvements on the Nelson Farm are neat and in excellent condition, and consist of:

- 1,456 sq ft, 3 bedroom, 3-3/4 bath ranch style home with full basement and attached garage constructed in 2003.
- 60 x 105 Morton Building shop/machine shed with full concrete floor. Constructed in 2009.

Topography:

The Nelson Farm is comprised of gently rolling terrain with well-drained slopes and wide drainages. The property is well-suited to farming and could also serve well as a grazing operation. Utilizing crop residue and increased feed production would make this an exceptionally-productive livestock enterprise.



Soils:

The soils on the farm are predominately comprised of Kyle Clay, Pierre Clay and Bidner Loam, with productivity ratings in the crop production areas ranging mostly from 29 to 65. The soils are well suited to wheat, feedstuff, alfalfa and grass production.

Climate:

Climate information services indicate the following averages for the surrounding area:

- Average High Temperature: 58° Fahrenheit
- Average Low Temperature: 33° Fahrenheit
- Average Annual Precipitation (Rainfall): 15.77 inches
- The average growing season of days greater than 40°: 110 to 120 Days

Climate Data Averages found at: [U.S. Climate Data](https://www.weather.gov/ugld/ClimateData)





Operation:

The Nelson Farm is currently being operated as a small grain and livestock grazing operation. The property has an established 2,175.62 crop base acres which will transfer to a new owner. For the year 2017, the following crops were grown:

Barley	331.11 acres
Millet	314.30 acres
Mixed Forage	7.08 acres
Sorg Forage	115.02 acres
Wheat Spring	252.03 acres
Wheat Winter	945.41 acres
Grazing	1,066.10 acres
Fallow	589.75 acres

The actual production history bears out actual proven wheat yields from 22 to 47 bu./acre. There is approximately 200 acres planted to winter wheat for the 2018 crop production year.

Hunting & Habitat:

The Nelson Farm is home to a variety of game species ranging from big game animals like Deer (Whitetail and Mule) and Pronghorn to small game such as coyote, fox and badger. The property is also a natural haven for game bird species such as sharp-tail grouse, Hungarian Partridge, Pheasants and even occasional Ducks and Geese.

With proper management and some food plot production, this property could be teeming with game, big and small.



Taxes:

Real Estate Assessment	\$11,583.46
Irrigation Assessment	\$7,908.72

Water:

Domestic and livestock water is provided to the property via the Butte Meade Sanitary Water District, a local rural water system. Additionally, the North Irrigation Canal traverses parts of the property providing a reliable source for livestock water through the summer months.

Irrigation water is provided, to the irrigated acreage, by the Belle Fourche Irrigation District.

Price:

The Nelson Farm Property is priced at a reasonable **\$3,610,000.00**

In addition to the real estate, the Nelsons maintain a complete line of machinery used in the operation of the property which could also be available separately at a negotiated price.

Broker Comments:

Having been held in the Nelson Family for some 80 years, it's with extreme pleasure that we offer the Gary and Lisa Nelson Farm holdings in its entirety. Rarely does one find a contiguous, production unit of this size, added with the convenience of access and proximity to town offered in this property. Nelson Farm is priced to sell and is available for possession by the coming crop season.

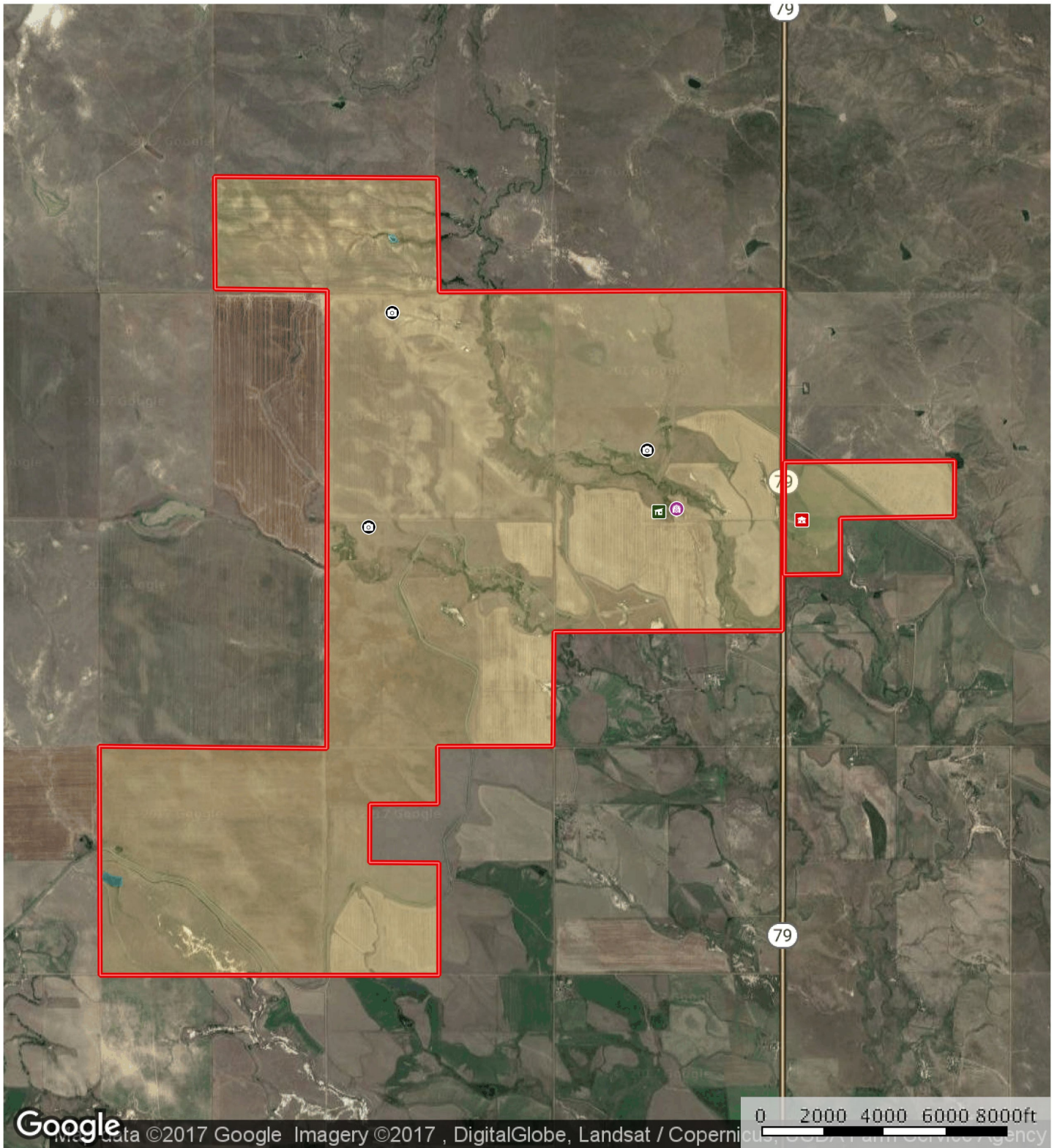




Exhibit "A" Legal Description for the Nelson Farm

<u>Township 10 North Range 5 East</u>	<u>Acres</u>
Section 25: SW4	160
Section 26: SE4	160
Section 36: All	640
<u>Township 10 North Range 6 East</u>	
Section 31: NE4SW4, Lot 3 N2SE4PT, Lot 4, SE4SW4 S2SE4PT NE4PT, E2NW4, Lots 1-2	630.20
Section 32: S2SW4, SW4SE4	116.97
<u>Township 9 North Range 5 East</u>	
Section 1: Lots 1-2, SW4NE4, SE4NW4, N2SE4, SE4NE4, Lot 3, Lot 4, SW4NW4, SW4, S2SE4	640.64
Section 11: All	640
Section 12: SW4NW4, SW4, N2SW4	280
<u>Township 9 North Range 6 East</u>	
Section 5: Lot 4PT EX Lot H1	38.43
Section 6: Lots 1-2, S2NE4PT, Lots 3-5, SE4NW4	314.17
<u>Total Acres:</u>	<u>3,620.41</u>



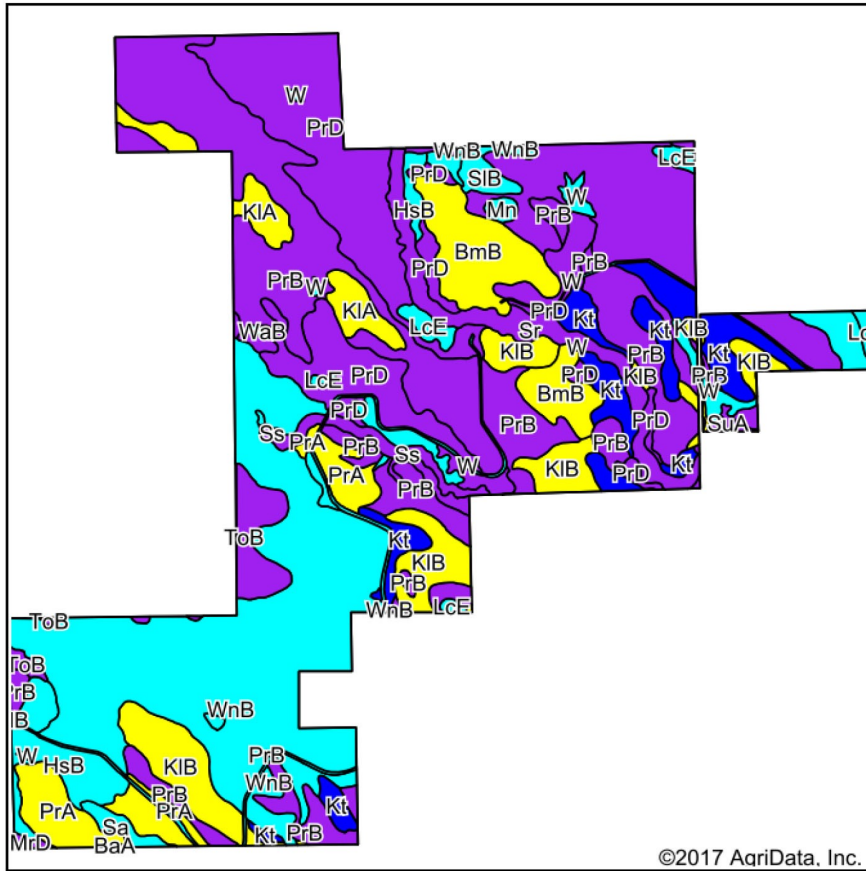


- 63' x 100' Pole Barn
- Main House
- Outbuilding
- Photo Point
- Pond / Tank
- Boundary

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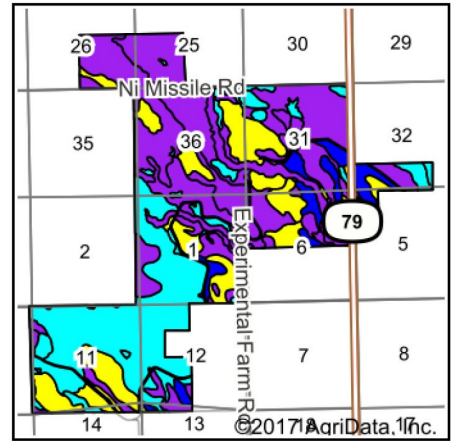
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Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Butte**
 Location: **6-9N-6E**
 Township: **West Butte**
 Acres: **3620.54**
 Date: **10/25/2017**



Area Symbol: SD019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	State Productivity Index	Alfalfa hay Irrigated	Barley Irrigated	Oats Irrigated	Pasture Irrigated	NCCPI Overall
WnB	Winler clay, 0 to 9 percent slopes	789.06	21.8%			Vle	17	9					17
PrB	Pierre clay, 2 to 6 percent slopes	748.46	20.7%			IVe	29	16					17
PrD	Pierre clay, 6 to 20 percent slopes	520.84	14.4%			Vle	30	17					16
ToB	Twotop clay, 0 to 9 percent slopes	315.84	8.7%			Vle	33	18					22
KIB	Kyle clay, 2 to 6 percent slopes	230.26	6.4%			IVe	51	28					19
Kt	Kyle clay, terrace	196.71	5.4%			IVs IVs	65	36					16
BmB	Bidman loam, 2 to 6 percent slopes	167.87	4.6%			IIIe	51	28	4	70	80	7	23
PrA	Pierre clay, 0 to 2 percent slopes	132.52	3.7%			IVs	57	31					16
Sr	Stetter clay, 0 to 3 percent slopes, occasionally flooded	106.14	2.9%			IVw	29	16					19
HsB	Hisle-Slickspots complex, 0 to 6 percent slopes	88.85	2.5%			VIIe	8	4					5
KIA	Kyle clay, 0 to 2 percent slopes	78.93	2.2%			IVe	54	30					19
W	Water	60.41	1.7%				0	0					0
Sa	Sage-Slickspots complex, 0 to 15 percent slopes	54.69	1.5%			VIIIs	4	2					0
LcE	Lismas clay, 10 to 40 percent slopes	39.34	1.1%			VIIe	9	5					3
Ss	Stetter clay, channeled	35.12	1.0%			VIw	29	16					8
SIB	Slickspots-Wasa complex, 0 to 6 percent slopes	18.83	0.5%			VIIIIs	4	2					6

Soils Map, Continued

Maps Provided By:



WaB	Wasa-Slickspots complex, 0 to 6 percent slopes	10.94	0.3%		Vle		7	4					11
Mn	McKenzie clay	7.75	0.2%		Vw		13	7					14
SuA	Swanboy clay, 0 to 3 percent slopes	6.82	0.2%		Vls		20	11					14
Mh	Aquolls	6.37	0.2%		Vlllw		5	3					2
MrD	Midway-Razor silty clay loams, 3 to 15 percent slopes	4.02	0.1%		Vle		29	16					11
BaA	Baca silty clay loam, 0 to 2 percent slopes	0.77	0.0%		Ills		50	28					29
Weighted Average							30.9	17	0.2	3.2	3.7	0.3	16.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



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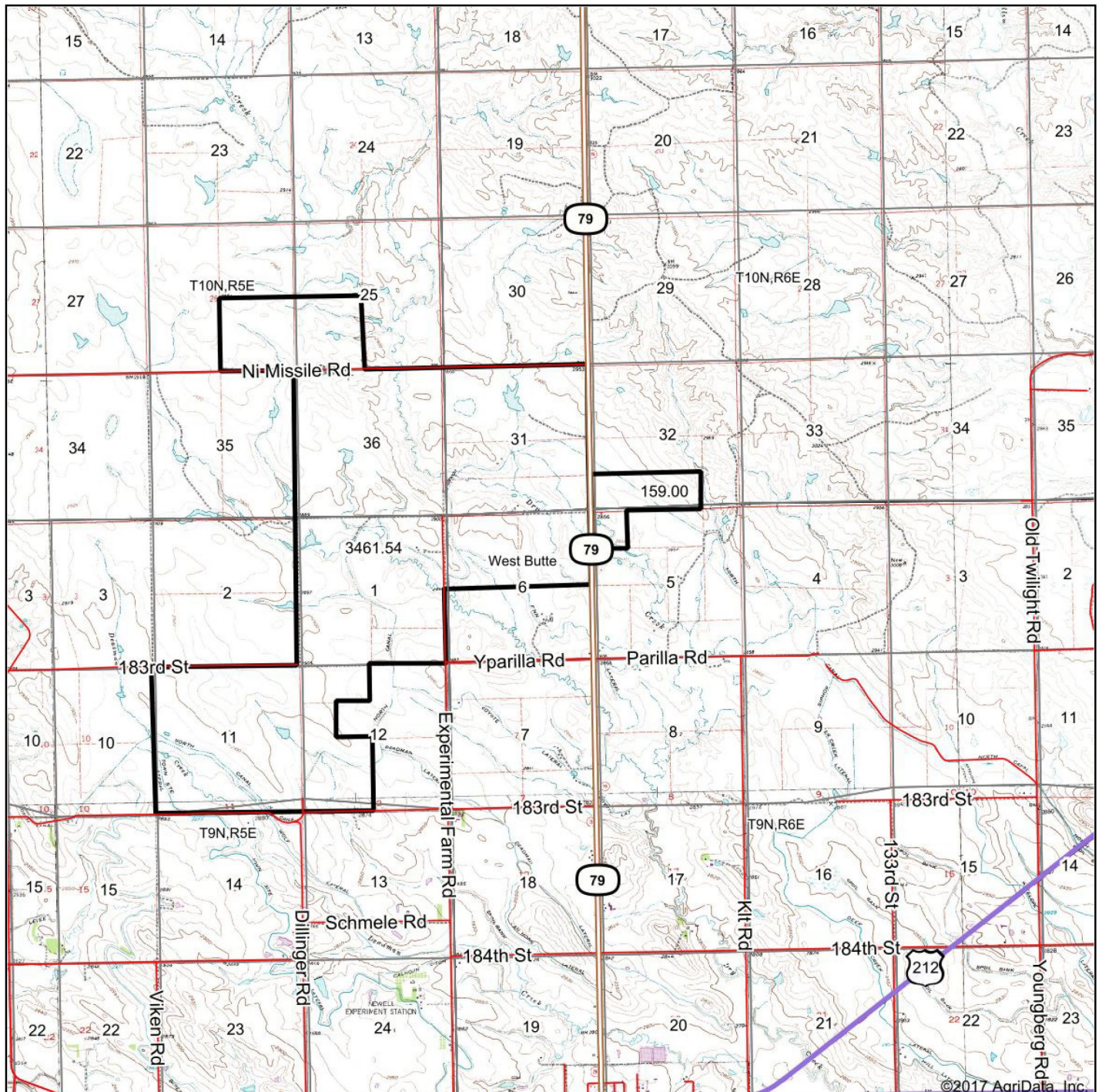
Tres Crosses Ranch
Spearfish, SD
150 Acres | \$2,150,000

Welcome

At Hewitt Land Company, our mission is to connect people with opportunities and structure transactions in which all parties are able to move closer to their individual objectives. We work hard to be the most comprehensive resource for quality farm, ranch, recreational, and commercial real estate properties in the Black Hills and surrounding five-state region.

www.hewittlandcompany.com | info@hewittlandcompany.com | 605-791-2300

Topographic Map



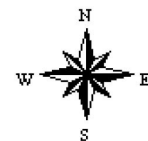
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map center: 44° 46' 26.6, -103° 25' 51.82

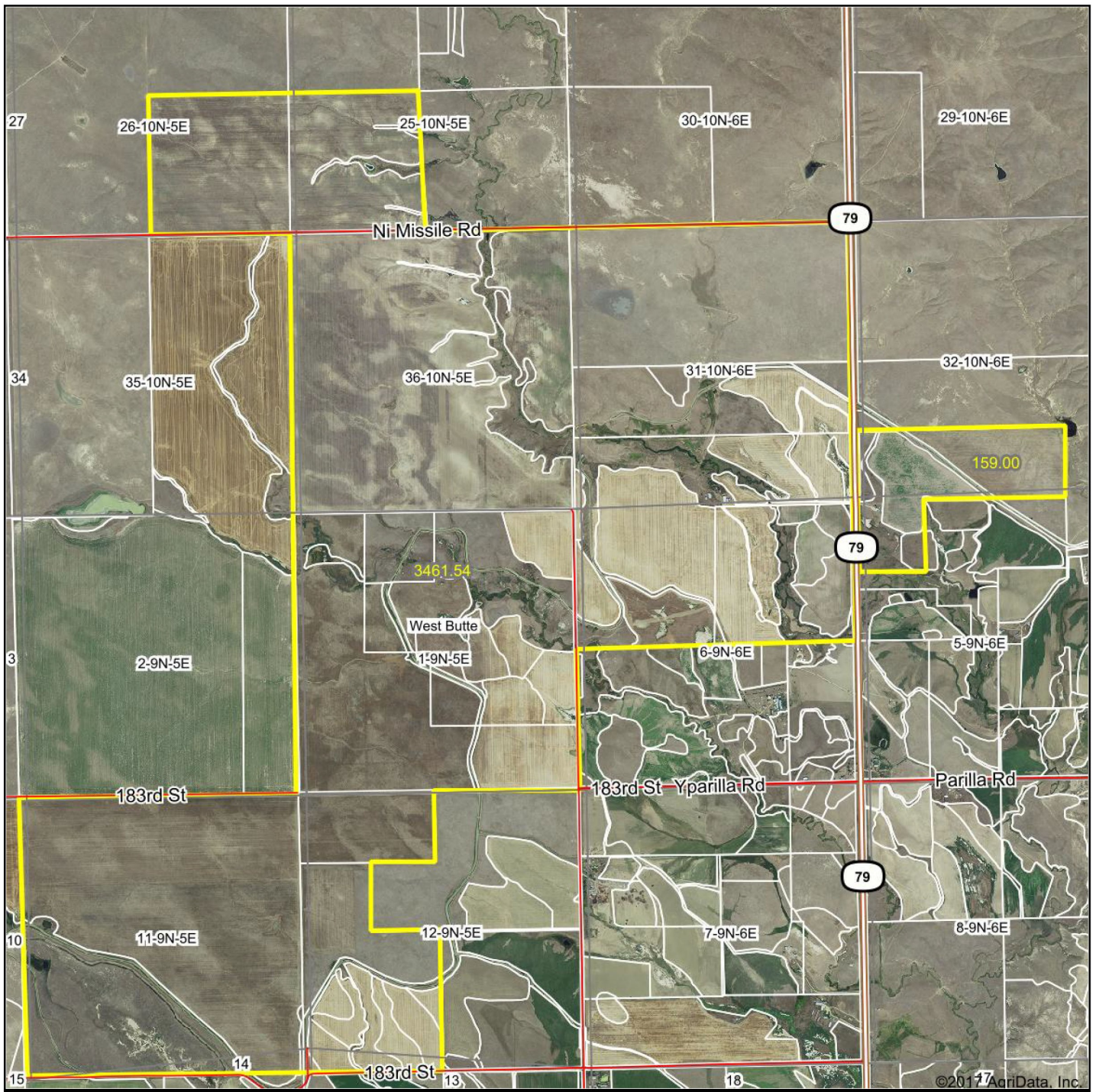


6-9N-6E
Butte County
South Dakota



10/25/2017

Aerial Map



Contact

For more information and to schedule a showing, contact:

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