



## *Tabletop Farmland*

Hermosa, SD | Custer County  
1,098 Acres + 97 Lease Acres | \$1,375,000



An attractive piece of concentrated farmland with exceptionally productive soils, level topography, good access and convenient location. This, along with the benefit of a lease of an additional 97 acres, make this an affordable and practical farmland investment.



## Location:

The Tabletop Farmland property is situated approximately 30 miles southeast of Rapid City, SD in Custer County.

## Locale:

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.

Regional flight service is available within an hours' drive at Rapid City, SD. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry. Once named the 'Hub to History and Adventure', Hermosa serves as the eastern gateway to the beautiful Black Hills.

Within 30 minutes, countless recreational activities are available, including Custer State Park, the Badlands National Park or its' outskirting National Grass Lands, Rushmore Cave, natural hot springs, abundant wildlife in the Black Hills, fossil hunting, and rich history of the Native American Sioux Tribe.

## Size:

The property consists of 1098.40 acres of highly productive deeded crop land plus an additional 97+/- acres Platted Leased acreage owned by Canadian Pacific Rail Co. The property consists of 1,135.7 acres mapped tillable. The annual cost on the lease is \$27/acre.

## Access:

Access to the property is provided via Lower Spring Creek Rd., which adjoins the property for 3.5 miles, approximately 6 miles off SD Hwy 44 approximately 30 miles east of Rapid City, SD.

## Topography:

The property consists of tabletop farmland on the bluff above the Cheyenne River. The soils are comprised of Santana Loam, Santana-Beckton, Nunn-Beckton and Nunn Loam, mostly Class III soils with productivity ratings from mostly 61 to 86.



### Power:

Electric power is located near the property and serves numerous homes in the area.

### Water:

There are currently no wells on the property, however water wells are in the area and serve numerous neighboring ranches.

### Mineral Rights:

All Sellers interests (if any) to mineral, gas, oil, fossil and hydrocarbons are included in the listing price. Seller makes no warranties or representations of any kind as to the status of any mineral interest.

### Lease:

The property is currently under lease with a local farmer with one season remaining on the Lease Agreement. An early termination may be available, pending concurrence by the Lessee. The current rental rate is \$32.50/ tillable acre. Lease is currently being paid on 1,135.7 acres.

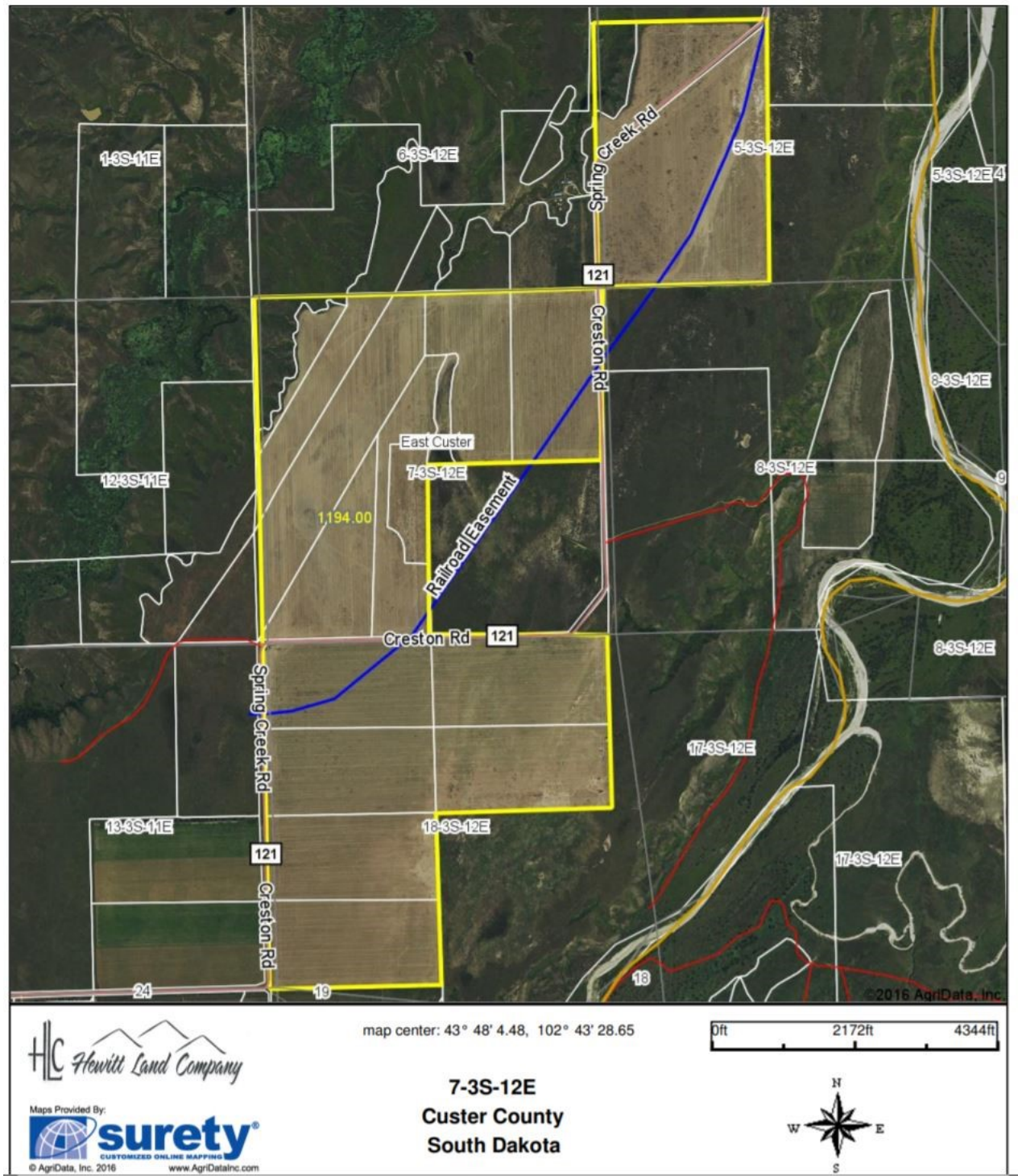
### Taxes:

The real property taxes for the property for the year 2018 are \$7,554.16



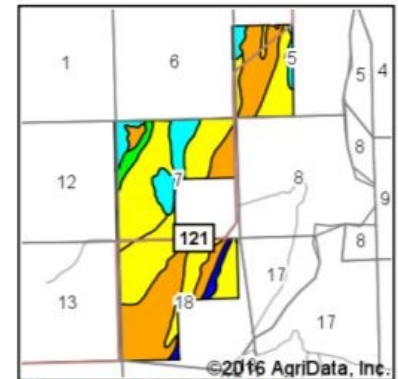
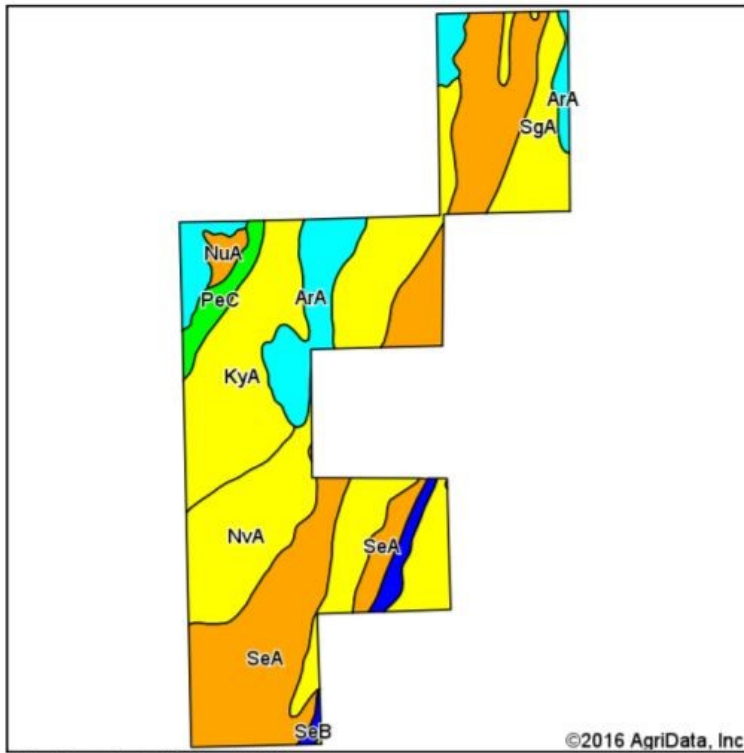


## Aerial Map





# Soils Map



State: **South Dakota**  
 County: **Custer**  
 Location: **7-3S-12E**  
 Township: **East Custer**  
 Acres: **1194**  
 Date: **7/18/2016**



Area Symbol: SD606, Soil Area Version: 7														
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	Sorghum silage Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	*n NCCPI Overall
SeA	Satanta loam, 0 to 2 percent slopes	384.96	32.2%		IIIc		83	6	145	125	26	22	55	32
NvA	Nunn-Beckton complex, 0 to 3 percent slopes	238.73	20.0%		IIIs		63							23
SgA	Satanta-Beckton complex, 0 to 3 percent slopes	187.69	15.7%		IIIc	Is	61	6	145	125	26	22	55	26
KyA	Kyle clay, 0 to 2 percent slopes	181.85	15.2%		IVe		54							19
ArA	Arvada loam, 0 to 3 percent slopes	92.13	7.7%		VIIs		12							7
SbF	Samsil clay, 15 to 40 percent slopes	42.82	3.6%		VIIe		4							2
PeC	Pierre clay, 6 to 9 percent slopes	29.62	2.5%		IVe		40							16
SeB	Satanta loam, 2 to 6 percent slopes	22.67	1.9%		IIIe		77	6	145	125	26	22	55	32
NuA	Nunn loam, 0 to 2 percent slopes	13.53	1.1%		IIIe	IIs	86							30
Weighted Average							61.7	3	72.3	62.3	13	11	27.4	*n 23.9

Area Symbol: SD606, Soil Area Version: 7

\*n: NCCPI updated on 1-25-2016

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





### Price:

The Table Top Farmland is priced to sell at **\$1,375,000.00 USD**.

The Sellers intend to nominate this property as the relinquished property in an IRC 1031 Tax Deferred Exchange and will require Buyers cooperation in so doing. No cost or delay shall be incurred by the Buyer due to Sellers Exchange.

### Broker's Comments:

This property presents a unique opportunity to own property in an area of renown agriculture productivity while being a short drive to Rapid City with regional hospital and airport services along with a myriad of business, recreational and professional services available in the area.

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### *Contact*

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For more information and to schedule a showing, contact:

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