



## Sieck East Unit

Martin, Bennett County, SD

**1,077.20 +/- Acres | \$1,440,000**





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Bennett County, SD | Martin, SD

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### Executive Summary:

This quality farmland offering consists of 1,077.20 Acres and is 90% Tillable. One of the features is a HQ site with well established shelter belts, a productive water well and large feedlot pens.

The Farmland is comprised mostly of Cl II and III Keith, Rosebud and Richfield silty loam soils with productivity ratings from 70-91! Bennett County is widely gaining notoriety for outstanding crop yields and historically narrow basis.

As an added bonus, the property lies only five miles from the famed LaCreek wildlife refuge, a 16,000 acre enclave of big game and waterfowl!

This offering is an opportunity to add quality farmland to your operation or portfolio.



### **Location:**

The Sieck East Unit is situated approximately five miles east of Martin, SD along US HWY 18, in south central South Dakota. Martin is the county seat for Bennett County and offers many agricultural and service related businesses, such as a feed mill, hardware store, implement and vehicle dealers, livestock auction, medical facility, restaurants, schools as well as all the county government and USDA offices. Several grain storage and delivery systems are also located in the area.

### **Acreage:**

The Farm is comprised of 1,077.20 +/- acres, which are all deeded. And while not all contiguous, the acreage is well blocked and provides for management units to be cohesive and yet autonomous. The property is gently sloping providing good drainage yet very usable. Based on the USDA cropland acres, the property is over 85% tillable.

### **Access:**

The property is easily accessed via US Hwy 18, (which runs directly in front of the HQ) and numerous well maintained county graveled roads.





### **Operation:**

The property is under exceptional management, currently being operated under lease. The lease arrangements are a cash lease with a lease rate on hayland of \$45.00 per acre, and a 1/3-2/3 share on the cropland. Landowner is responsible for prorata cost of fertilizer and herbicide. Crop insurance with an 80 bu guarantee yield is in place and may be assumed by the purchaser. While the tenants would like to continue, the current lease agreements are up for renewal for 2021 and beyond. The crop rotations have been diverse and extensive, including crop varieties such as, corn, wheat, soybeans, sunflowers, chickpeas, lentils, and oats. Most of the cropland will be in corn for the 2021 growing season.

Yields on all crops have recently raised the ceiling to ranges not normally thought attainable in western SD.







### **Soils:**

The soils on the farm are comprised of mostly Class II and III Richmond, Keith, and Rosebud silty loams with productivity ratings from 70 -91. The crop suitability is high providing for diverse rotation of crop varieties.

### **Price:**

The Sieck East Unit is being offered for private treaty sale at \$1,440,000.

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

### **Taxes:**

Real Estate taxes on the property are approximately \$9,173.47.



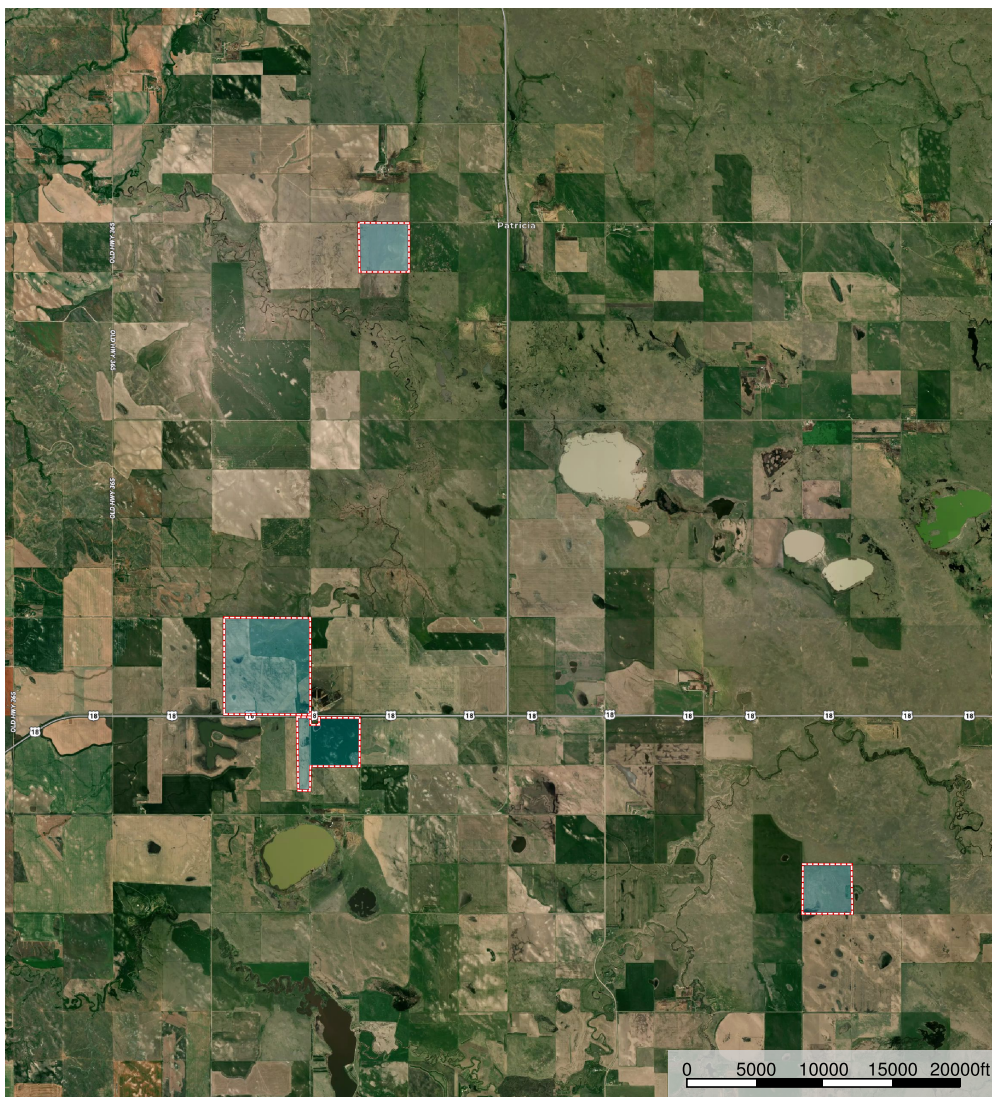




# Sieck East Unit

Bennett County, SD | Martin, SD

1,077.20 +/- Acres | \$1,400,000



 Boundary



# Legal Description

## **Sieck East Unit**

### **Martin, Bennett County, SD**

Prepared by: Hewitt Land Company, Inc.

EAST OF MARTIN

TOWNSHIP 37 NORTH, RANGE 35 WEST of 6 <sup>th</sup> PM BENNETT COUNTY, SD	ACRES
Sec. 10: SW4;	160.00

TOWNSHIP 37 NORTH, RANGE 36 WEST of 6 <sup>th</sup> PM, BENNETT COUNTY, SD	
SEC. 3: E2 OF LOT 1; E2SE4NE4; E2NE4SE4;	58.44
SEC. 2: LOTS 3-4; S2NW4; 2-37-36 (LESS ROW) LESS BARKER TR. 1 IN LOT 4;	150.14

TOWNSHIP 38 NORTH, RANGE 36 WEST, 6 <sup>TH</sup> PM, BENNETT COUNTY, SD	
SECTION 11: NE4;	160.00
SECTION 34: SECTION LESS ROW; LESS W2W2W2; 34-38-36;	<u>548.62</u>
Total	1,077.20

**For more information or to schedule a viewing, please contact:**

JD Hewitt: [jd@hewittlandcompany.com](mailto:jd@hewittlandcompany.com) | (605) 791-2300

## REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

**X Single Agent-Seller's/Landlord's Agent:** Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.

**X Single Agent-Buyer's/Tenant's Agent:** Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.

**X Disclosed Limited Agent:** Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.

☐ **Appointed Agent:** Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.

☐ **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

**Duties of a buyer, tenant, landlord, or seller:** The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

**All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations.**

**South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.**

The office policy of Hewitt Land Company, Inc. (company) is to offer only those services marked above.

By JD Hewitt (licensee)

**Acknowledgment:** I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:  
☒ Real Estate Relationships Disclosure form

☐ Consumer Real Estate Information Guide (residential property sales transaction only)

I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.

Signature X Date \_\_\_\_\_ Time \_\_\_\_\_ am/pm

Signature X Date \_\_\_\_\_ Time \_\_\_\_\_ am/pm

**By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker representation.**

X Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker. Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.

Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ am/pm