



Mendenhall Ranch

Waubay, Roberts County, SD

480 +/- Acres | \$2,500,000





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Executive Summary:

Located northeast of Waubay, SD, within reach of Enemy Swim Lake, you'll find the Mendenhall Ranch. Opportunity to graze, potential to hay, and the ability to farm on productive soils make this a 480-acre ranch extremely versatile. The high indexing 91 CPI soils on the 80-acre tillable field; 65 CPI average on the balance.

Grasses on the Mendenhall Ranch range from the silty loam gamma grasses to blue stem, orchard, and even some western wheat grass. The variety makes for a well bedded system that supports growth all year during the growing season. Traditionally operated as a cow/calf ranch and calving unit, the strong grasses are well-suited for livestock production. With the improved corral system, barn space, wind break, and feed production capabilities of the Mendenhall Ranch, we invite you to consider the Mendenhall Ranch.



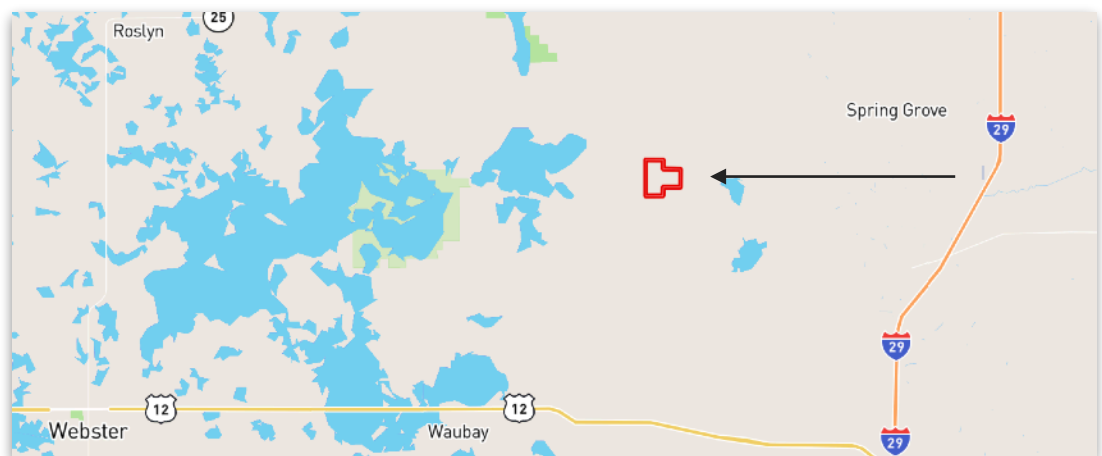
Location:

The Mendenhall Ranch is located ten miles from Waubay, SD at 45090 BIA Hwy 500, Waubay, SD.

Directions from Waubay: Head east on 3rd Ave toward Main St; Turn left at the 1st cross street onto Main St; Turn right onto US-12 E for 1.4 miles; Turn left onto Co Rd 1/446A Ave for 6.4 miles; Turn right onto Co Rd T500/135th St and continue to follow for 1.5 miles until your arrive at the property.

Distance to:

- Watertown, SD- 50 mi.
- Aberdeen, SD- 70 mi.
- Brookings, SD- 93 mi.
- Sioux Falls, SD- 150 mi.
- Rapid City, SD- 390 mi.
- Fargo, ND- 115 mi.
- Minneapolis, MN- 240 mi.





Locale:

The area surrounding the Mendenhall Ranch is part of South Dakota's Glacial Lakes Northeast region, home to wide open prairies and fresh glacial lakes. It has a rich frontier history of Native American settlers and early pioneers. In the 1700s, the Sioux Native American people came westward from Minnesota and settled in the area. The 1800s brought fur traders, explorers and pioneers to the area, bolstered by the creation of Dakota Territory in 1861 and the Homestead Act of 1863. Local history highlights several prominent pioneers, including Laura Ingalls Wilder and family.

The nearby town of Waubay was established in 1880 as the railroad continued to expand westward during the start of the Dakota Boom. Waubay is currently home to 473 people (2020) and is primarily focused on grain crops and livestock.

The Lake Traverse Indian Reservation is the homeland of the federally recognized Sisseton Wahpeton Oyate. More than 60% of its land lies in Roberts County.

Outdoor recreational opportunities abound in South Dakota's Northeastern Region, with more than 120 glacial lakes, abundant wildlife and fishing, and state parks and recreational areas. The Waubay National Wildlife Refuge is in the Prairie Pothole Region, a key in North America for waterfowl conservation, offers hiking, birdwatching, fishing, and archery.



Locale, Continued:

The regional cities of Watertown and Aberdeen are both within an hour's drive. Sioux Falls, just two hours away, provides regional airport services and plenty of accommodations and amenities.

Agriculture is the prominent industry in the area, which is some of South Dakota's most productive farmland. Aberdeen is a center for processing and related agribusiness, such as Agtegra, Demkota Ranch Beef (finishing and processing plant), and a soybean processing plant. Several railroad lines transport agricultural commodities through the region. Glacial Lakes Energy's ethanol plant in Watertown produces 100 million gallons of ethanol per year.

Land:

The Mendenhall ranch has an extremely rich mix of warm and cool season grasses, making for strong livestock gains throughout the growing seasons. In 2010, 400 acres of the ranch were enrolled in a conservation easement. There is no restriction on grazing ability under the easement and hay may be harvested anytime after July 15th of every year. The gradual rolling terrain lends this property to suit the needs of the producer. Virtually all of the property can be grazed, however, and hay can be harvested on nearly every acre in the pastures as well, creating a multifaceted enterprise in the Mendenhall Ranch. The ever-growing hay marketing area allowed for the 2021 hay crop to be sold as far away as Montana.



Headquarter Improvements:

The ranch boasts over 3,120 feet of 9-foot-tall super steel windbreak, attached to drill stem pipe set in concrete. Sprawling pens are strategically located to allow access back to the barns and working facilities both outside, as well as a cattle working system under roof. Along the north and west sides of the headquarters is a natural mature tree shelter belt comprised of deciduous trees.

Livestock on the ranch are supported by over 11,000 square feet of barn space, with half of that containing concrete flooring. The main barn complex consists of 8,575 square feet under roof and includes an indoor A-pen and alley, an ideal area for calving pens, as well as an old milk parlor and milking room both with concrete floors that would be tailor made for a vet room and hospital area. A separate 40x60 quonset is also well situated for livestock shelter. At the west end of the yard is an 18x20 Horse barn with tack room.

A 38x60 quonset serves as the machine shed. The shed is spray-foam insulated and has an overhead door on the east end and sliding doors on the west for drive-thru access. There is a 24'x 34' granary currently used for cold storage.

A comfortable 3,140 square foot, 4 bedroom, 2 ½ bath home sits on three levels with an open floor plan and spacious rooms. The residence was built in 1984 and in 2009 the home received new siding and tin roof, as well as new tin roofing on all of the other main barns.





Property Improvements:

- House
 - 3140sq.ft. single story, split level 4 Bed, 2 ½ Bath with basement built 1984 with attached 720sq.ft. 2 car garage
- Shop
 - 38x60 2280sq.ft. Quonset built 1960 with steel roof, wood end walls
- Barn
 - 36x60x8 2160sq.ft. built 1960 with a 18x60x7 1080sq.ft. lean-to addition
 - 6,416sq.ft. cattle barn was added to the main barn in 1978 and 1980
- Tack Room
 - 18x20x8 360sq.ft. built 1980
- Granary
 - 24x34x10 816sq.ft. unsure year built
- Cattle Shed
 - 40x60 2400sq.ft. Quonset built 1965





Operation:

The owner has used this property mainly as a wintering/calving headquarters for 500-600 cows allowing for grazing rest during the growing season. Fall moisture in 2021 produced terrific fall growth so the pastures are in excellent condition. Winter moisture has the property poised to grow a tremendous amount of forage for either haying or grazing for the 2022 summer. The property is available for possession at closing allowing for immediate return on your investment!

Water:

Livestock paddocks and working facilities are well equipped with 9 heated automatic water tanks receiving ample flow from the ranch's own private 500' well. The system also utilizes a 3,000-gallon cistern.

Water is supplied to the home from a separate privately owned shallow well of 30'. There is ample flow for all purposes of domestic water, however, the owner does not drink the water.





Taxes:

The 2021 taxes for the Mendenhall Ranch are \$9,814.88.

Price:

The Mendenhall Ranch is being offered for private treaty sale at \$2,500,000 USD.



Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company. Fences do not all follow the property boundaries.

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

Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952

Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034

Legal Description

Mendenhall Ranch

Waubay, Roberts County, SD

Exhibit A

Prepared by: Hewitt Land Company, Inc.

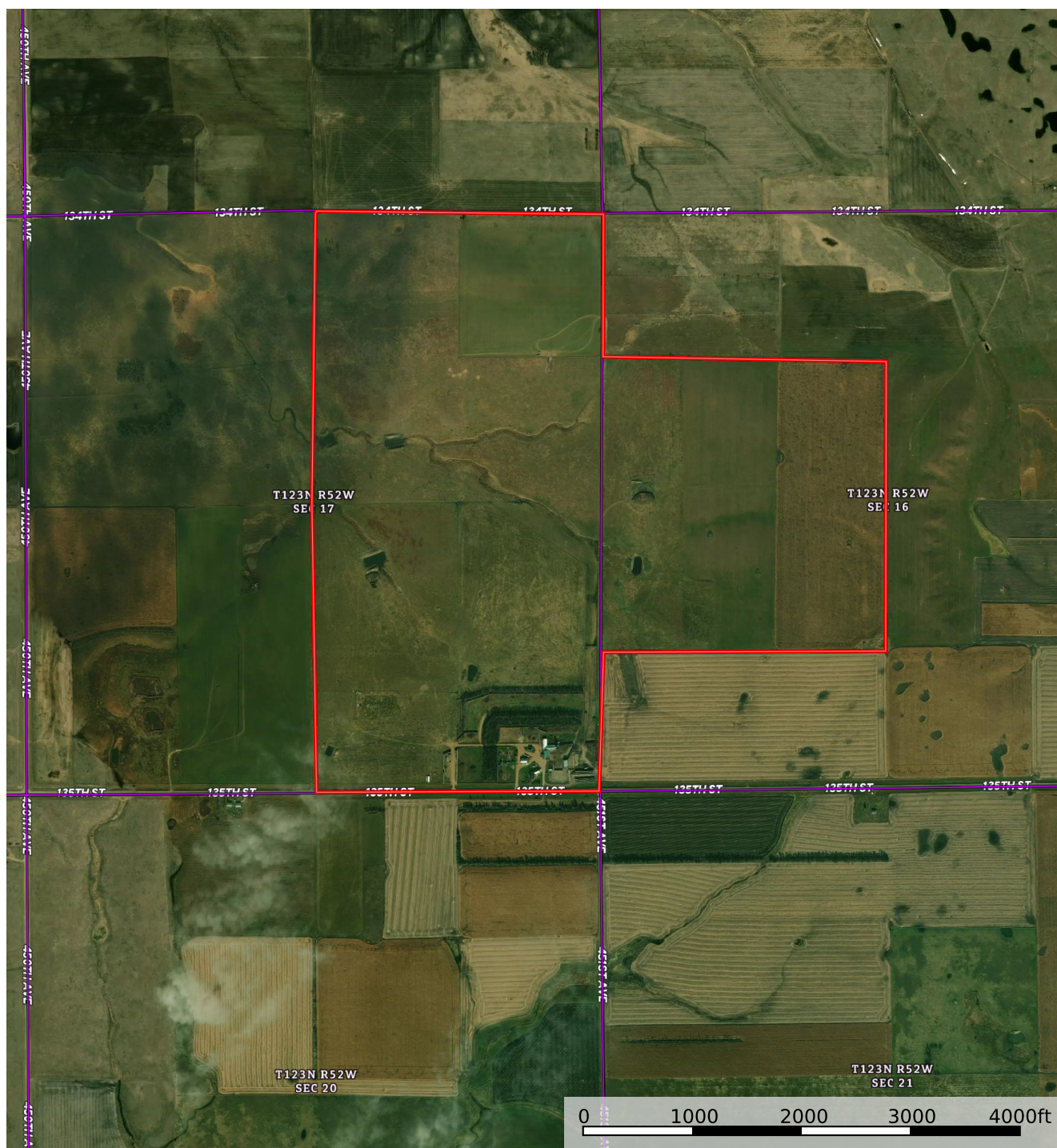
Township 123 North, Range 52 West, 5th PM, Roberts County South Dakota

	Acres	2021 Taxes
Section 16: S2NW4; N2SW4	160.0	\$3,027.86
Section 17: N2NE4	80.0	\$1,422.82
S2NE4	80.0	\$1,448.86
SE4	160.0	\$3,915.34
Total	480.0	\$9,814.88



Mendenhall Ranch

Aerial Map

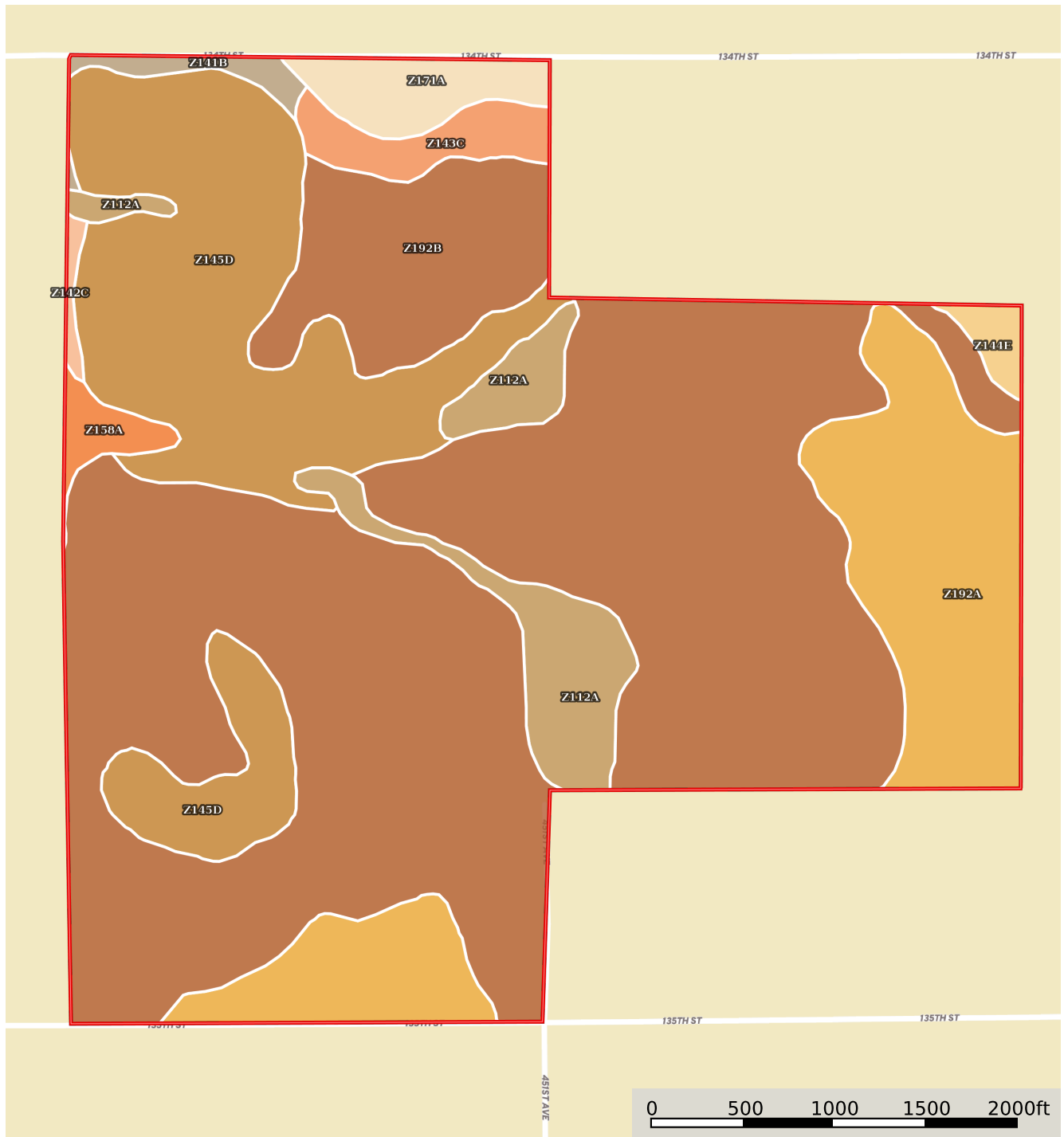


Boundary



Mendenhall Ranch

Soils Map



Boundary



Mendenhall Ranch

Soils Map

Boundary 479.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Z192B	Vienna-Brookings complex, 1 to 6 percent slopes	276.13	57.61	87	71	2e
Z145D	Buse-Barnes loams, coteau, 2 to 15 percent slopes, very stony	85.83	17.91	10	37	7s
Z192A	Vienna-Brookings complex, 0 to 2 percent slopes	63.06	13.16	91	72	1
Z112A	Vallers-Hamerly loams, coteau, 0 to 2 percent slopes	23.78	4.96	51	49	4w
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	9.93	2.07	48	44	3s
Z143C	Barnes-Buse loams, coteau, 6 to 9 percent slopes	8.58	1.79	60	56	3e
Z158A	Marysland loam, 0 to 1 percent slopes, occasionally flooded	4.19	0.87	33	51	4w
Z141B	Barnes-Svea loams, coteau, 1 to 6 percent slopes	3.55	0.74	83	63	2e
Z144E	Buse-Barnes loams, coteau, 9 to 20 percent slopes	2.94	0.61	42	50	6e
Z142C	Barnes-Buse-Svea loams, coteau, 2 to 9 percent slopes	1.38	0.29	64	59	3e
TOTALS		479.35(*)	100%	69.82	62.73	2.95

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.













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