



Mellette County Farmland

Mellette County, SD

285 +/- Acres

\$1,138,240





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Executive Summary: Productive farmland that has been well cared for and under the same ownership for decades. The property is currently in crop production and would be available for immediate possession.

Location: The property is located in Mellette County in West-central South Dakota.

Directions: From White River take SD Hwy 44 west 24 miles, then south 7 miles on SD Hwy 63, then .4 mi west on unimproved section line road.
From Norris South Dakota, 2 miles north on Hwy 63, then west 1 mile on unimproved section-line rd.



Locale: Mellette County has an agricultural base supported by well established, generational operations. The area boasts strong livestock gains, abundant feed production and exceptional crop yields. The County seat is located in White River, some 20 mile east of the property.

Topography: The property is level to rolling, with a small upper elevation staging area.

Soils: Soils comprise predominately of Kadoka Kube silt loams and Huggins-Kadoka silt loam with crop productivity ratings of 32 to 80.

Access: Access is provided via an unimproved section-line road, 1 miles of Hwy 63.

Water: There are no wells located on the property.

Improvements: There are no improvments on the property.





Utilities: There are no utilities currently servicing the property.

Operation: The property has been owner operated and is currently in crop production. For an investor, there may be a Lease back option available with the current owner.

Acreage: The property is composed of 285+/- Acres.

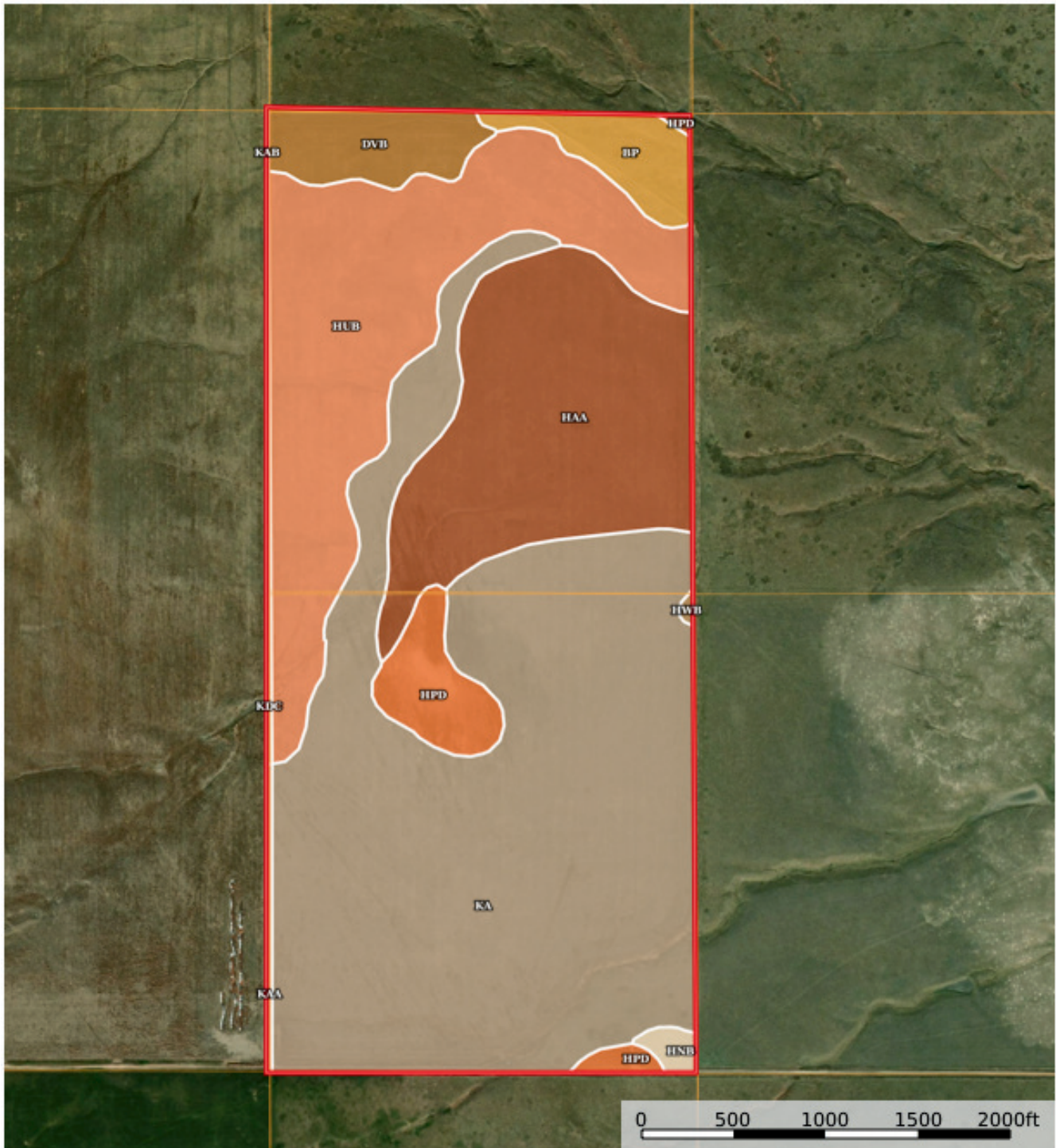
Leases: There are no existing Leases on the property, however, the seller would consider a lease back on the property. Terms and conditions pending.

Taxes: The 2024 taxes payable in 2025 are \$1,723.52.

Price: \$1,138,240. The owner is reserving one-half of all sub-surface mineral rights.

Soils Map

Huber 280
South Dakota, 280 AC +/-



Boundary 1

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The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Soils Description

 Boundary 1 279.78 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ka	Kadoka-Kube silt loams	140.01	50.05	80	41	2c
HuB	Huggins-Kadoka silt loams, 2 to 5 percent slopes	57.69	20.62	74	33	3e
HaA	Hilmoie silt loam, 0 to 3 percent slopes, rarely flooded	50.09	17.91	69	43	2s
DvB	Duroc and Kadoka silt loams, 2 to 5 percent slopes	10.12	3.62	82	43	2e
HpD	Huggins-Epping silt loams, 5 to 15 percent slopes	9.7	3.47	32	27	6e
Bp	Blackpipe soils	7.76	2.77	60	36	2c
KdC	Kadoka-Huggins silt loams, 3 to 9 percent slopes	1.52	0.54	67	38	3e
HnB	Huggins silt loam, 2 to 5 percent slopes	1.39	0.5	68	30	3e
KaA	Kadoka silt loam, 0 to 2 percent slopes	1.2	0.43	84	40	2s
HwB	Huggins and Wortman silt loams, 2 to 5 percent slopes	0.23	0.08	50	31	3e
KaB	Kadoka silt loam, 3 to 6 percent slopes	0.07	0.03	72	41	3e
TOTALS		279.78(*)	100%	74.52	39.08	2.36

(*) 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.

Soils Description

Capability Legend								
Increased Limitations and Hazards								
Decreased Adaptability and Freedom of Choice Users								
Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								
(c) climatic limitations (e) susceptibility to erosion								
(s) soil limitations within the rooting zone (w) excess of water								

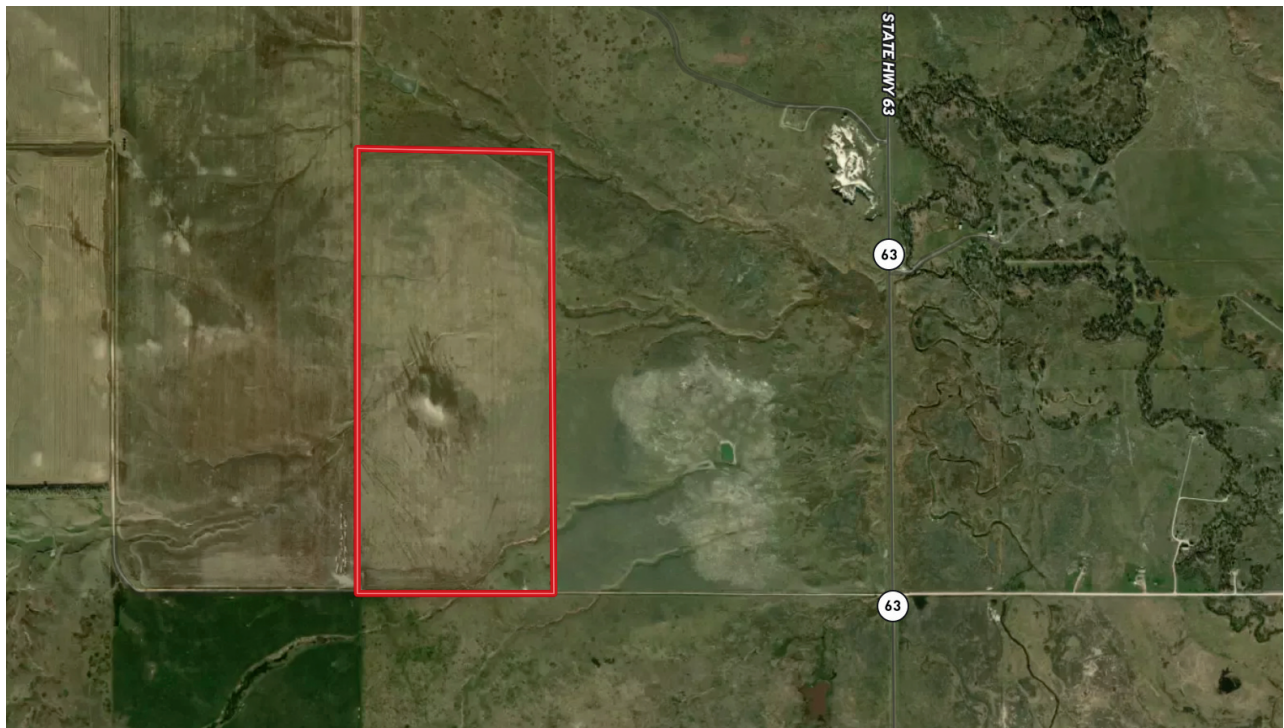


Legal Description:

Township 41 North, Range 33 West, 6th Principal, Mellette County, South Dakota

Section 27: Lots 1, 4, E1/2NE1/4 142.69 Acres

Lots 5, 8, E1/2SE1/4 141.87 Acres





Mellette County Farmland | Mellette County, SD Aerial Map



Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company.

For more information or to schedule a viewing, please contact:
Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034
Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952
JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100

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.

☒ 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