



South Central South Dakota Farmland

Mellette and Jackson Counties, SD

Norris-Parmlee SD

1,360 Acres / \$1,768,000





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Mellette and Jackson Counties, SD | Norris- Parmlee SD

1,360 Acres | \$1,768,000

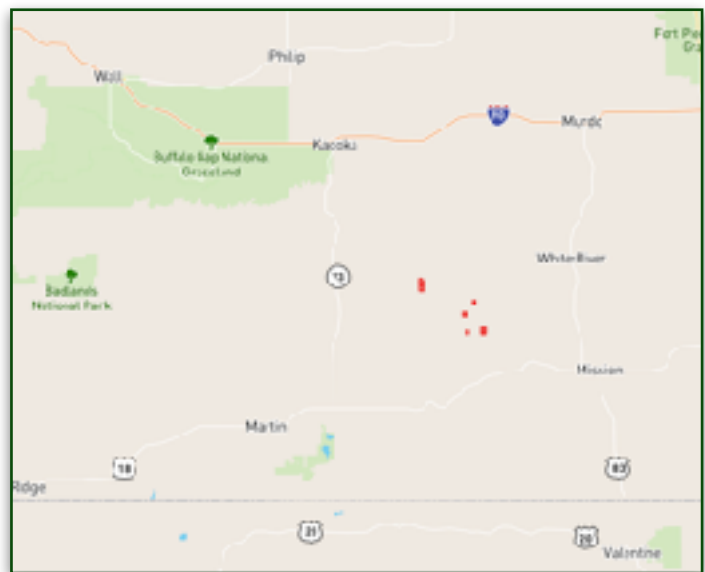


Location:

This farmland is located in the rich and fertile farmland area known locally as the Blackpipe area of Mellette, Todd and Jackson counties of South Central South Dakota.

Nearby Locations:

- Murdo, SD- 53 Miles
- Sioux Falls, SD- 272 Miles
- Valentine, ND- 68 Miles
- North Platte, NE- 203 Miles





Access:

The property is conveniently situated along or near US Hwy 63, an all weather route connecting SD Hwy 44 and 18. Much of the property is also accessible by well maintained county gravel roads.

Acreage:

This property consists of 1,360.79+/- acres; of which 1,279.88 acres (or 94%) are considered Cropland according to the USDA Farm Service Agency. The balance of the property (81+/- ac.) is comprised of roads, tree belts, and waterways.





Topography:

The property is comprised of level to rolling mostly tillable cropland predominately comprised of silty loam soils with productivity ratings predominately from 73 – 89.



Improvements:

The property has a building site with a steel structure that formally housed a grade school. The building site includes four RV site hookups with power and water, a steel building and shelter belt. The facility has been used most recently as a hunting camp.

Water:

The Mini-Waconi rural water system is available in several locations on the property. Additionally, shallow wells and live-water draws are prevalent in the area.



Operation:

The property has historically been farmed by a local farming operation and has been rented on an annual basis. The possibility exists for a longer-term lease. The property has been well cared for and has benefited from excellent husbandry practices.



Taxes:

The 2019 Real Estate taxes on the property are (est) \$7,597.11

Price:

This South-Central SD Farmland property is Priced in its entirety at \$1,768,000. A partial purchase may be negotiated.



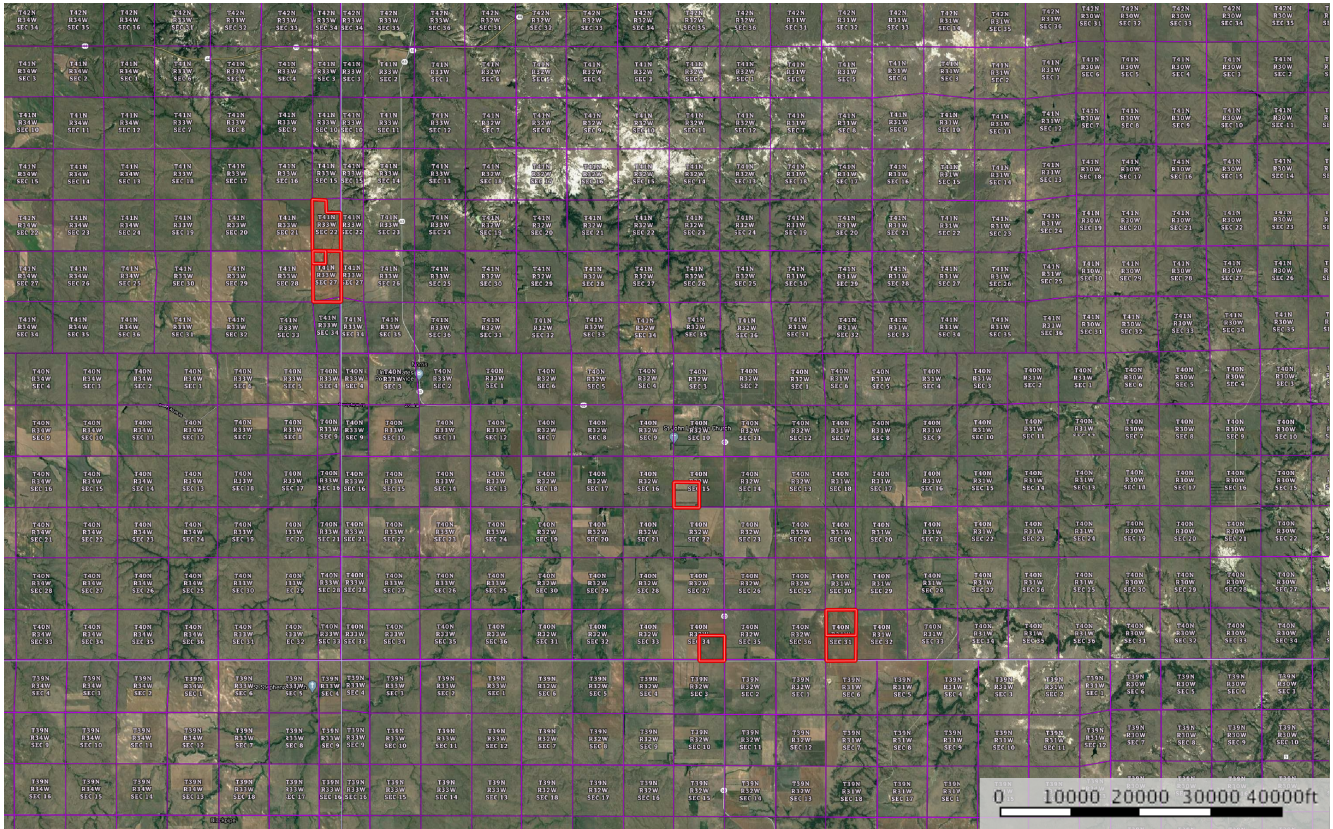


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1,360 Acres | \$1,768,000

Sieck-Parmlee Unit
South Dakota, AC +/-

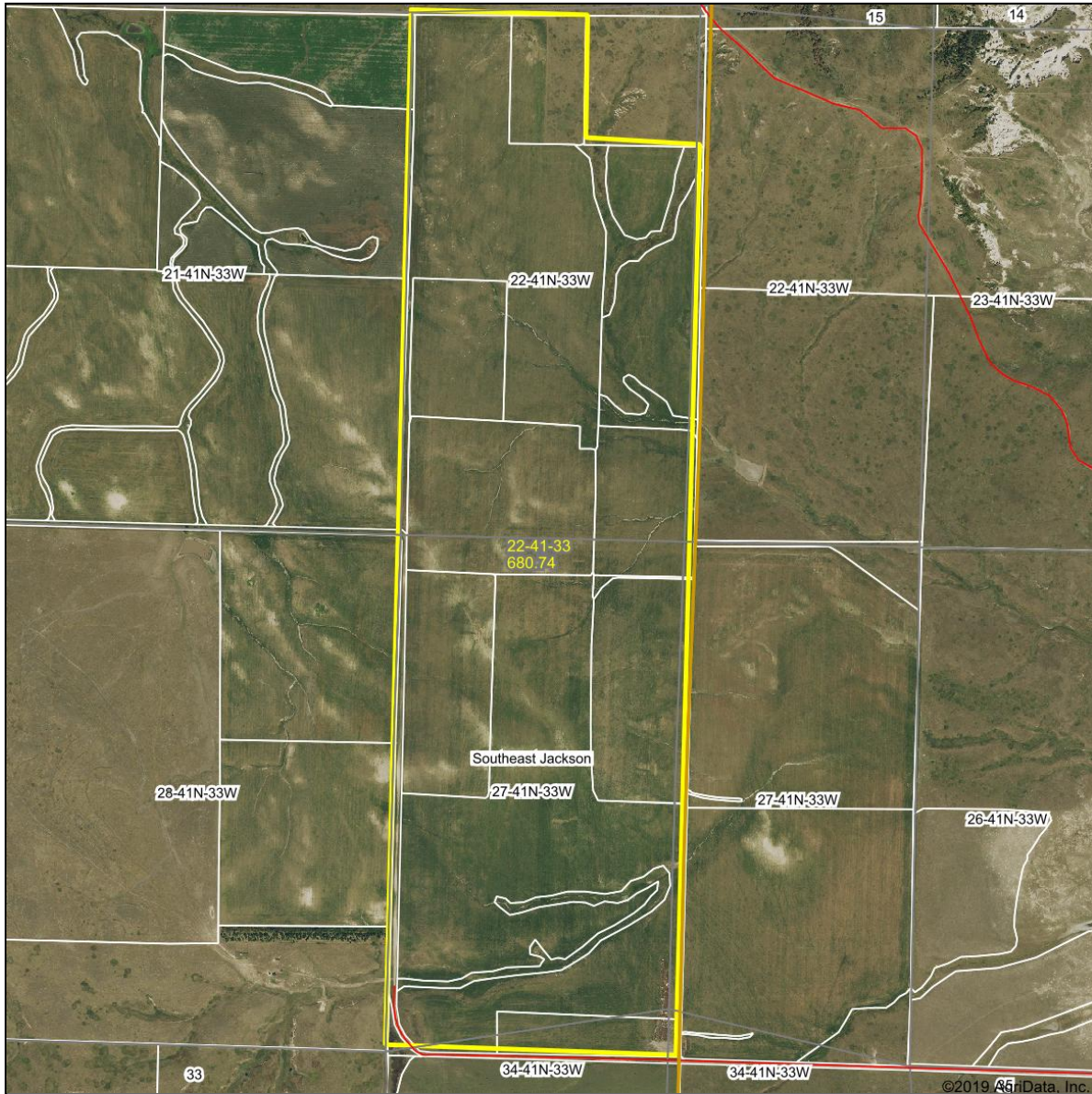


Hewitt Land Company
P: 6057912300 info@HewittLandCompany.com 13161Arapahoe Drive, Piedmont SD, 57769

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

Section 27: FSA Map

Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 30' 18.22, -101° 14' 1.57

0ft 1581ft 3163ft

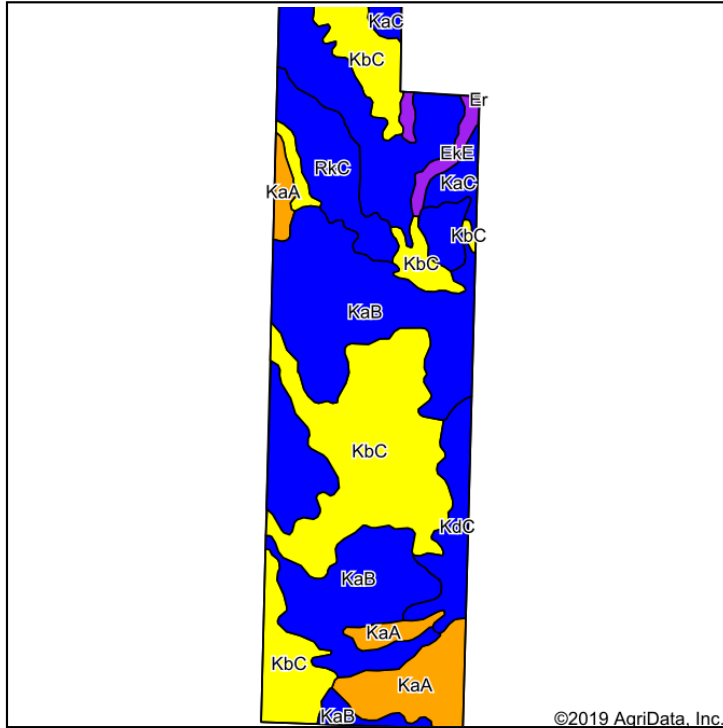
27-41N-33W
Jackson County
South Dakota



1/21/2020

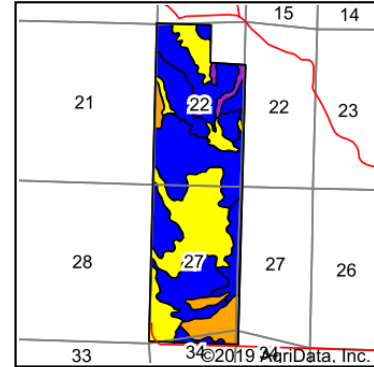
Section 27: Soils Map

Soils Map



Soils data provided by USDA and NRCS.

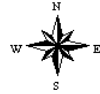
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State: **South Dakota**
 County: **Jackson**
 Location: **27-41N-33W**
 Township: **Southeast Jackson**
 Acres: **680.74**
 Date: **1/21/2020**



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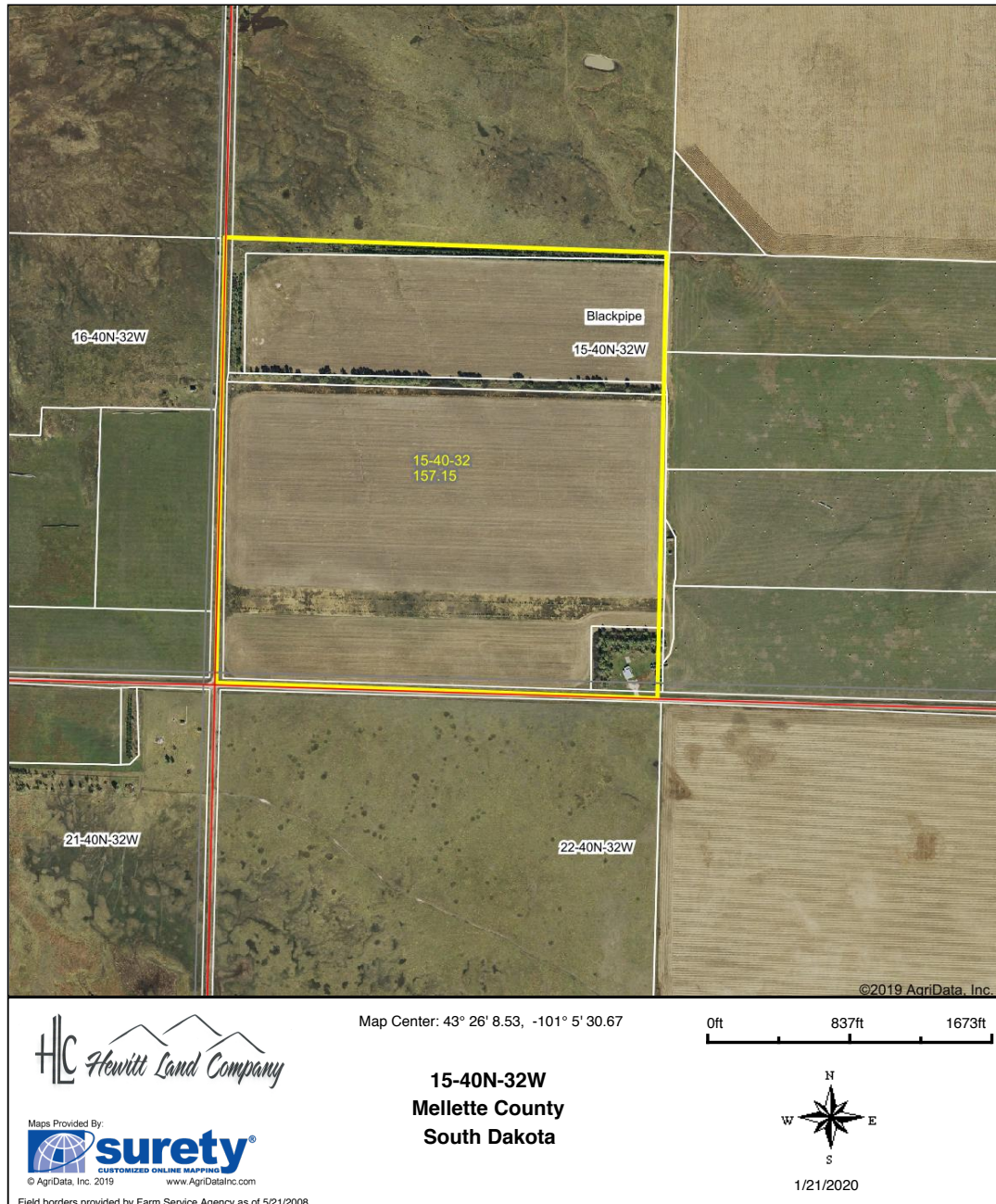


Area Symbol: SD610, Soil Area Version: 5

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	Smooth brome grass Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
KaB	Kadoka silt loam, 3 to 6 percent slopes	228.53	33.6%		Ille		72							31	16	29
KbC	Kadoka-Epping silt loams, 3 to 9 percent slopes	209.17	30.7%		Ille		58							22	12	20
KaC	Kadoka silt loam, 6 to 9 percent slopes	87.21	12.8%		Ille		73							31	16	28
KaA	Kadoka silt loam, 0 to 2 percent slopes	55.98	8.2%		Ils	Is	83							29	16	28
KdC	Kadoka-Huggins silt loams, 3 to 9 percent slopes	44.89	6.6%		Ille		67							25	12	25
RkC	Richfield-Keith silt loams, 3 to 9 percent slopes	42.83	6.3%		Ile		74	5	135	120	10	22	45	44	19	32
EKE	Epping-Kadoka silt loams, 9 to 18 percent slopes	12.06	1.8%		Vlle		31							18	10	17

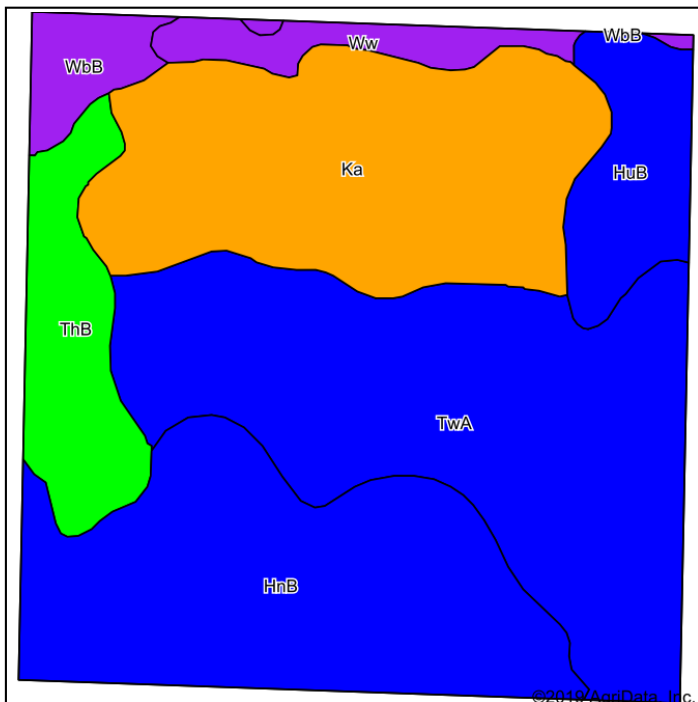
Section 15: FSA Map

Aerial Map

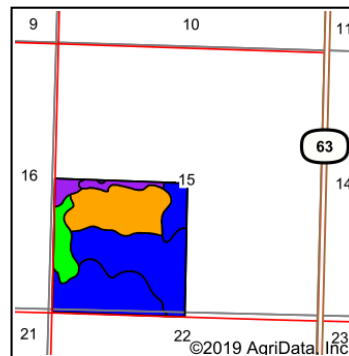


Section 15: Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Mellette**
 Location: **15-40N-32W**
 Township: **Blackpipe**
 Acres: **157.15**
 Date: **1/21/2020**



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Area Symbol: SD095, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Corn Irrigated	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
TwA	Tuthill-Woodly fine sandy loams, 0 to 3 percent slopes	50.16	31.9%		Ille	Ile	66	4.5	140	41	28	34	41
HnB	Huggins silt loam, 2 to 5 percent slopes	38.14	24.3%		Ille		67			19	8	19	17
Ka	Kadoka-Kube silt loams	36.97	23.5%		Ilc		80			30	14	28	30
ThB	Tuthill fine sandy loam, 3 to 6 percent slopes	12.20	7.8%		Ille	Ille	49	4	135	37	25	32	37
HuB	Huggins-Kadoka silt loams, 2 to 5 percent slopes	9.86	6.3%		Ille		73			21	10	21	19
Ww	Wortman-Wanblee silt loams, 0 to 6 percent slopes	5.23	3.3%		IVs		25			12	6	11	11
WbB	Wanblee-Wortman association, 0 to 5 percent slopes	4.59	2.9%		VIIs		26			13	3	13	11
Weighted Average							66.1	1.7	55.2	*n 29.7	*n 17	*n 26.6	*n 29

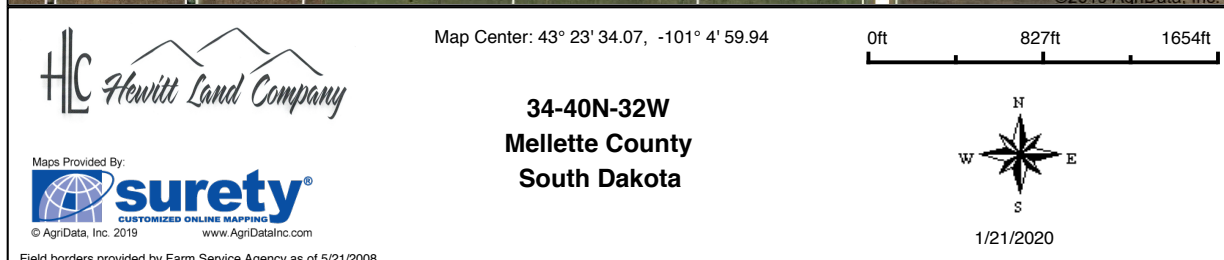
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

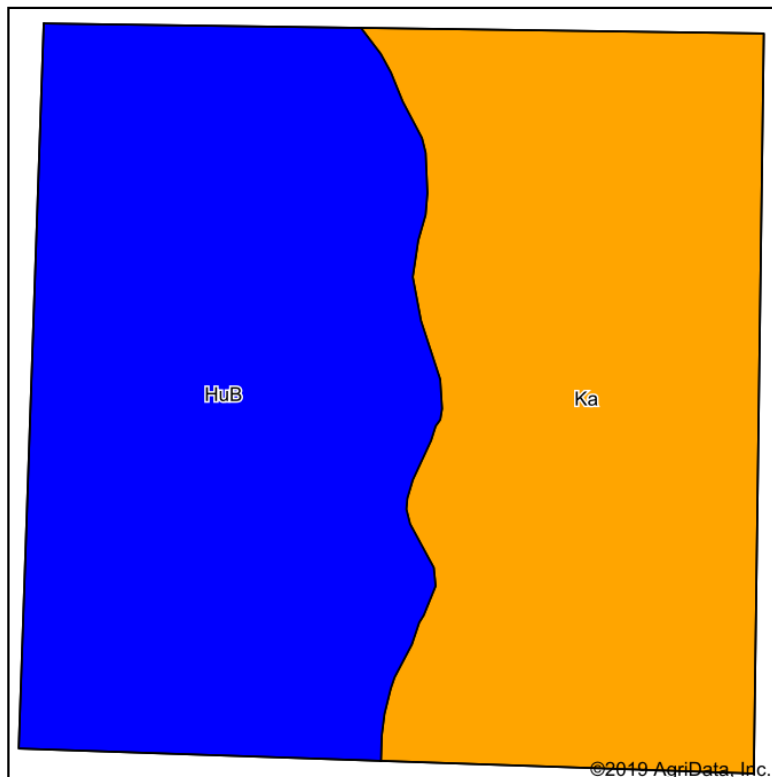
Section 34: FSA Map

Aerial Map

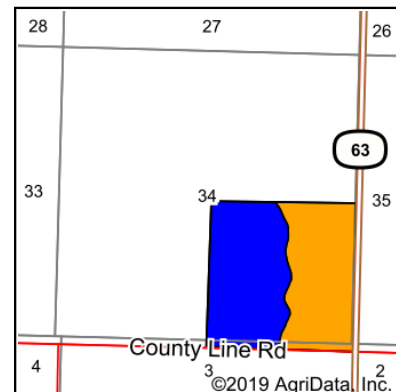


Section 34: Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Mellette**
 Location: **34-40N-32W**
 Township: **Blackpipe**
 Acres: **157.79**
 Date: **1/22/2020**



Area Symbol: SD095, Soil Area Version: 18										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
HuB	Huggins-Kadoka silt loams, 2 to 5 percent slopes	82.66	52.4%		IIIe	73	21	10	21	19
Ka	Kadoka-Kube silt loams	75.13	47.6%		IIc	80	30	14	28	30
Weighted Average						76.3	*n 25.3	*n 11.9	*n 24.3	*n 24.2

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

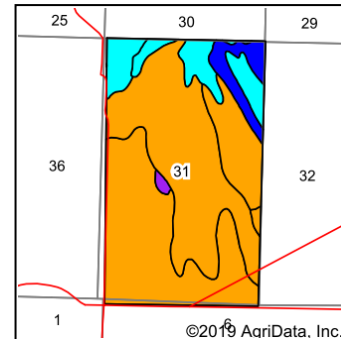
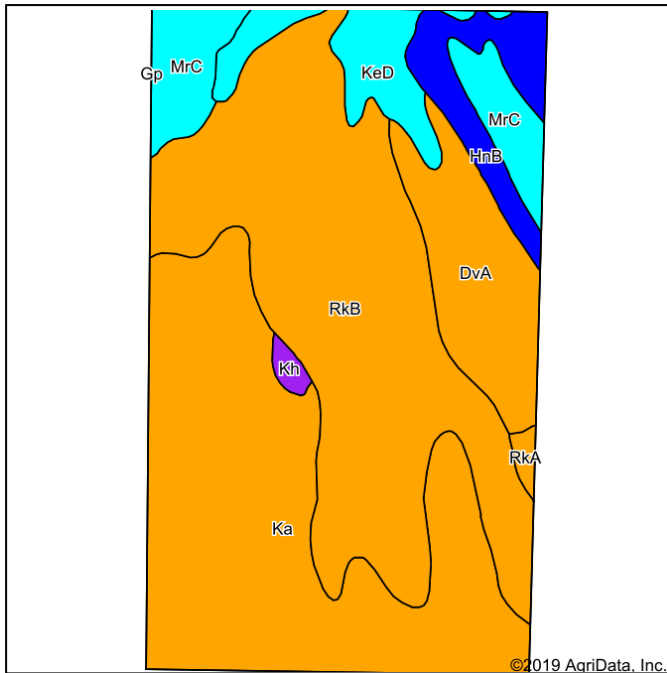
Section 31: FSA Map

Aerial Map



Section 31: Soils Map

Soils Map



State: **South Dakota**
 County: **Mellette**
 Location: **31-40N-31W**
 Township: **Surprise Valley**
 Acres: **372.01**
 Date: **1/21/2020**



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Soils data provided by USDA and NRCS.

Area Symbol: SD095, Soil Area Version: 18																
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Barley Irrigated	Corn Irrigated	Corn silage Irrigated	Oats Irrigated	Sugar beets Irrigated	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
RkB	Ree and Keya loams, 2 to 5 percent slopes	141.23	38.0%		Ile	83							53	35	41	53
Ka	Kadoka-Kube silt loams	129.08	34.7%		Ilc	80							30	14	28	30
DvA	Duroc and Kadoka silt loams, 0 to 2 percent slopes	35.52	9.5%		Ilc	89	5	70	110	22	90	22	35	15	28	35
MrC	Murdo gravelly loam, 2 to 9 percent slopes	24.49	6.6%		IVe	15							18	10	17	18
KeD	Keota-Epping silt loams, 9 to 21 percent slopes	19.02	5.1%		Vle	18							17	10	14	17
HnB	Huggins silt loam, 2 to 5 percent slopes	18.98	5.1%		Ille	67							19	8	19	17
Kh	Kolls and Hoven soils	1.94	0.5%		Vls	20							10	3	10	6

Legal Description

LEGAL DESCRIPTION EXHIBIT A

JACKSON COUNTY, SOUTH DAKOTA	ACRES	TAXES
TOWNSHIP 41 NORTH, RANGE 33 WEST		
Section 22: Lots 3, 6, 7, W2W2	307.91	\$1,363.94
Section 27: Lots 2, 3, 6, 7 (E2W2) W2SW4	316.44	\$1,337.64
Section 27: NW4NW4	40.00	\$118.82
MILLETTE COUNTY, SOUTH DAKOTA		
TOWNSHIP 40 NORTH, RANGE 32 WEST		
Section 15: SW4	160.00	\$1,267.22
Section 34: SE4	160.00	\$1,044.70
TOWNSHIP 40 NORTH, RANGE 31 WEST		
Section 31: Lots 1, 2 E2NE4	188.19	\$1,158.44
Section 31: Lots 3, 4 E2SE4	188.25	\$1,353.12
TOTALS	1,360.79	\$7,643.88

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

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