



Sieck Farm/Ranch

Martin, Bennett County, SD

4,841.37 +/- Acres | \$7,525,000





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Executive Summary:

The Sieck Farm/Ranch is truly one of the most productive and versatile agricultural properties on the market today! With the Nebraska Sandhills to the south, the South Dakota hard grass to the north, and numerous livestock marketing opportunities, this property checks all the boxes. The Sieck Farm/Ranch is uniquely positioned to utilize the abundant irrigated and dry land feed and grain production capacity, along with the 1900 hd grow yard. The grassland is flanked by the Little White River and has been well managed. Quite possibly the best ag land value on the market and all contiguous! Partial purchases will be considered.



Location:

The Sieck East Unit is situated approximately three miles south of Martin, SD along SD HWY 73, 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. 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!

Acreage:

- 705 Acres Dry- Hay
- 1,540 Acres Dry- Crop
- 1,647 Acres Grass
- 873 Acres Irrigated
- 80 Acres Improvements

Crop Base Acres

- Wheat- 1,595.82
- Corn- 561.52
- Sun Flowers-171.63
- Soy Bean- 2.6
- Barley- 17.8
- Total Base Acres: 2,347

**Access:**

The property is accessed by SD HWY 73 and well-maintained county gravel roads, including 297th St. and 290th Ave.

Water:

The ranch is endowed with remarkable water resources. In addition to the natural water provided by over two miles of the Little White River and numerous springs, there are four irrigation wells ranging from 600 to 1,000 gpm in production and five stock water and domestic wells serving the property.

Operation:

The Sieck Farm/Ranch has historically been operated as a cow/calf and stocker operation. Until recently, the property has been owner operated, carrying 750 mother cows (with supplemental summer grass) and 1500+/- head of stocker cattle. The property raises an abundance of roughage and grain which has more than supplied the feed needs for the ranch and provided extensive cash grain or hay sales. The property is versatile with separate wintering facilities for cows and stocker cattle and could be put to a variety of uses.

Topography:

The property varies in topography and is comprised of level to gently sloping tillable acreage and deeper draws and coulees along the Little White River and tributary creeks. The elevation runs from 3275' to 3310. The soils on the tillable are comprised primarily of loam and silt-loam soils with productivity ratings predominately from an astounding 85 to 91!



Irrigation Equipment:

Section 1:

Valley 13 tower pivot with drops model 5071, watering 224.52 ac
Model 5071, sn 19248
GE 250hp electric motor, with West Land Roller pump
1,000 gpm irrigation well

NW 1/4 of Section 11:

Valley 7 tower pivot with drops
Model 5171, sn 19593
Watering 125.03 acres

SW 1/4 of Section 11:

Valley 9 tower system with drops
Model 4971, sn 30622
Yaskawa 100 hp electric motor - sn 007541123
600 gpm well and pump, pump- sn 22014G
Watering 133.98 acres

NE 1/4 of Section 11:

T-L 9 tower pivot with drops- sn 6724
10 hp electric motor- sn 3331946
150 hp electric motor- sn 629A226G001
700 gpm irrigation well
Watering 129.7 acres

SE 1/4 of Section 11:

Valley 10 tower pivot with drops
Model 1234, sn 18767
Watering 136.35 acres

Part NE 1/4 of Section 14:

Valley 9 tower pivot with overhead sprinklers
Model 5071, sn 19427
GE 125 hp electric motor- sn LMJ1103131
700 gpm irrigation well
Watering 129.07 acres

W1/2 of Section 12:

T-L 8 tower pivot with drops
Newer T-L pivot with no serial number visible
15 hp electric motor
Recently developed irrigated acres covering approximately 100 acres



Improvements:

- 40' x 120' cattle loafing shed
- 40' x 60' shop building
- 30' 54' quonset building
- 60' x 150' machine shed
- 98,000+ bushels of grain bin storage
- 8,000+ ton in-ground silage pits
- 45' scale
- 40' x 100' hoop barn- calving shed
- 50' 80' hoop barn- machinery storage
- Commodity building
- Barn
- Several miscellaneous outbuildings and storage buildings
- Main Residence: 3 bedroom, 2 bath home
- 2 bedroom, 1.5 bath manufactured home



Taxes:

The 2021 taxes for the Sieck Farm/Ranch are: \$39,909.

Price:

The Sieck Farm/Ranch is being offered for private treaty sale at \$7,525,000. Partial purchases will be considered.



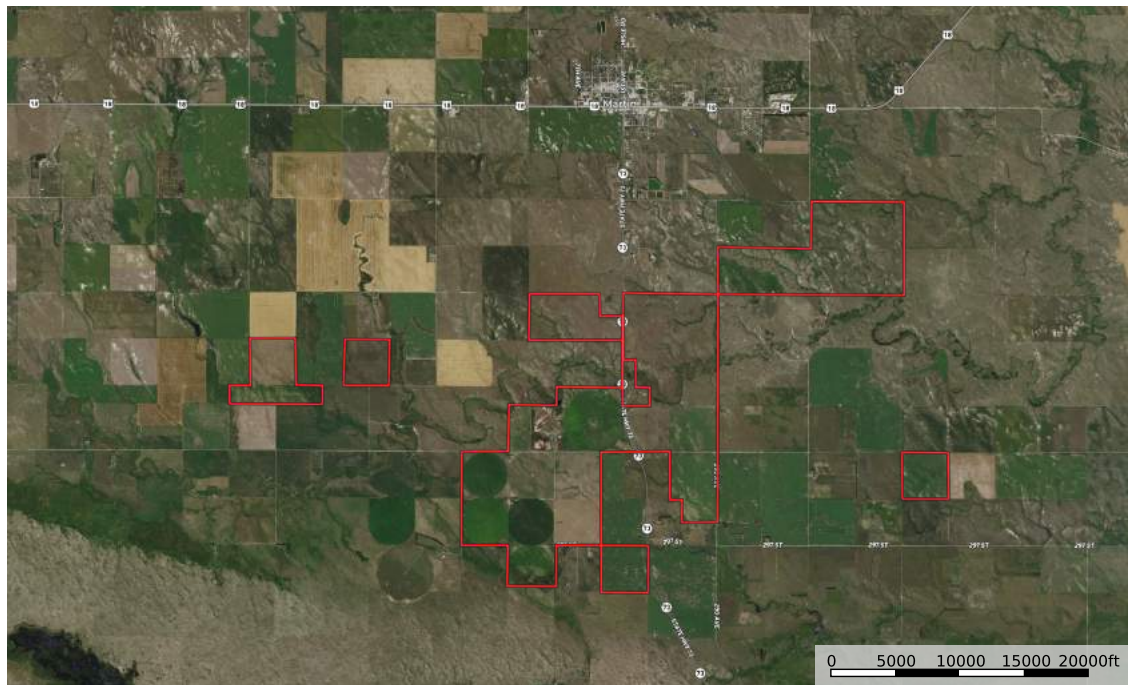




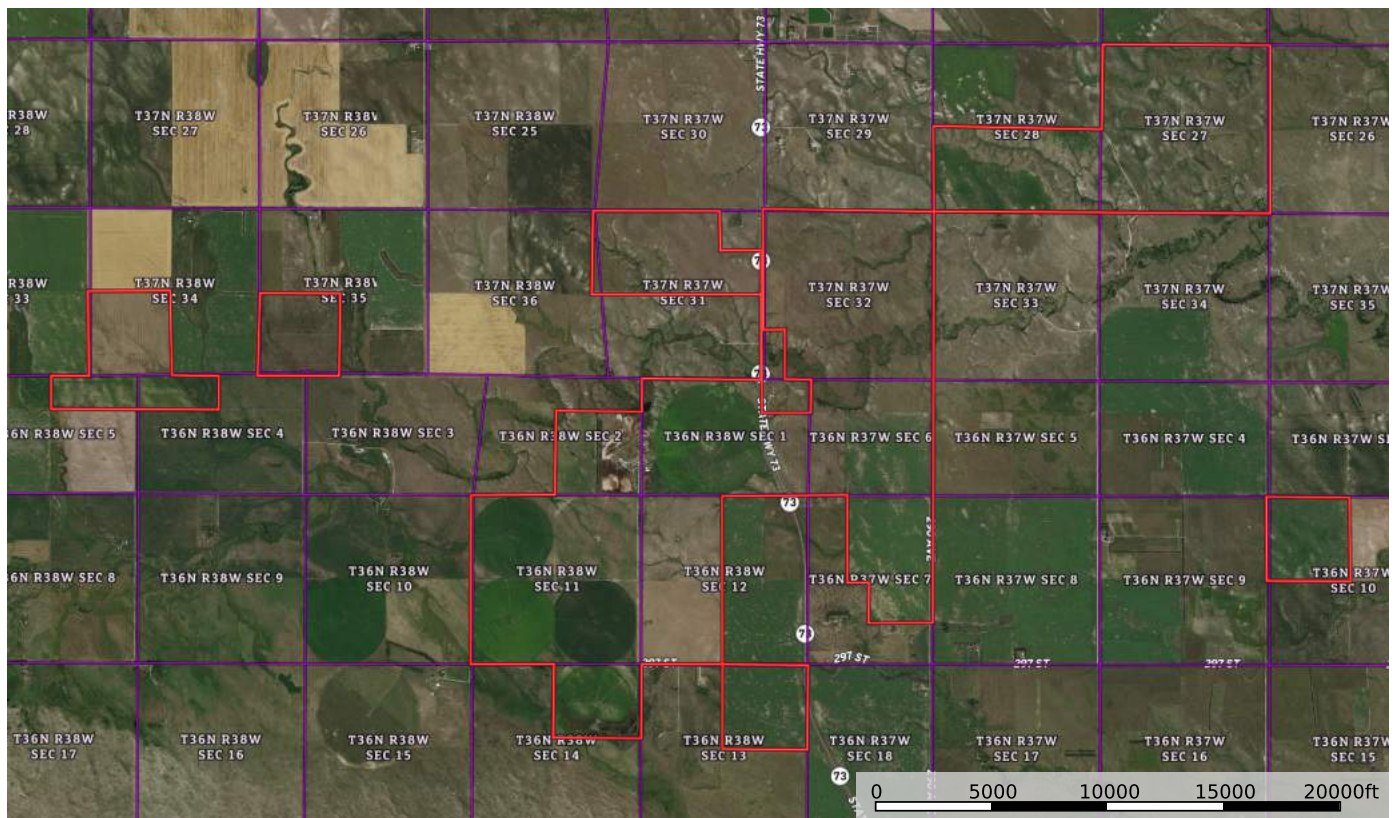




Sieck Farm/Ranch- Aerial Maps

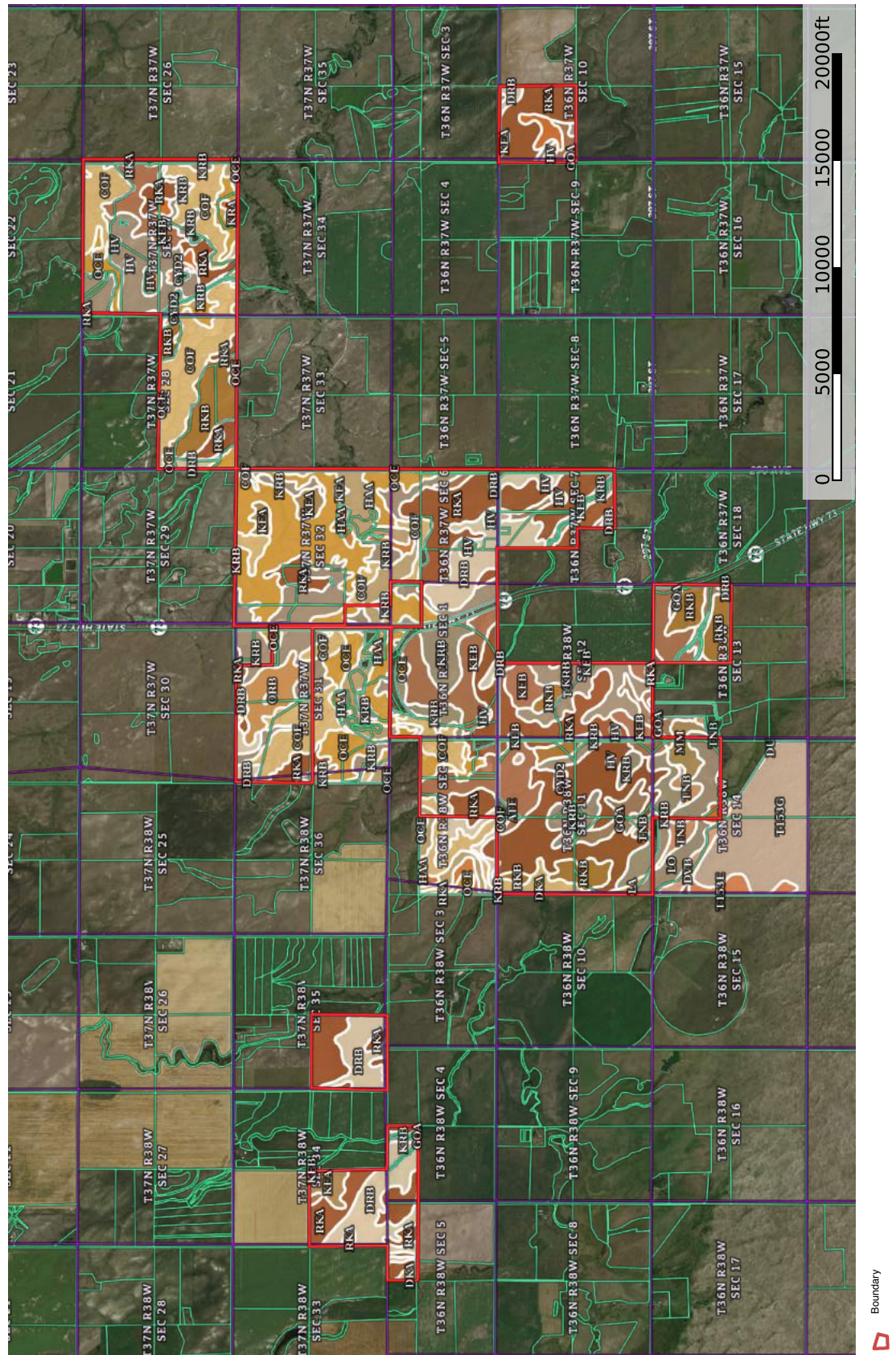


Boundary



Boundary

Sieck Farm/Ranch- Soils Map





Sieck Farm/Ranch- Soils Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
KeA	Keith silt loam, 0 to 3 percent slopes	74.1	1.28	91	2c
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	39.6	0.69	87	2c
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	405.4	7.02	65	3s
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	1190.7	20.62	79	2c
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	908.7	15.74	82	3e
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	631.5	10.94	38	6e
Hv	Hoven silt loam, 0 to 1 percent slopes	57.6	1.0	14	6s
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	14.9	0.26	30	6e
CoF	Canyon-Oglala loams, 18 to 40 percent slopes	605.2	10.48	10	7e
RkB	Richfield-Keith silt loams, 2 to 6 percent slopes	255.6	4.43	70	2e
KeB	Keith silt loam, 3 to 6 percent slopes	490.4	8.49	85	2e
HaA	Haverson loam, 0 to 3 percent slopes, occasionally flooded	56.1	0.97	79	3w
OrB	Oglala-Rosebud silt loams, 3 to 6 percent slopes	69.4	1.2	69	2e
GoA	Mobridge silt loam, 0 to 3 percent slopes	101.3	1.75	91	2e
T153G	Valentine fine sand, hilly, 24 to 60 percent slopes	302.0	5.23	6	7e
Aa	Lohmiller silty clay loam, channeled, 0 to 2 percent slopes	223.8	3.88	34	6w
TnB	Tuthill-Anselmo fine sandy loams, 0 to 5 percent slopes	43.7	0.76	52	3e
Mm	Mosher-Minatare complex, 0 to 6 percent slopes	37.2	0.65	27	4s
Du	Dunday-Elsmere loamy fine sands, 0 to 3 percent slopes	14.7	0.25	57	4e
AtE	Anselmo-Tassel fine sandy loams, 9 to 18 percent slopes	42.3	0.73	23	6e
La	Lamo silt loam, 0 to 2 percent slopes	5.4	0.09	51	6w
VaE	Valentine fine sand, 9 to 25 percent slopes	2.5	0.04	13	6e
Lo	Loup fine sandy loam, 0 to 2 percent slopes	106.5	1.84	31	5w
DvB	Dunday-Valentine complex, 0 to 5 percent slopes	25.9	0.45	37	4e
T153E	Valentine fine sand, rolling, 9 to 24 percent slopes	30.3	0.53	10	6e
DkA	Dawes-Keith silt loams, 0 to 3 percent slopes	38.8	0.67	70	3s
TOTALS		5773.7	100%	58.29	3.82



Sieck Farm/Ranch- Soils Map

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

Sieck Farm/Ranch

Martin, Bennett County, SD

Prepared by: Hewitt Land Company, Inc.

<u>Township 37 North Range 38 East BHM, Bennett County, SD</u>	<u>Acres</u>
Sec. 35; SW4	160.00
Sec. 34; SW4	160.00
<u>Total</u>	<u>320.00</u>

<u>Township 37 North Range 37 East BHM, Bennett County, SD</u>	<u>Acres</u>
Sec. 31; LOTS 1-2, E2NW4, W2NE4, SE4NE4	277.54
Sec. 32; ALL, LESS W2SW4SW4	612.50
Sec. 28; S2	320.00
Sec. 27; ALL	640.00
<u>Total</u>	<u>1,850.04</u>

<u>Township 36 North Range 38 East BHM, Bennett County, SD</u>	<u>Acres</u>
Sec. 14; NE4, LESS S2S2S2NE4	140.00
Sec. 13; NE4	160.00
Sec. 12; W2	320.00
Sec. 11; SE4, SW4, NW4, NE4	640.00
Sec. 5; LOTS 1-2-3,	94.67
Sec. 4; LOTS 3-4,	63.10
Sec. 2; SE4	160.00
Sec. 1; LOTS 2-3-4, SW4, W2SE4, LESS 4.59 HWY LOT, E2SE4, LESS 10.17 HWY LOT	399.59
<u>Total</u>	<u>1,977.36</u>

Legal Description

<u>Township 36 North Range 37 East BHM, Bennett County, SD</u>	<u>Acres</u>
Sec. 10; NW4	160.00
Sec. 7; E2NW4SE4, NE4SE4, NE4	220.00
Sec. 6; SE4 (LESS SW4SW4SW4SE4, S2NW4SW4SW4SE4), LOTS 1-5	313.97
<u>Total</u>	<u>653.97</u>
<u>Total Deeded Acres</u>	<u>4,841.37</u>

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

JD Hewitt: 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