



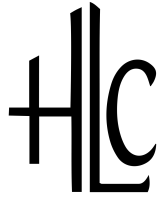
Peoria Flats Irrigated Organic Property

Pierre, SD

280 +/- Acres

\$ 3,600,000





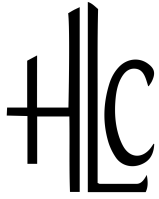
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Executive Summary: This rich almost totally flat farmland along the Missouri River in the Peoria Flats area north of Pierre South Dakota has been certified as organic farm property, has approximately 220 acres of newly installed underground drip irrigation and includes another 53 acres of dryland farm and grass acres, in two separate tracts, both with a spectacular view of the peacefulness majestic Oahe Lake. In addition to amazing productivity, these 2 tracts for a total of 280 deeded acres are currently the home and habitat of deer, pheasant, grouse and so much more, all within the flyway of the Canada geese.



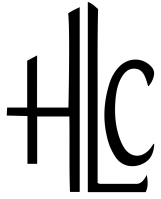
Broker's Comments: Drip irrigation systems provide 90% plus water efficiency directly to crop roots making drip irrigation much more efficient than other kinds of irrigation systems and the installation of the drip irrigation system on this property was completed in 2023 so the system has many years of low maintenance operation. Mix this with organic certification and the purchaser receives higher yields, higher commodity prices, the ability claim \$2,000.00 to \$2,500.00 per acre of the purchase price as depreciable improvements, all resulting in higher net profits and an extremely enticing investment.

Seller's preference is to rent back this real estate from the purchaser on a cash basis with seller covering all costs or to develop a share crop agreement with the purchaser.

Property of this quality likely can't be found in South Dakota and provides the buyer with untouched investment potential.

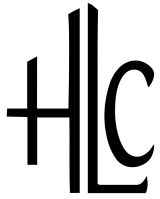
Location: Property is located in Peoria Township 20 miles north of Pierre, SD and only a few miles off South Dakota Highway 1804.





Locale: Pierre is the Capitol city of the state of South Dakota, and the area leader in business and finance influenced significantly by the area's agricultural industry. Located on the Missouri River, it is just a few miles from the geographical center of North America. Hughes County holds a uniquely rich agricultural heritage in both farming and ranching. Lying just 30 minutes north of Interstate 90, the city has convenient access to the rest of the state. It is centrally located approximately three hours from Rapid City, SD, Sioux Falls, SD and Bismarck, ND. It is just two hours from the Badlands and three from Mt. Rushmore. There is a regional airport providing air travel to the area. Pierre also provides excellent educational opportunities and offers a large variety of entertainment, hunting, fishing, golf, rodeos and many other outdoor recreational activities. Lake Oahe, Oahe Dam and Lake Sharpe provide year-round fishing opportunities.

Wildlife: This 200-acres tract is currently the home and habitat of deer, pheasant, grouse and so much more, all within the flyway of the Canada geese.



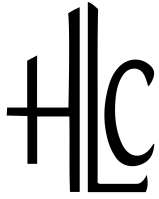
Access: Access to the SE¼ 19-112-80 is by well-maintained gravel roads boarding the property on two sides. Access to the E½NE¼ & SW¼NE¼ 24-112-81 is by ½ mile of a very accessible section line off 200th Street, a well-maintained Hughes County gravel road.

Improvements: There are no structural improvements located on the property.

Utilities: Mid Dakota Rural Water and Oahe Electric service is close or approved on adjoining property making utilities very feasible if desired by the purchaser.

Lease: There is a seller lease-back opportunity with this property.





Acreage: 280+/- Acres

Taxes: 2024 taxes payable in 2025 are \$2,437.30

Price: The property is offered at \$3,600,000.

Legal Description:

SE $\frac{1}{4}$ 19-112-80 as well as E $\frac{1}{2}$ NE $\frac{1}{4}$ & SW $\frac{1}{4}$ NE $\frac{1}{4}$ 24-112-81 Hughes County
South Dakota, 280 +/- acres.

**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:

Dan Todd: dan@hewittlandcompany.com | (605) 494-0205

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