



Benchmark Farm

Newell, Butte County, SD
408.99 +/- acres | \$675,000

Offered in its' entirety or as follows:
Headquarters, 219 acres (including 171 acres irrigated) - \$485,000
Dryland Crop, 190 acres - \$190,000



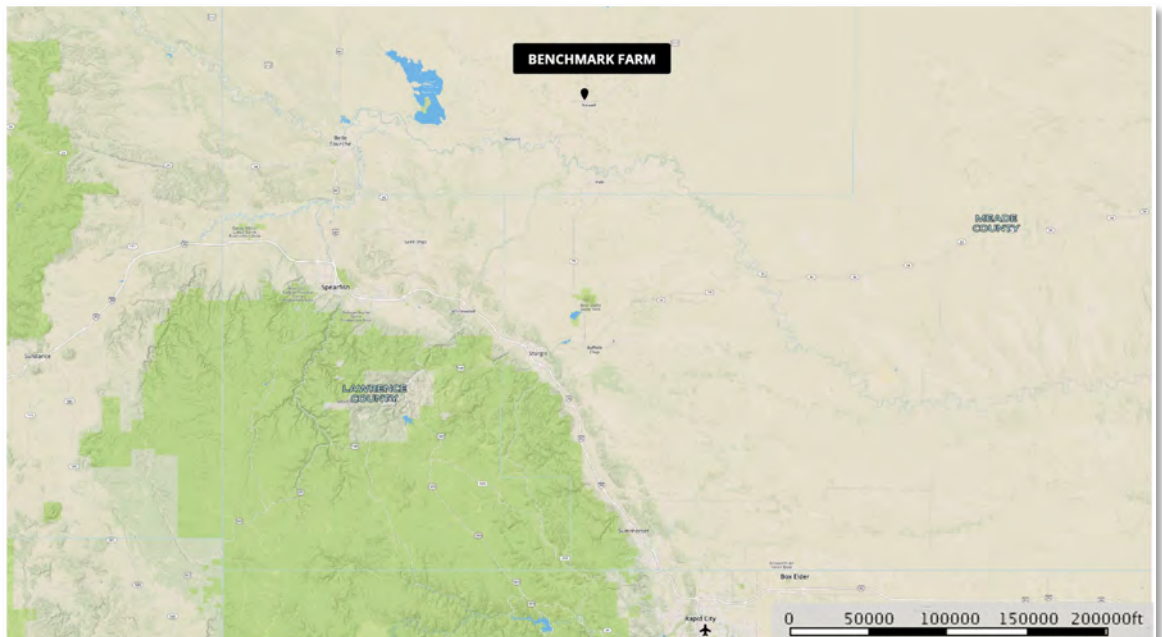
Executive Summary:

The Benchmark Farm fits perfectly into that niche of an operation big enough to be economically viable but small enough to be affordable. The elements of this property such as, size, location, accessibility, quality irrigated farmland, attractive improvements, proximity to population centers and ease of operation all work together to set the Benchmark Farm apart and make it a highly desirable farm and ranch property. Please give the Benchmark Farm your careful consideration.



Location:

Newell, South Dakota is a small community that finds itself in the transition ground of irrigated farm land and good western South Dakota grass lands. In Newell, (population 586 - US Census) are your basic needs businesses such as, a grocery store, mechanic shop, hardware store, k-12 school, cafes, and convenience store gas stations. A short hour drive south is Rapid City, which provides easy access to all of the necessary amenities of country living. Rapid City has a regional airport, big name implement dealerships, many grocery and home goods stores, as well as a range of entertainment options. Also close by are Spearfish, Sturgis, Belle Fourche, and the great Black Hills area for beautiful scenery and unmatched recreational opportunity.





Improvements:

The Benchmark Farm improvements include a 3 bedroom, 2 1/2 bath home built in 2001 with a partially-finished basement and covered porch/deck. There is also a three-car garage/shop, a 50' x 80' barn, and modest set of corrals.



The home is currently being rented out at \$650/mo., providing an added revenue source for an absentee owner. There are no lease agreements encumbering the property after the date of closing.

Acreage:

The property consists of 408.99 +/- acres with 170 acres of flood irrigated class 3 and 4 soils, and most the balance being dryland tillable ground. Nearly all of the irrigated portion of the property is currently planted to alfalfa hay. A fair expectation for production on the irrigated acres would be from 2-4 ton per acre, depending on management practices, and year to year conditions.

189 acres of the property have been in wheat production for most of the past 15 years. This ground is primed and ready for your 2018 planting needs.



Water:

The property is serviced by Butte Meade Sanitary Water District for domestic water and irrigation water is delivered to the property boundary by the Belle Fourche Irrigation District.

Irrigation water assessment on the property for the year 2017 is expected to be \$3,854.34.

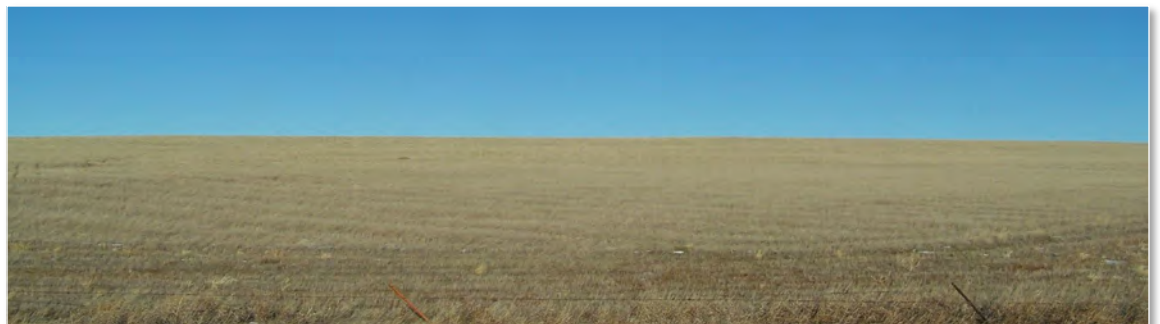
Additionally, the North Irrigation Canal travels along portions of the property, providing options for additional stock water during the growing season and also supplying a small reservoir on the property.

Taxes:

The real property taxes on the Benchmark Farm are estimated to be \$2,108.54

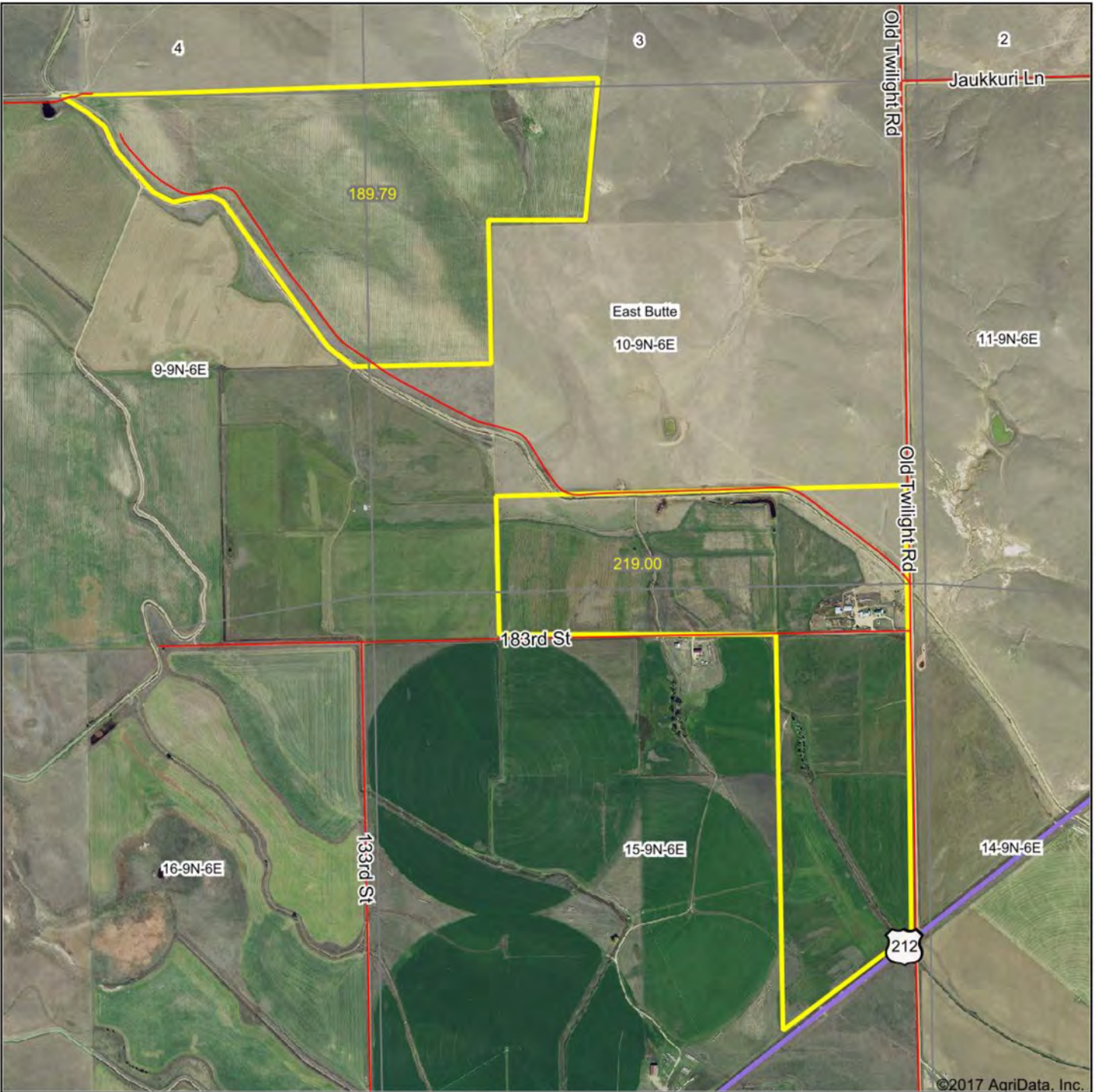
Price:

The Benchmark Farm is priced in its entirety at \$675,000, and is available for the 2018 crop season. The property is also offered as follows: Headquarters, 219 acres with 171 acres irrigated - \$485,000; Dryland Crop, 190 acres - \$190,000.



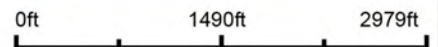


Aerial Map

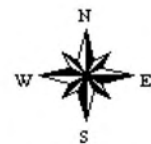


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map center: 44° 45' 4.16, -103° 22' 40.71



10-9N-6E
Butte County
South Dakota



1/24/2018



Exhibit A: Legal Description

<u>TOWNSHIP 9 NORTH, RANGE 6 EAST;</u>	<u>ACRES</u>
SEC. 9; NE4 (PART LYING NORTH OF IRRIGATION CANAL), SEC. 10; N2NW4, SW4NW4	189.79
SEC. 10; SE4SW4, S2SE4	120.00
SEC. 15; NE4NE4	40.00
SEC. 15; SE4NE4, NE4SE4 PT Lying North of Hwy 212	59.2
<u>Total Deeded Acres</u>	<u>408.99</u>

Broker Comments:

Thank you for considering the Benchmark Farm. Whether you are an owner-operator looking for a base of operation, or in the market for a quality farmland investment, the Benchmark Farm provides a truly rare and hard to find opportunity! Thank you for your interest -please let us know how we can be helpful!

Contact

For more information and to schedule a showing, contact:

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