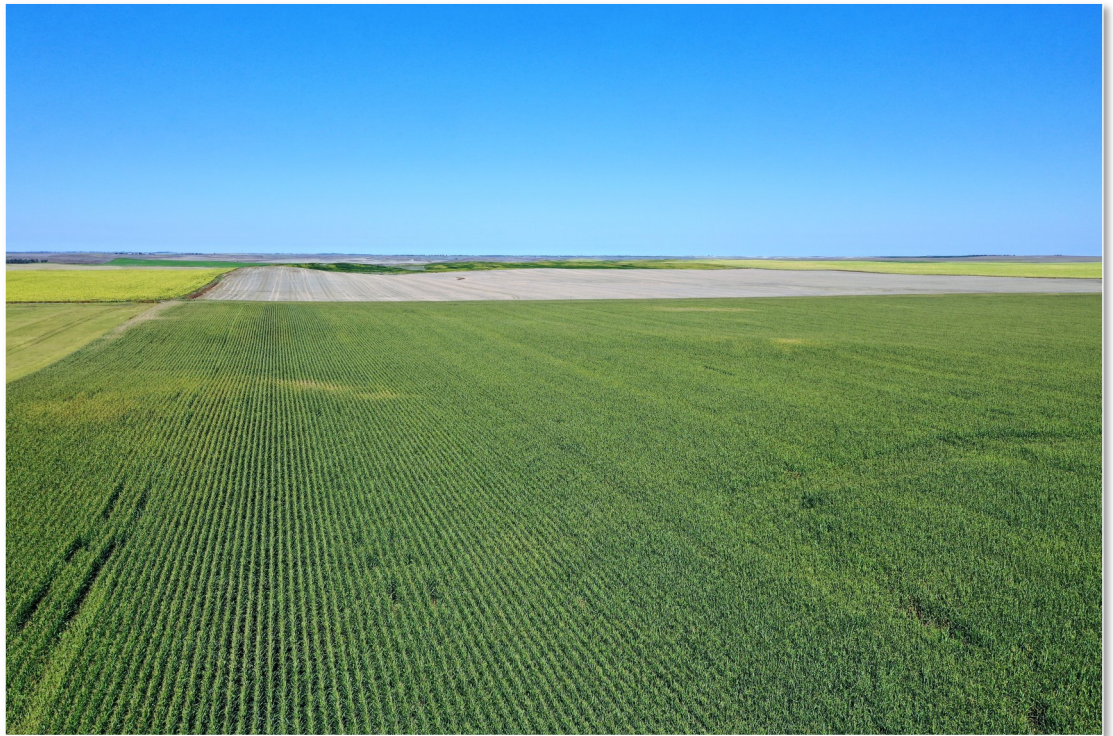




# *Schelling West River Farm*

Martin, SD | Butte County  
9,031 Acres | \$14,100,000



## *Executive Summary*

This is an out standing farm property under excellent management and priced to sell. A partial purchase may be possible.



### Location:

The Schelling WR Farm is situated near the small community of Martin 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.

### Acreage:

The Farm is comprised of 9,031.53 +/- acres which are all Deeded. And while not all contiguous, the acreage is well blocked and provides for management units to be cohesive and yet autonomous. The property is gently sloping providing good drainage yet very usable. Based on the USDA cropland acres, the property is over 90% tillable.

### Access:

The property is easily accessed via US Hwy 18, (which runs directly in front of the HQ) and numerous well maintained county graveled roads.



### Operation:

The property is under exceptional management, currently being operated under lease. The lease arrangements are a cash lease with a lease rate on most of the acreage of \$60.00 per acre, with some at \$65.00. While the tenants would like to continue, the current lease agreements are up for renewal for 2019 and beyond. The crop rotations have been diverse and extensive, including crop varieties such as, corn, wheat, soybeans, sunflowers, chickpeas, lentils, and oats. Yields on all crops have recently raised the ceiling to ranges not normally thought attainable in western SD.

### Soils:

The soils on the farm are comprised of mostly Class II and III Richmond, Keith, and Rosebud silty loams with productivity ratings from 70 - 91. The crop suitability is high providing for diverse rotation of crop varieties.

### Improvements:

The HQ improvements on the property are extensive and include a nearly new 3,000sq ft 4 bed room, 2 bath Lodge style home with vaulted ceiling and stone fireplace, 300,000 bu grain storage w/ air, large shop/machine shed. With and additional off-site HQ unit and 100,000 bu grain storage.



### Taxes:

Real Estate taxes on the property are approximately \$89,000.00

### Price:

The SCHELLING WR FARM is being offered for private treaty sale at **\$13,926,000.00.**

The seller intends to qualify this property in an IRC 1031 Tax Deferred Exchange and will require the Buyers cooperation in so doing. No cost or delay shall be incurred by the Buyer due to Sellers Exchange.

### Broker's Comments:

This is an out standing farm property under excellent management and priced to sell. A partial purchase may be possible.



**SCHELLING WEST RIVER FARM  
LEGAL DESCRIPTION  
AS OF AUG 1, 2018**

<u>TOWNSHIP 37 NORTH, RANGE 35 WEST of 6<sup>th</sup> PM BENNETT COUNTY, SD</u>	<u>ACRES</u>
Sec. 10: SW4;	160.00
Sec. 28: NW4;	160.00

<u>TOWNSHIP 37 NORTH, RANGE 36 WEST of 6<sup>th</sup> PM, BENNETT COUNTY, SD</u>	
SEC. 3: E2 OF LOT 1; E2SE4NE4; E2NE4SE4;	58.44

<u>TOWNSHIP 37 NORTH, RANGE 38 WEST OF 6<sup>TH</sup> PM, BENNETT COUNTY, SD</u>	
Sec. 3: LOTS 3-4; S2NW4; SW4;	317.86
SEC. 4: SE4, SW4, NW4, NE4;	640.00
SEC. 5: LOTS 3-4; S2NW4; SW4;	316.32
SEC. 8: NE4; SE;	320.00
SEC. 9: SW4;	160.00
SEC. 13: SE4; (LESS ROW)	155.74
SEC. 27: S2NW4; N2NW4;	160.00
SEC. 24: SW4;	160.00
SEC. 28: NE4;	160.00
SEC. 36: SW4;	160.00

<u>TOWNSHIP 37 NORTH, RANGE 39 WEST OF 6<sup>TH</sup> PM, BENNETT COUNTY, SD</u>	
SEC. 1: S2;	320.00
SEC. 1: LOTS 3-4; S2NW4;	154.09
SEC. 1: LOTS 1-2; S2NE4;	158.47
SEC. 3: SE4; (LESS TRACT A, LESS ROW)	157.56
SEC. 3: LOTS 1-2; S2NE4; (LESS ROW)	156.18
SEC. 5: SE4; SW4;	320.00
SEC. 5: LOTS 3-4; S2NW4;	159.14
SEC. 5: LOTS 1-2; S2NE4;	158.42
SEC. 8: W2,	320.00
SEC. 10: SW4; NW4;	160.00
SEC. 11: NE4	160.00
SEC. 12: NW4; SE4;	320.00

<u>TOWNSHIP 37 NORTH, RANGE 39 WEST cont.</u>	<u>ACRES</u>
SEC. 20: SE4;	160.00
SEC. 22: NE4	159.50
SEC. 21: W2; LESS ROW AND A 55A PARCEL IN THE SW4 AND LESS PLAT OF 30 AC. IN THE NW4NW4	234.49
SEC. 29: NE4;	160.00
SEC. 15: SW4 LESS 16.33 ACRE PARCEL; NE4 LESS 3.03 ROW;	300.64

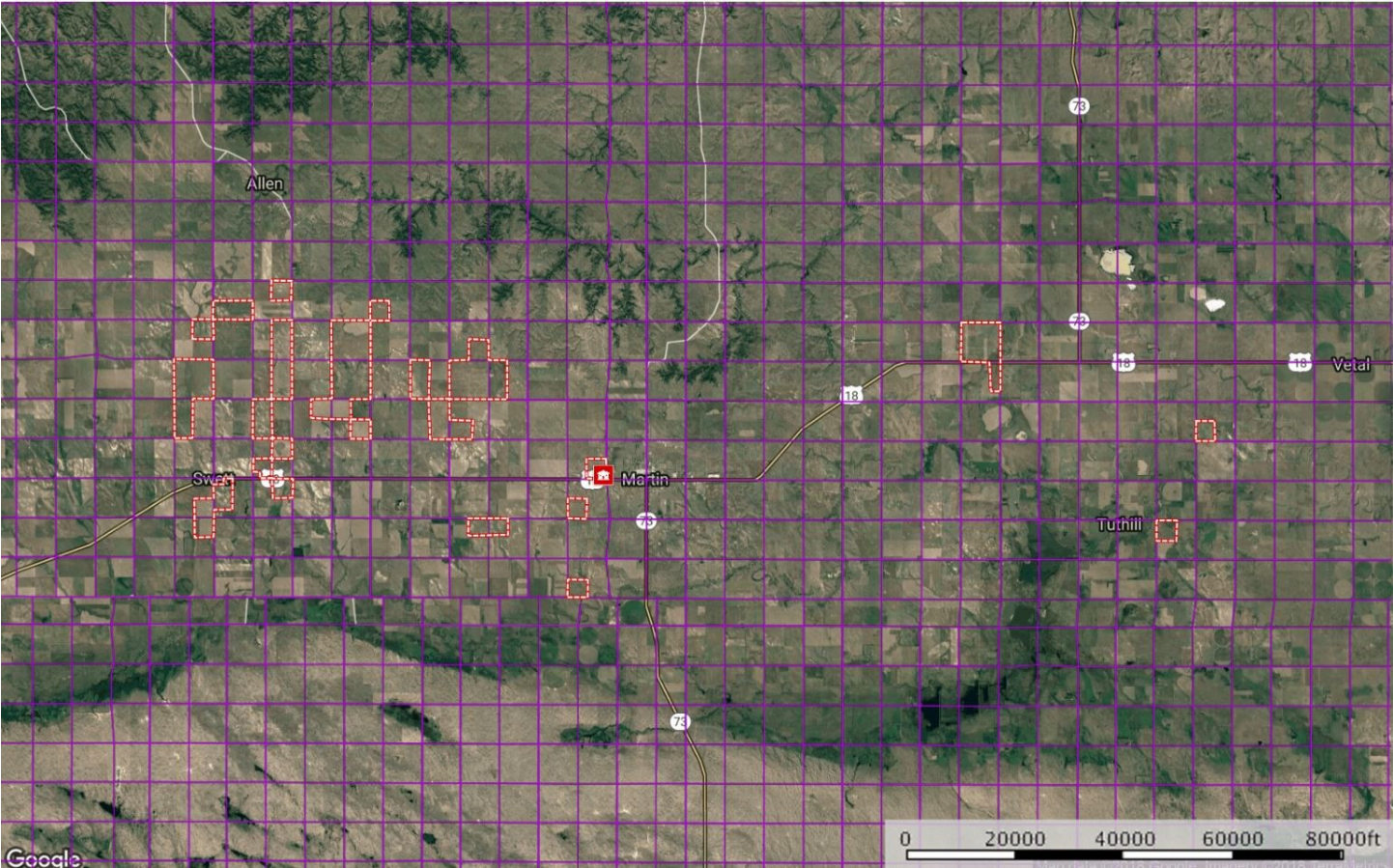
<u>TOWNSHIP 38 NORTH, RANGE 39 WEST OF 6<sup>TH</sup> PM, BENNETT COUNTY, SD</u>	
SEC. 36: S2;	320.00
SEC. 36: W2NW4;	80.00
SEC. 36: NE4; E2NW4;	240
SEC. 34: E2; (LESS LOT H1 AND ROW )	318.56
SEC. 32: NE4;	160.00
SEC. 28: SE4, SW4;	320.00
SEC. 27: NE4, (LESS LOT H1, ROW)	158.98

<u>TOWNSHIP 38 NORTH, RANGE 38 WEST, 6<sup>TH</sup> PM, BENNETT COUNTY, SD</u>	
SEC. 33: SE4;	160.00
SEC. 30: LOTS 3-4; E2SW4;	159.04

<u>TOWNSHIP 38 NORTH, RANGE 36 WEST, 6<sup>TH</sup> PM, BENNETT COUNTY, SD</u>	
SECTION LESS ROW; 34-38-36	<u>628.10</u>

TOTAL	BENNETT COUNTY	9,031.53
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Aerial Map:





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## *Contact*

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For more information and to schedule a showing, contact:

JD Hewitt, Broker at 605.791.2300 or (cell) 605.347.1100 or [jd@hewittlandcompany.com](mailto:jd@hewittlandcompany.com)

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