



TODD COUNTY IRRIGATED ORGANIC FARM

TODD COUNTY, SOUTH DAKOTA

\$2,400,000 | 480± ACRES



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TRUSTED *by* GENERATIONS, *for* GENERATIONS

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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EATON, COLORADO	MISSOULA, MONTANA
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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

The Todd County Irrigated Organic Farm consists of 480± contiguous acres, of which 390± are pivot irrigated and lies in a unique area of south central South Dakota. The farm is located in the very northern edge of the Ogallala Aquifer. The soils are very friendly for farming, along with good groundwater supply and no pumping restrictions. The land was developed to pivot irrigation in 2014 along with all new equipment and is certified organic. The farm provides an excellent opportunity to expand into organic farming or enhance your portfolio with an investment property.



LOCATION

The property is located 14 miles south of Mission, South Dakota or 16.5 miles north of Valentine, Nebraska on highway 18 and then 4 miles west on county road. The property has excellent access via highway 18 and county road, which makes grain transportation easy.

LOCALE

The surrounding area consists of gently rolling native grasslands and pivot irrigation. It is one of the very few locations in South Dakota that has a good supply of groundwater for high capacity wells. There are many cultural and outdoor opportunities in the area, along with a small town community atmosphere.



GENERAL DESCRIPTION

The farm has a nice lay to the land and lends itself to excellent irrigated farm ground. The soils are not prone to standing water with the gentle slope of the topography. There are two county roads that abut up to the property, allowing for excellent access. The corners of the pivots are native grassland, which could provide a nice location for a homesite and grain handling facilities.

ACREAGE

480± Deeded Acres

ACREAGE BREAKDOWN

Irrigated Acres:	396± Acres
Native Grassland:	84± Acres

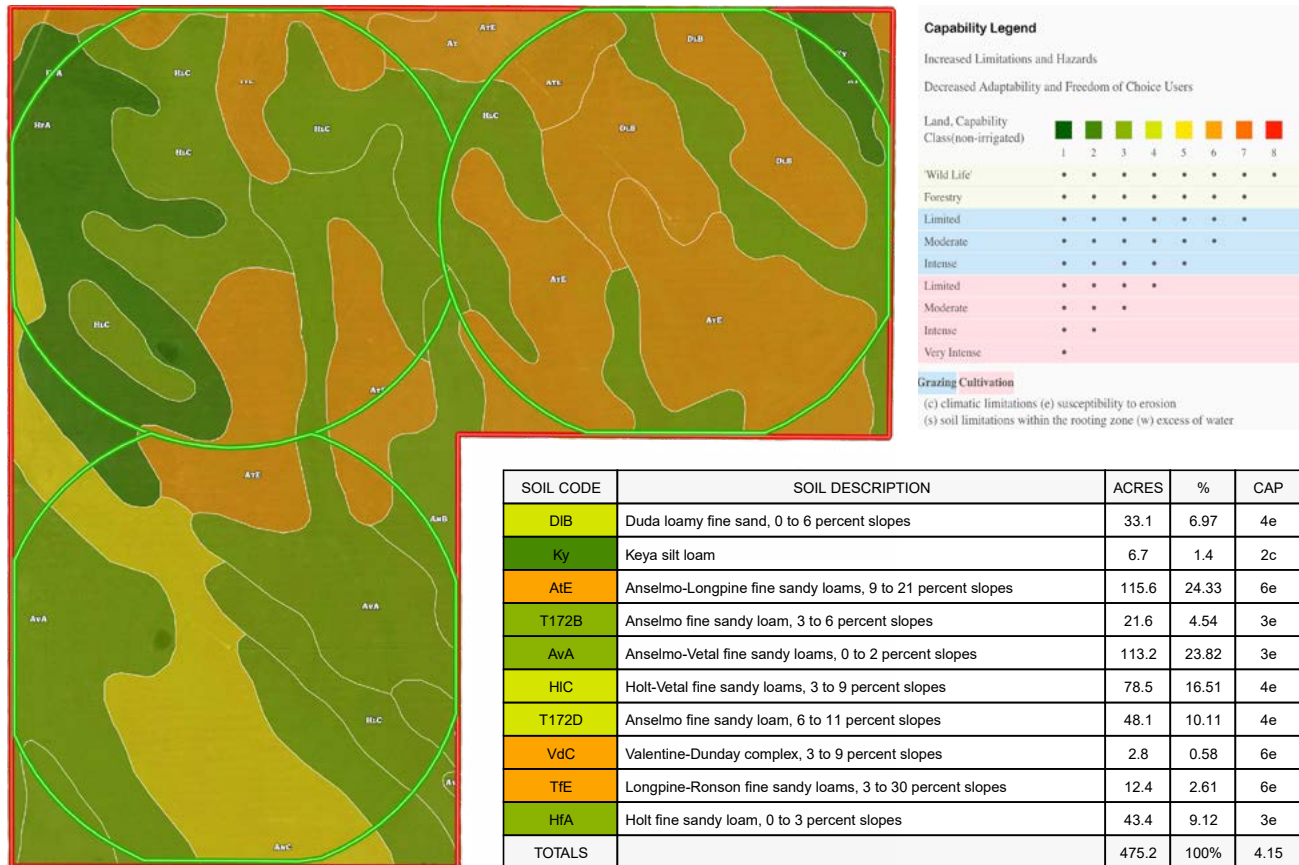
LEASES AND PERMITS

A lease is in place until January 1, 2020. The lease has the potential to be extended if the buyer chooses.



GENERAL OPERATION

Currently, the farm is certified organic and traditional crops have been corn, wheat, soybeans, and peas. The organic market has been the one bright spot in the struggling farm economy. It takes three years of no chemical inputs to become eligible for certified organic, which makes the process rather difficult. The farm has a three-phase electrical line running the length of the property, which enables the pumps to be powered with electricity.



[Click on map above for complete Soil Report PDF.](#)



Irrigated grazing could be utilized on the pivots. The setup of all three pivots being contiguous would enable cross-fencing for a rotational grazing system, which could also benefit from being certified organic. Another option is certified organic alfalfa production and sale.

IMPROVEMENTS

Improvements include:

- Three 2014 Valley 8 tower pivots
- Four irrigation wells drilled in 2014
- 2014 electric pumps, panels, wiring, and underground pipe
- One livestock well



WATER RESOURCES

There is one livestock and four high capacity irrigation wells on the property. Two of the pivots have a single well, with each well supplying 800 gallons per minute. The third pivot required two wells supplying a total of 800 gallons per minute. The wells range in depth from 240-260 feet. The static water level averages 70 feet. Ground water well permits will be transferred to new owner. The Ogallala Aquifer water is a very clean and non-corrosive water, which prolongs the life of irrigation equipment. South Dakota does not have any pumping restrictions in place on high capacity irrigation wells.

State Permit #	Completion Date	Pumped Level Below Surface	Static Water Level	Well Depth	Pump Set
70217	3/19/2014	1000 GPM (103 Ft. After 2 hrs)	68 Ft.	240 Ft.	800 GPM
70216	4/16/2014	500 GPM (204 Ft. After 2 hrs)	68 Ft.	240 Ft.	400 GPM
70215	3/22/2014	585 GPM (170 Ft. After 2 hrs)	60 Ft.	260 Ft.	400 GPM
70213	3/20/2014	900 GPM (100 Ft. After 2 hrs)	70 Ft.	240 Ft.	800 GPM

Disclaimer: The above information is based on data from the South Dakota Division of Water Resources. Interested parties should conduct their own research as to water rights related to the property. Contact Broker for details.

TAXES

Annual taxes are approximately \$2,380.00.

MINERAL RIGHTS

Seller owned mineral rights will be transferred to new owner.





BROKER'S COMMENT

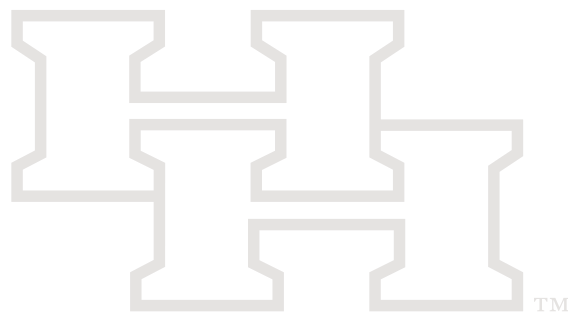
The Todd County, South Dakota Farm is an opportunity to acquire an excellent income producing property that is already certified organic. The wells and all of the irrigation equipment was installed in 2014 and the sprinkler packages are set up at 800 gallons per minute. The combination of topography, soils, and unlimited pumping are conducive to bumper crops. The native grass corners would provide for an excellent location for a home site and grain handling storage facilities. Adjoining county roads and nearby highway 83 provides great access. The farm is an excellent investment property with a tenant in place, or expand your current farm operation.



Click on map above for link to MapRight map of property.

PRICE

\$2,400,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Judy Chirila](#) • (303) 861-8282

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884

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.

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.

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.

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:

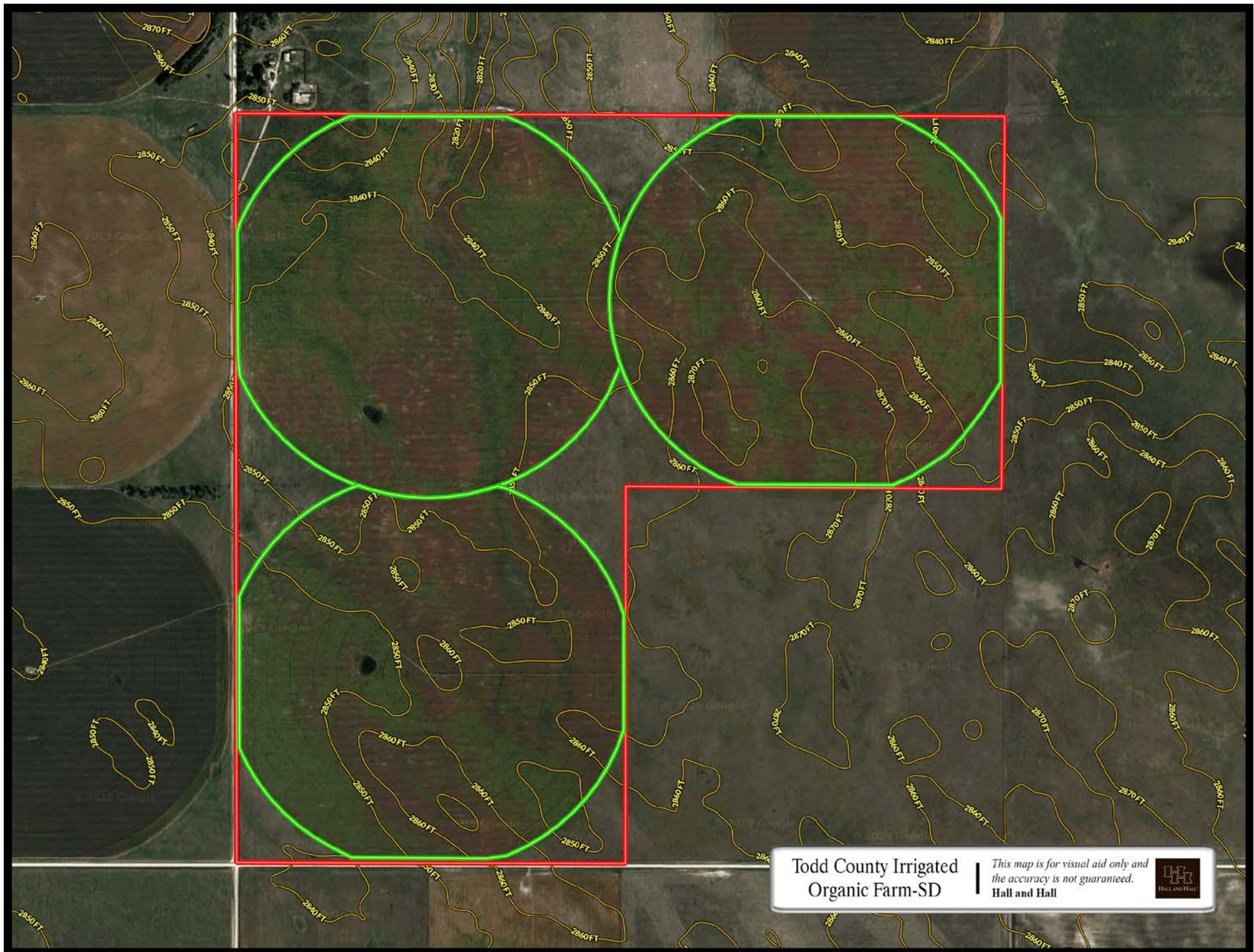
Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) 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.

[Mark Johnson](#) of Hall and Hall is the exclusive agent of the Seller.



Todd County Irrigated
Organic Farm-SD

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the accuracy is not guaranteed.
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MAP RIGHT



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Organic Farm- SD

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