

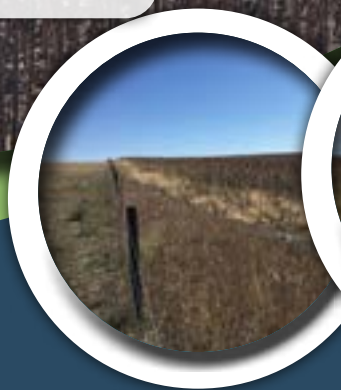
LAND FOR SALE

1,398.68+/- Acres in Bennett County, South Dakota

Offered in six tracts!

Priced between \$1,075 and \$1,500 per acre

- Quality dryland farm ground
- Offered in tracts from 145 to 320 acres; or in it's entirety
- Several tracts adjacent to LaCreek National Wildlife Refuge



Property Location: Great opportunity to purchase Bennett County farmland. Three tracts are located next to the LaCreek National Wildlife Refuge, and offer tremendous waterfowl hunting opportunities. Tract #2 is located directly adjacent to the City of Martin, with continued development opportunities along U.S. Highway 18, and South Dakota Highway 73. Tract #3 is located just east of Martin with Highway 18 frontage, plus grain storage. For additional details or a showing, please call Dave Hickey today.



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For additional information, please contact:

Dave Hickey, Agent
(402) 336-3500 • (402) 340-4436

O'Neill, Nebraska

DHickey@FarmersNational.com

www.FarmersNational.com/DaveHickey



Property Information

Property Description:

Offered in six individual tracts or it's entirety, L&E Properties offers quality dryland farms in close proximity to Martin, South Dakota, the county seat of Bennett County. Tracts range in size from 145 acres to 320 acres, and offer soils conducive to winter wheat, dryland corn, sunflowers, and small grains. Hunting opportunities abound on the property, with upland game birds, deer, and waterfowl hunting. Call Dave Hickey for details!

Tract Descriptions:

Tract 1: 145.48+/- acres. Northwest Quarter (NW $\frac{1}{4}$) of Section 28 less Martin Rubble Site, Township 37 North, Range 37 West, Bennett County, South Dakota.

Taxes: \$523.12

Price: \$174,576 or \$1,200 per acre

Tract 2: 304.02+/- acres. Northeast Quarter (NE $\frac{1}{4}$); Lots 1 & 2; and East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 19 less right-of-ways, Parcel A-B, Plat 1 L&E First Subdivision, Lots 1, 2, & 3 L&E 2nd, & Lot A L&E 3rd Subdivision, Township 37 North, Range 37 West, Bennett County, South Dakota.

Taxes: \$2,194.86

Price: \$456,030 or \$1,500 per acre

Tract 3: 309.18+/- acres. West Half (W $\frac{1}{2}$) of Section 22 less right-of-way, Township 37 North, Range 37 West, Bennett County, South Dakota.

Taxes: \$1,393.26

Price: \$332,368.50 or \$1,075 per acre

Tract 4: 160.0+/- acres. Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 37 North, Range 36 West, Bennett County, South Dakota.

Taxes: \$1,288.24

Price: \$220,000 or \$1,375 per acre

Tract 5: 160.0+/- acres. Southeast Quarter (SE $\frac{1}{4}$) of Section 34, Township 37 North, Range 36 West, Bennett County, South Dakota.

Taxes: \$1,565.98

Price: \$224,000 or \$1,400 per acre

Tract 6: 320.0+/- acres. South Half (S $\frac{1}{2}$) of Section 27, Township 37 North, Range 36 West, Bennett County, South Dakota.

Taxes: \$2,239.04

Price: \$432,000 or \$1,350 per acre



Aerial Map



Farm Data and FSA Information

Tract 1:

121.08 total cropland acres • 24.4 acres in grass

FSA Information

Wheat	35.97 acres	41 bushel PLC yield
Corn	35.97 acres	71 bushel PLC yield
Sunflowers	35.97 acres	957 bushel PLC yield
Dry Peas	10.41 acres	1292 bushel PLC yield



Tract 2:

289.82 total cropland acres • 7.87 acres in grass
6.33 acres in other

FSA Information

Wheat	74.89 acres	38 bushel PLC yield
Corn	72.42 acres	71 bushel PLC yield
Sunflowers	72.94 acres	957 bushel PLC yield
Dry Peas	69.55 acres	1292 bushel PLC yield



Tract 3:

161.46 total cropland acres • 142.69 acres in grass
3.99 acres in other • 1.04 acres in building site

FSA Information

Wheat	39.02 acres	41 bushel PLC yield
Corn	39.02 acres	71 bushel PLC yield
Sunflowers	39.02 acres	957 bushel PLC yield
Dry Peas	11.3 acres	1292 bushel PLC yield



Tract 4:

150.18 total cropland acres • 6.51 acres in grass
3.31 acres in other

FSA Information

Wheat	44.6 acres	41 bushel PLC yield
Corn	44.6 acres	71 bushel PLC yield
Sunflowers	44.6 acres	957 bushel PLC yield
Dry Peas	12.91 acres	1292 bushel PLC yield



Tract 5:

161.26 total cropland acres

FSA Information

Wheat	47.89 acres	41 bushel PLC yield
Corn	47.89 acres	71 bushel PLC yield
Sunflowers	47.89 acres	957 bushel PLC yield
Dry Peas	13.86 acres	1292 bushel PLC yield



Tract 6:

308.6 total cropland acres • 8.29 acres in grass
3.11 acres in other

FSA Information

Wheat	91.65 acres	41 bushel PLC yield
Corn	91.65 acres	71 bushel PLC yield
Sunflowers	91.65 acres	957 bushel PLC yield
Dry Peas	26.53 acres	1292 bushel PLC yield



Soil and Aerial Maps Tract 1, 2 and 3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	13.2	9.26	65	3s
RkB	Richfield-Keith silt loams, 2 to 6 percent slopes	47.6	33.3	70	2e
CoF	Canyon-Ogjala loams, 18 to 40 percent slopes	29.8	20.85	10	7e
KeB	Keith silt loam, 3 to 6 percent slopes	10.0	7.02	85	2e
Hv	Hoven silt loam, 0 to 1 percent slopes	6.0	4.21	14	6s
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	4.1	2.9	82	3e
OcE	Ogjala-Canyon loams, 9 to 25 percent slopes	32.1	22.45	38	6e
TOTALS		143.0	100%	48.89	4.23



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
GoA	Mobridge silt loam, 0 to 3 percent slopes	1.8	0.6	91	2e
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	22.6	7.61	30	6e
OcE	Ogjala-Canyon loams, 9 to 25 percent slopes	30.8	10.35	38	6e
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	241.9	81.44	82	3e
TOTALS		297.0	100%	73.54	3.53



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	31.7	10.07	79	2c
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	45.9	14.6	65	3s
OcE	Ogjala-Canyon loams, 9 to 25 percent slopes	82.5	26.26	38	6e
CoF	Canyon-Ogjala loams, 18 to 40 percent slopes	111.8	35.58	10	7e
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	42.4	13.49	82	3e
TOTALS		314.2	100%	42.05	5.11

Soil and Aerial Maps Tract 4, 5 and 6



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
GoA	Mobridge silt loam, 0 to 3 percent slopes	7.6	4.84	91	2e
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	78.1	50.03	82	3e
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	33.5	21.5	38	6e
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	21.9	14.05	87	2c
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	0.3	0.21	65	3s
RkA	Richfield-Keith silt loams, 0 to 2 percent slopes	14.6	9.36	79	2c
TOTALS		156.0	100%	73.36	3.36



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
DkA	Dawes-Keith silt loams, 0 to 3 percent slopes	50.1	31.27	70	3s
KeA	Keith silt loam, 0 to 3 percent slopes	37.5	23.37	91	2c
Mm	Mosher-Minatare complex, 0 to 6 percent slopes	0.7	0.45	27	4s
GoA	Mobridge silt loam, 0 to 3 percent slopes	21.6	13.45	91	2e
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	2.3	1.43	30	6e
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	48.1	30.02	82	3e
TOTALS		160.3	100%	80.57	2.68



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	96.0	30.47	38	6e
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	24.8	7.87	30	6e
GoB	Mobridge silt loam, 3 to 6 percent slopes	12.4	3.93	91	2e
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	180.1	57.18	82	3e
GoA	Mobridge silt loam, 0 to 3 percent slopes	1.7	0.55	91	2e
TOTALS		314.9	100%	64.9	4.11

LAND FOR SALE

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Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are acting as agents for the seller.