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Listing Price

\$31,000,000

South Dakota Farmland For Sale

Midland Farms, LLC

Headquarters Farm



26,306
Acres of
Cropland

Once in a Generation Opportunity

- The headquarters farm (26,306 acres) is located in Haakon County, one hour west of Pierre, South Dakota.
- Includes grain elevator in Midland, South Dakota, with rail access.
- Total of 1,500,000 bushels of grain storage.
- Large ranch house, machine sheds.

Information in this brochure
is from reliable sources,
but cannot be guaranteed.
Information may be subject to
correction or updating.



General Information

LOCATION

One hour west of Pierre, SD on U.S.
Route 14 & SD-34

PRICE

Listing Price \$31,000,000

ACREAGE

Deeded Acres: 26,306
FSA Cropland Acres: 22,972

GRAIN STORAGE

1,500,000+/- bu.
• 1,165,000+/- bu. at headquarters
• 335,000+/- at private elevator with
rail siding in Midland, SD

PROPERTY TAXES

2020 real estate taxes paid in 2021
were \$87,176.59 (\$3.31/acre)

LEASE INFORMATION

Available on request. Pro-ration of rent
to buyer is negotiable

CROPPING HISTORY

Cropping history of wheat, sunflowers,
corn, milo.

Rolling land, productive clay and silty
clay soils.

IRRIGATION SYSTEMS

Present, not currently operable.

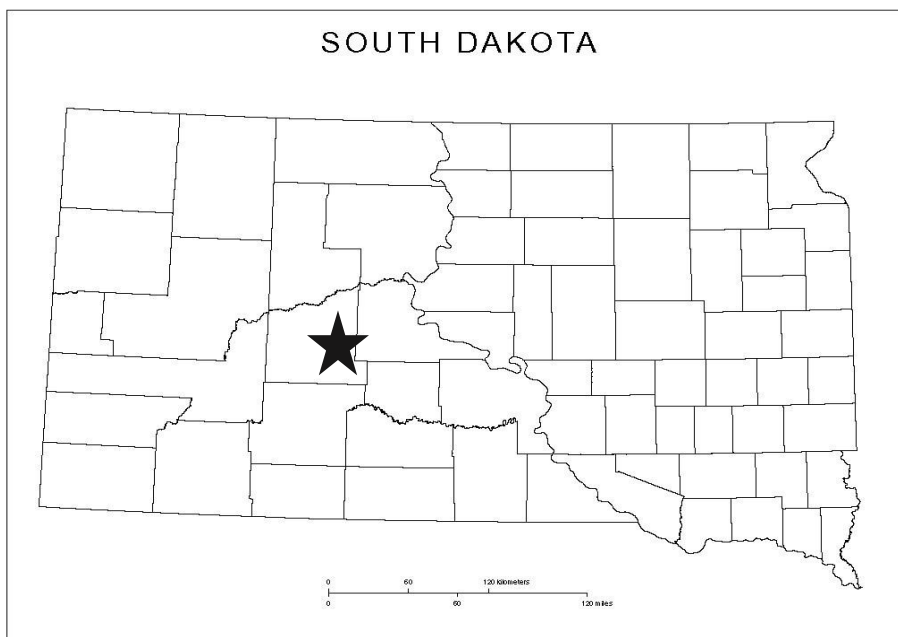
IMPROVEMENTS

1,500,000 bushels of grain storage
• 1,165,000 at the farm headquarters
• 335,000 at the private elevator in
Midland
• 600' X 100' steel machine shed and
shop at the farm headquarters
• Modern home of approximately
3,000 sq. ft. at the headquarters

MINERAL RIGHTS

Sellers retaining 26.1% of currently
owned – sellers to transfer balance to
buyer

• *Land is rated as Highly Erodible by
USDA (susceptible to wind erosion)*



August 2019



July 2018



August 2019



April 2017

Agency Disclosure: Rob Woodrow, Licensed Real Estate Broker in the states of Illinois and South Dakota, is employed by Midland Farms, LLC as farm manager and represents the sellers in the sale of the property.

HUNTING

Hunting opportunities are great, with good population of pheasant, white tail deer, mule deer and antelope.



Pronghorn Antelope



600' x 100' machine shed at the headquarters



House at headquarters

The Midland Farms LLC Elevator & Rail Loading facility is located approximately 15 miles from the farm headquarters in the town of Midland South, Dakota. There is approximately 355,000 bushels of grain storage at the elevator. The elevator has scales, a grain cleaner and the ability to load 25 rail cars. The elevator is serviced by the Rapid City, Pierre & Eastern Railroad.

The RCPE interchanges with the BNSF at Wolsey, SD & Crawford, NE; The Canadian Pacific at Tracy, MN; and the UP at Mankato, MN. Essentially allowing the grain produced on the Midland Farm to be sent anywhere in the world!

With some updating the rail facility in Midland could receive inbound shipments of seed, dry fertilizer and liquid fertilizer which has the potential to lower the farms annual

Midland Farms LLC Elevator & Rail Loading Facility



Elevator Facility



Elevator Facility

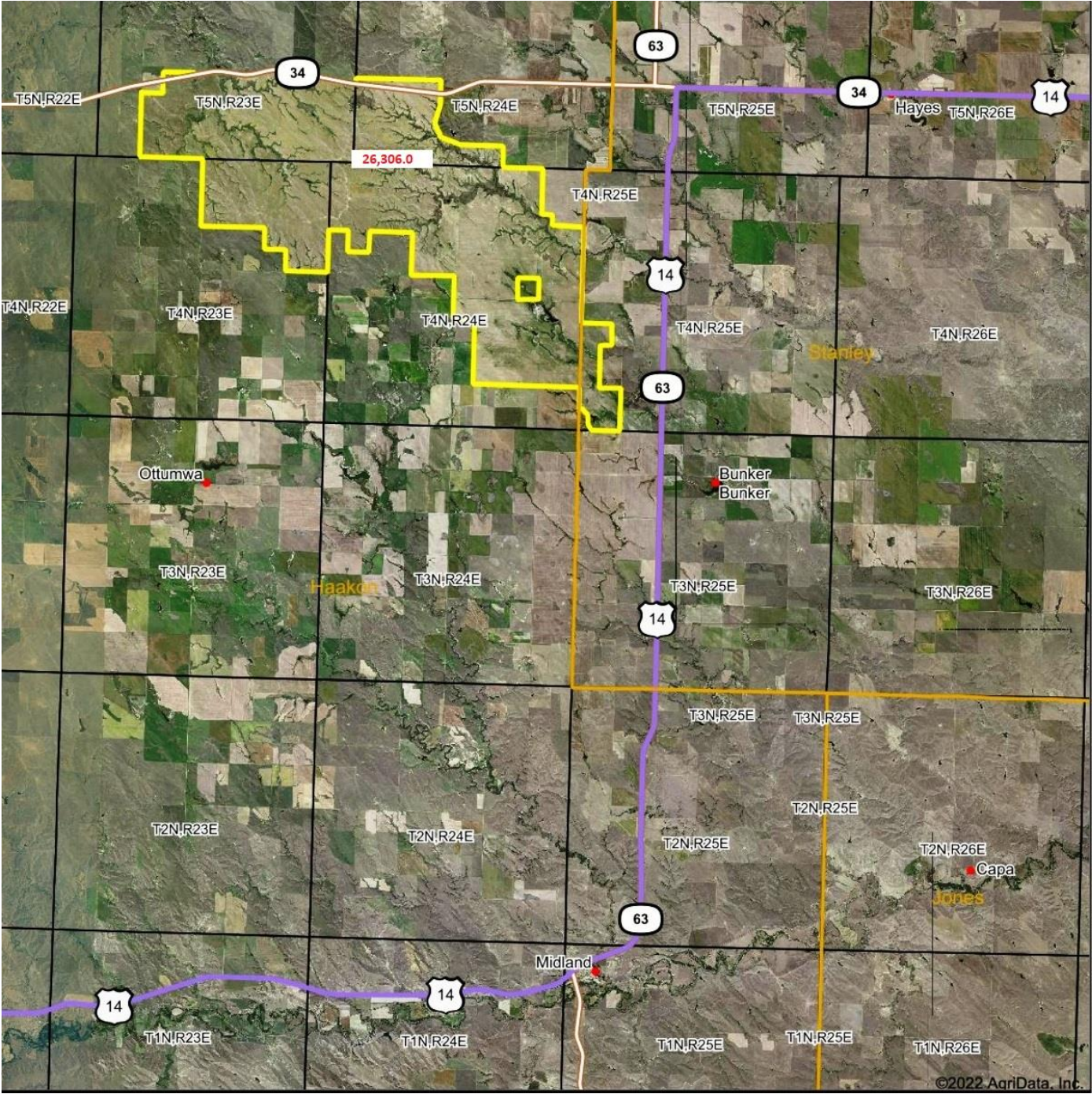


Fertilizer Storage/grain building



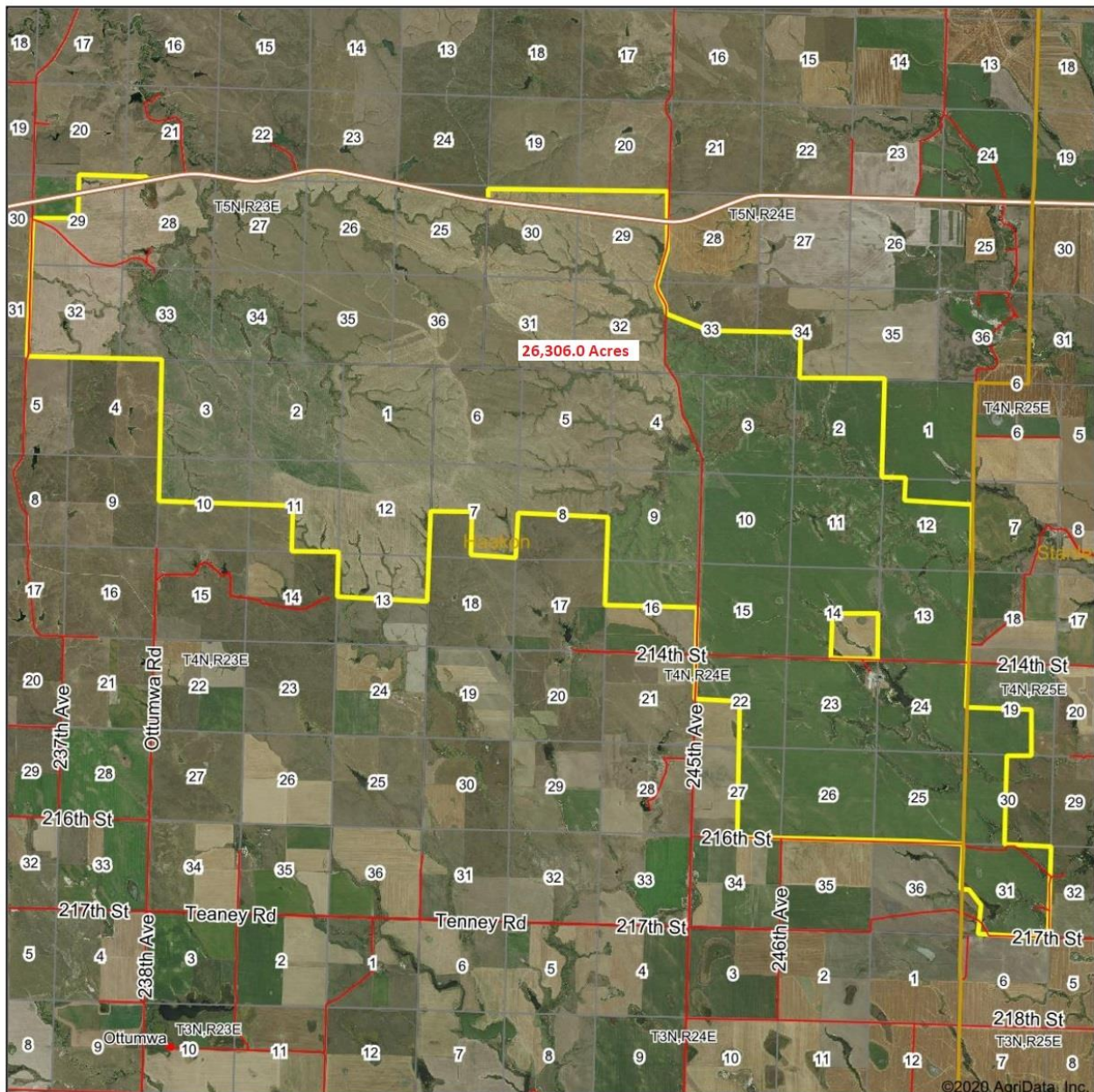
Aerial view of elevator facility

Midland Farms LLC Headquarters Farm Overview Map



Midland Farms LLC Headquarters Farm Aerial Map

Aerial Map



Map Center: 44° 18' 52.4, -101° 15' 34.97



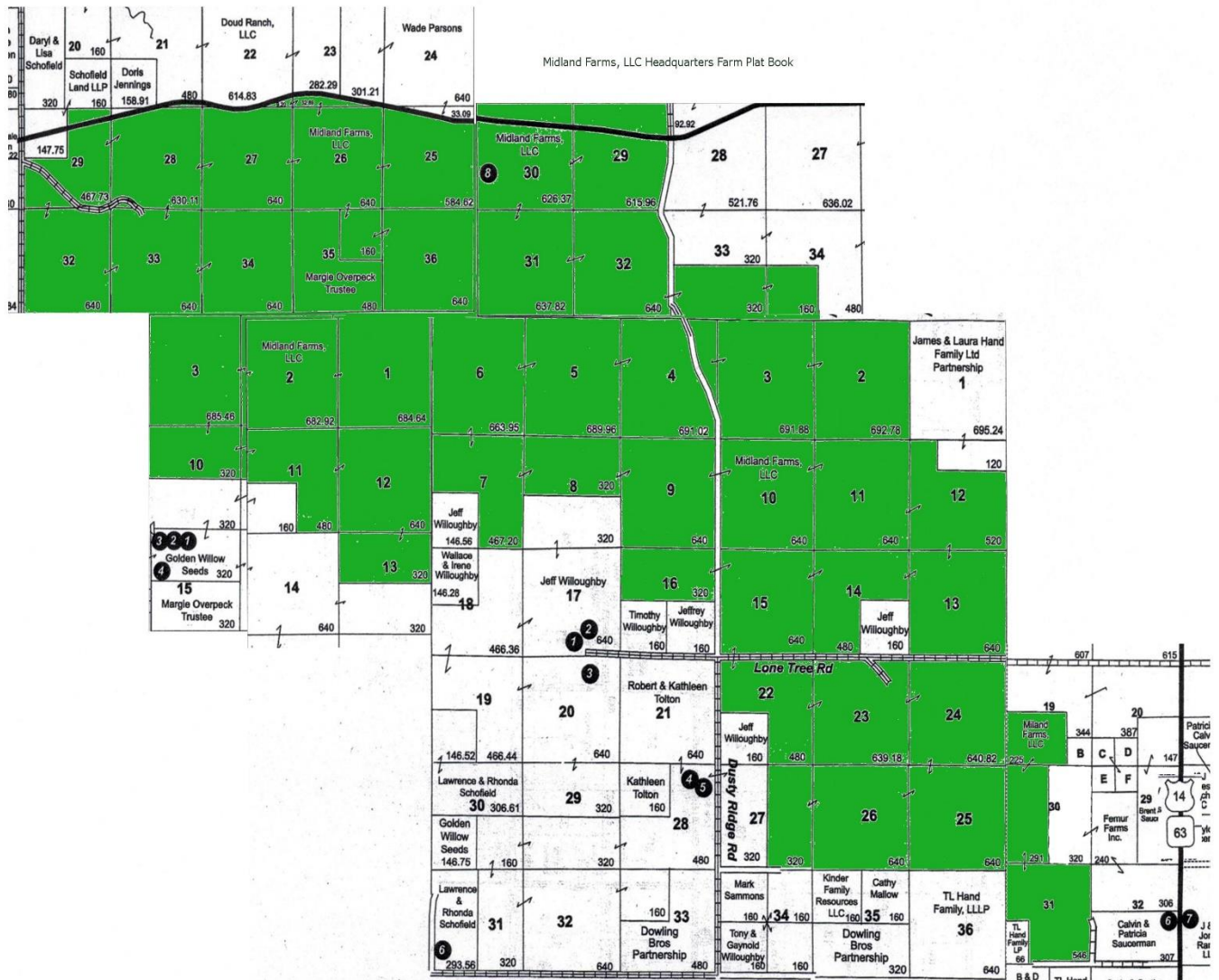
8-4N-24E
Haakon County
South Dakota



11/6/2020

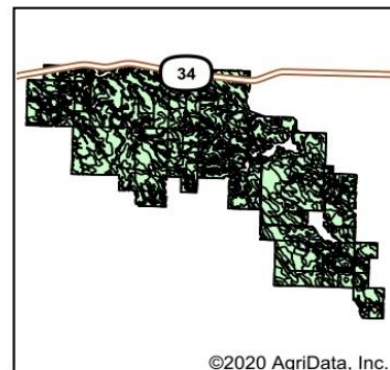
Field borders provided by Farm Service Agency as of 5/21/2008.

Midland Farms LLC Headquarters Farm Plat Map



Midland Farms LLC Headquarters Farm Soils Map

Soils Map



State: **South Dakota**
 County: **Haakon**
 Location: **8-4N-24E**
 Township: **East Haakon**
 Acres: **22949.06**
 Date: **11/6/2020**



Soils data provided by USDA and NRCS.

Area Symbol: SD055, Soil Area Version: 23
 Area Symbol: SD117, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Spring wheat	Winter wheat	*n NCCPI Soybeans
PeD	Pierre clay, 6 to 15 percent slopes	4288.36	18.7%	Vle		31				15
OwC	Ottumwa-Lakoma silty clays, 6 to 9 percent slopes	2457.48	10.7%	IVe	IVe	45				21
OeC	Opal-Promise clays, 6 to 9 percent slopes	1950.15	8.5%	IVe		48	21	18	27	22
PeC	Pierre clay, 6 to 9 percent slopes	1614.09	7.0%	IVe	IVe	42				20
OeB	Opal-Promise clays, 3 to 6 percent slopes	1552.08	6.8%	IIIe	IIIe	59				19
PrA	Promise clay, 0 to 3 percent slopes	1454.91	6.3%	IIIs	IIIs	68				19
OwB	Ottumwa-Lakoma complex, 3 to 6 percent slopes	1293.41	5.6%	IIIe	IIIe	55				22
PrB	Promise clay, 3 to 6 percent slopes	1129.80	4.9%	IIIe	IIIe	64				19
OtB	Ottumwa silty clay, 3 to 6 percent slopes	1023.50	4.5%	IIIe		57		23	36	26
LaD	Lakoma silty clay, 6 to 15 percent slopes	984.52	4.3%	Vle	Vle	43				20
OdB	Opal clay, 3 to 6 percent slopes	835.61	3.6%	IIIe	IIIe	60				20
LaC	Lakoma silty clay, 6 to 9 percent slopes	743.79	3.2%	Vle	Vle	45				20
OtA	Ottumwa silty clay, 0 to 3 percent slopes	545.53	2.4%	IIIs		61		25	38	26
OdD	Opal clay, 6 to 15 percent slopes	388.40	1.7%	Vle	Vle	48				19
OvA	Ottumwa-Capa complex, 0 to 3 percent slopes	332.17	1.4%	IIIs		46				23
PrB	Promise clay, 3 to 6 percent slopes	297.46	1.3%	IIIe	IIIe	64				19

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Spring wheat	Winter wheat	*n NCCPI Soybeans
OdC	Opal clay, 6 to 9 percent slopes	279.26	1.2%	IVe	IVe	49				19
LbE	Lakoma-Vivian complex, 9 to 25 percent slopes	260.33	1.1%	Vle	Vle	39				20
Ct	Capa-Wendte, channeled, complex	251.99	1.1%	Vis		20				17
PrA	Promise clay, 0 to 3 percent slopes	169.32	0.7%	IIIs	IIIs	68				19
LaB	Lakoma silty clay, 3 to 6 percent slopes	127.06	0.6%	IIle	IIle	53				22
OvA	Ottumwa silty clay, 0 to 3 percent slopes	95.55	0.4%	IIIs		61		25	38	26
LkD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	84.20	0.4%	IVe	IVe	33				20
Bu	Bullcreek clay, 0 to 6 percent slopes	81.94	0.4%	Vis	Vis	13				22
KeB	Kirley clay loam, 3 to 6 percent slopes	76.65	0.3%	IIle	IIle	81				35
OpB	Opal clay, 3 to 6 percent slopes	68.12	0.3%	IIle	IIle	60				20
Wd	Wendte-Herdcamp silty clays, channeled	64.42	0.3%	VIw		28				17
PrC	Promise clay, 6 to 9 percent slopes	61.53	0.3%	IVe	IVe	55				19
OtB	Opal-Chantier clays, 2 to 6 percent slopes	60.78	0.3%	IIle		41	25	21	31	15
LaC	Lakoma silty clay, 6 to 9 percent slopes	56.26	0.2%	Vle	Vle	45				20
PkE	Pierre-Samsil clays, 15 to 25 percent slopes	55.84	0.2%	Vle		9				10
LaD	Lakoma silty clay, 6 to 15 percent slopes	45.97	0.2%	Vle	Vle	43				20
Ko	Kolls clay	41.08	0.2%	Vw	Vw	30				5
LaB	Lakoma silty clay, 3 to 6 percent slopes	30.62	0.1%	IIle	IIle	53				22
CbA	Capa silt loam, 0 to 6 percent slopes	30.45	0.1%	Vis	Vis	11				14
Wc	Wendte silty clay, rarely flooded	23.62	0.1%	IIlc	IIlc	34				28
Eg	Egas silty clay loam	18.48	0.1%	Vis		10				10
KeA	Kirley clay loam, 0 to 3 percent slopes	15.94	0.1%	Ilc	Ilc	84				35
KnD	Kirley-Vivian complex, 6 to 15 percent slopes	14.39	0.1%	IVe		37				30
Bx	Bullcreek-Slickspots complex, 0 to 6 percent slopes	12.21	0.1%	Vis	Vis	9				22
Bx	Bullcreek-Slickspots complex, 0 to 6 percent slopes	8.15	0.0%	Vis	Vis	9				22
W	Water	6.73	0.0%	VIII		0				
Ko	Kolls clay	4.35	0.0%	Vw	Vw	30				5
ObE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	3.91	0.0%	VIIe	VIIe	13				10
OwB	Ottumwa-Lakoma complex, 3 to 6 percent slopes	3.78	0.0%	IIle	IIle	55				22
ScF	Samsil-Nihill complex, 6 to 40 percent slopes	3.42	0.0%	VIIe		7				6
Bu	Bullcreek clay, 0 to 6 percent slopes	1.18	0.0%	Vis	Vis	13				22
W	Water	0.27	0.0%	VIII		0				
Weighted Average						47.8	1.9	3.3	5	*n 19.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Predominant Soil Associations

Midland Farms, LLC Major Soil Types

<u>Soil Association</u>	<u>Acres</u>	<u>%</u>
Pierre Clay	5,902	27%
Opal-Promise Clays	3,750	17%
Ottumwa - Lakoma Silty Clays	3,502	16%
Promise Clay	3,111	14%
Lakoma Silty Clay	1,664	8%
Ottumwa Silty Clay	1,861	8%
Opal Clay	1,571	7%
Ottumwa - Capa	332	2%
Lakoma - Vivian	268	1%
Tillable Acres = 22,972	21,961	71%



Photos taken May 2019



Photos taken July 2018



Photos taken April 2017



Photos taken May 2019